



MIXED-USE NEIGHBORHOOD

This character type is intended for inclusive neighborhoods with a mix of residential and supportive non-residential uses in a walkable, pedestrian-oriented, village development pattern. Housing types range from medium and small-lot single-family homes to multi-family housing. Mixed or non-residential uses shall be blended with residential development to include offices, personal/business services, retail, and live/work development. An interconnected grid of streets, pedestrian connections and public parks is emphasized. Mixed-Use Neighborhoods incorporate high quality architecture and design elements such as enhanced streetscapes, parks and plaza spaces, and buildings featuring a street orientation. Single-family homes are expected to be in alley-loaded format. The maximum density and intensity for this designation may be applied to an entire master planned development on contiguous parcels with the Mixed-Use Neighborhood designation as opposed to specific sites.



Examples: Bradburn Village, Hyland Village



Table 3-6. Mixed-Use Neighborhood Development Standards

Land Use	
Primary Uses	Single-Family Detached; Single-Family Attached; Townhomes; Professional Offices; Personal Services; Retail Commercial; Live/Work Units
Secondary Uses	Multi-Family; Non-Commercial Recreational Uses; Senior Housing; Child Care Facilities; Live Entertainment; Assembly Uses
Development Characteristics	
Form and Guidelines	<p>Predominantly 1 to 2 stories but up to 4 stories at key edge locations where higher density is compatible;</p> <p>Civic, park and recreation spaces located throughout the neighborhood;</p> <p>Limited use of boundary walls, and internal fencing is predominantly open;</p> <p>Engaged street orientation, including at entrances;</p> <p>Alley-loaded format within a gridded street network;</p> <p>Blocks feature a mix of housing types</p>
Density	Maximum 18.0 DU/AC: greater densities may be permitted upon City Council approval.