

## MIXED-USE COMMERCIAL

The Mixed-Use Commercial future land use category applies to areas designated for significant development or redevelopment with high intensity mixed-use activity centers attracting large corporations, specialty shopping, dining, entertainment, and high-density residential development. These areas are typically a minimum of 100 acres and include mid- to high-rise buildings with a compact block structure, and human-scale street and building design, which create a highly walkable urban form.

**Residential Uses** - Low-rise single-family, retirement, and middle housing types are desired for compatibility with existing adjacent neighborhoods. New housing should be thoughtfully integrated into neighborhood corner development and, where feasible, safe, and convenient connections from existing neighborhoods should be provided. In many cases, the layout of existing neighborhoods may preclude direct walking connections to neighborhood corners.



Mixed-use office and retail

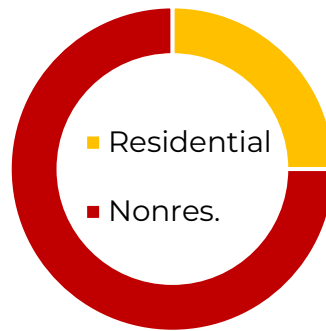
## COMPATIBILITY OF NEW USES AND BUILDING TYPES

Primarily Residential		Primarily Nonresidential and Mixed-Use	
Agricultural	○○○	Mixed-Use, Neighborhood Scale	●●○
Cluster Subdivision	○○○	Mixed-Use, Community Scale	●●●
Single-Family, Large Lot	○○○	Mixed-Use, Regional Scale	●●●
Single-Family, Suburban Lot	○○○	Neighborhood Office and Commercial	○○○
Single-Family, Small Lot	○○○	Regional Office and Commercial	●●○
Accessory Dwelling Unit	○○○	Neighborhood Shopping Center	○○○
Townhome	○○○	Regional Shopping Center	●●○
Duplex	○○○	Light Industrial/Flex Space	○○○
Triplex/Fourplex	○○○	Heavy Industrial	○○○
Bungalow/Cottage Court	○○○	Civic/Recreation	●●●
Courtyard/Garden Apartment	●●●		
Urban Apartment	●●●		

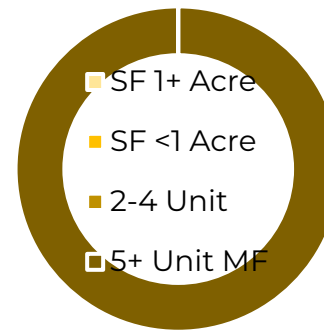
●●● Appropriate primary uses  
 ●●○ Conditional as primary uses  
 ○○○ Inappropriate use

Figure 3.13. Mixed-Use Commercial

Residential and Nonresidential Mix



Residential Type Mix



Nonresidential Mix

