



# Neighborhood Center Character Area

## Description

The intent of the Neighborhood Center Character Area is to identify areas that can serve the local neighborhood's needs for goods and services. These areas should complement the character of neighborhoods and the location of the commercial areas should reduce automobile travel, promote walkability and increased transit usage. These areas consist of a neighborhood focal point with a concentration of activities such as general retail, neighborhood commercial, professional office, higher-density housing, and appropriate public and open space uses that are easily accessible by pedestrians. The proposed density for areas of this type is up to 24 dwelling units per acre.

## Primary Uses

- Townhomes
- Condominiums
- Apartments
- Retail and Commercial
- Office
- Parks and Recreational Facilities
- Public and Civic Facilities
- Institutional Uses

## Quality Community Objectives

- Infill Development
- Sense of Place
- Transportation Alternatives
- Regional Identity
- Heritage Preservation
- Open Space Preservation
- Environmental Protection
- Growth Preparedness
- Appropriate Business
- Housing Choices
- Regional Cooperation

## Implementation Measures

- Access Controls
- Accessory Housing Units
- Compact Development
- Grey Field Redevelopment



Pedestrian friendly retail with wide sidewalks



Neighborhood scale retail with street furniture.



Higher density housing with retail on the ground floor.



**COMMUNITY VISION**

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**Implementation Measures**

- Economic Development Incentive Districts
- Greenway/Trail Network
- Encourage On-Street Parking
- Context Sensitive Creative Design
- Density Bonuses
- Walkable Community Design
- Infill Development (appropriately planned)
- Mixed-Use Zoning
- Planned Unit Developments
- Redesigning Off-Street Parking Facilities
- Right-of-way Improvements
- Flexible Parking Standards

**Design Guidelines**

- *Setbacks* - Greater setbacks will be required when adjacent to lower density residential uses and transitional buffers may be required.
- *Buffers* - Development shall incorporate enhanced buffers in an effort to protect single family neighborhoods.
- *Heights* - Proposed development shall consider and implement staggered heights when adjacent to single family residential neighborhoods.



Higher density housing oriented towards the street.



Neighborhood scale retail.



Public gathering area/ open space—public realm.