



# Appendices

## MIXED USE

The Mixed Use designation recognizes the existing mixture of uses and zoning districts and provides for a mix of uses to preserved and developed. This future land use designation allows for more choice and/or opportunity in how the land can be [re]developed. A high degree of architectural and creative site design is encouraged to enhance the rural and historic character of the area as well as pedestrian and vehicular connectivity between properties.

### Land Use Types

**Community Activity Centers** - Public and private facilities serving surrounding residents including parks, schools, community clubs and meeting areas connected to residential areas by sidewalks, bikeways and/or greenway.

**Commercial** - Planned small-scale or clustered commercial including specialty businesses, personal services and sit-down or family-style restaurants. Also included are small, highway-oriented retail establishments providing goods and services to passing motorists. Such facilities should be designed to complement the character of the community.

**General Retail Shops and Personal Services** - Planned shopping centers and clustered retail uses are encouraged. These centers should incorporate greenways, bike and pedestrian accommodations into their designs to link to surrounding development.

**Limited Industrial** - Low intensity industrial uses are encouraged. Such development should be clustered and should not have an adverse impact on air or water quality, the natural environment or scenic viewsheds.

**Mixed Use** - Developments that combine retail, service or other commercial uses with office and/or residential use in the same building or on the same site.

**Office and Institutional** - Planned office parks and independent facilities in park-like surroundings are encouraged. Such developments should be designed to enhance the rural and historic character of the area.

**Parks and Outdoor Recreation/Ecotourism** - Public and private recreation from small-scale community-based facilities to regional attractions with greenway linkages and bike and pedestrian accommodations. Also encouraged are eco- and sustainable tourism businesses.

**Residential** - Townhouse, low density multi-family, single-family attached and two-family dwellings. Clustering and connectivity are encouraged.

### Land Use Determinants

**Existing Land Use Pattern** - Locations where commercial or industrial uses have been developed or will likely be developed.

**Existing Zoning** - Locations where commercial or industrial zoning exists.

**Access** - Locations served by arterial street system.

**Utility Availability** - Locations where water and sewer service exist or can be provided.