



This mixed-use village center is within walking distance of the adjacent residential neighborhood. Sidewalks and pedestrian crosswalks connect the various land uses. The community center (far right) is an anchor at the intersection of the retail and residential areas.

Land Use and Building Density

Land uses include commercial office, retail, restaurant and entertainment, hotel, and a variety of residential including single-family, townhouse, and multi-family. A variety of permitted uses is encouraged to provide a diverse and compatible development. Ground level retail, restaurants, and businesses accessible by sidewalk with residential and/or commercial uses above provides services for the daily needs of the immediate neighborhood.

Depending on the available land area and the adjacent uses and context, a variety of permitted uses is encouraged to provide a diverse and compatible development. For infill development within a mixed-use area, ground level retail, restaurants, and businesses accessible by sidewalk, with residential and/or commercial uses above, provide services for the daily needs of the immediate neighborhood.

The recommended mix of uses is 10% to 30% commercial office/hotel, 10% to 30% retail, and 20% to 80% residential. Residential densities should not exceed 16 dwelling units per acre.