

### 1. Garden Neighborhood

- a. Description: A mix of attached and detached single-family homes or duplexes on large- or medium-sized lots.
- b. Development Style: Houses on medium-sized or large-sized lots in a largely auto-dependent environment. Homes are typically setback from the street. Future developments should continue or create a gridded street pattern, and future housing should be built to a scale and design that is consistent with existing buildings.
- c. Primary Uses: Single-family residential
- d. Secondary Uses: Duplexes
- e. Recommended Zones: R1-A, R1-B, R1-C, and RM-2\*

### 2. Village Neighborhood

- a. Description: Predominantly residential with limited neighborhood-serving commercial uses, such as retail, office, or personal services. Commercial uses should be strategically placed on the fringes of neighborhoods.
- b. Development Style: Primarily attached and multi-family homes that may engage the street (i.e reduced setbacks). New developments should complement existing context and should continue or create a gridded street pattern. In historic neighborhoods, small-scale commercial uses should be allowed to reestablish or be integrated in the appropriate context. In new neighborhoods, small-scale commercial buildings should be introduced.
- c. Primary Uses: Single-family residential, duplexes, small multi-family residential (3-10 units).
- d. Secondary Uses: Neighborhood-serving commercial (retail/office/personal services), large multi-family residential (10+ units)
- e. Recommended Zones: R1-C, RM-2, RM-3\*, NB\*, OP\*

### 3. Village Center

- a. Description: Hub of neighborhood activity that supports walkable commercial and moderate density residential mixed-use areas.
- b. Development Style: The building size and density for these areas may vary depending on neighborhood characteristics. Future development should complement the existing context. Buildings should engage the street, and development should be pedestrian-oriented.
- c. Primary Uses: Neighborhood-serving commercial uses (retail/restaurants/office/personal services), mixed-use, multi-family residential

- d. Secondary Uses: Single-family residential\*
  - e. Recommended Zones: CB, GB
4. Downtown
- a. Description: Urban core of the Community that supports walkable commercial and high density residential mixed-use areas.
  - b. Development Style: Structures should be a minimum of two or three stories with vertical mixed-use (i.e. commercial use on first floor, residential use on upper stories). Buildings should engage the street.
  - c. Primary Uses: Commercial (retail/restaurants/office/personal service), mixed-use, multi-family residential, institutional, government
  - d. Secondary Uses: N/A
  - e. Recommended Zones: CB
5. Corridor
- a. Description: Found along major commercial corridors. Consists of regional-serving commercial development and high-density residential development.
  - b. Development Style: The building size and density may vary depending on neighborhood characteristics. Structures will typically be setback from the street on larger lots with sufficient on-site parking in a largely auto-dependent environment. Pedestrian and bike access should still be provided.
  - c. Primary Uses: Commercial
  - d. Secondary Uses: Multi-family residential
  - e. Recommended Zones: HB, RM-3\*, RM-4\*
6. Industrial
- a. Description: Manufacturing and production areas that should be located near major corridors
  - b. Development Style: These areas should be clustered together and are best suited in areas where industrial uses already exist. There should be sufficient buffers from adjacent incompatible uses.
  - c. Primary Uses: Industrial
  - d. Secondary Uses: Commercial
  - e. Recommended Zones: IBD, LI, HI, HB
7. Public
- a. Description: Public and quasi-public entities, such as government, schools, and universities.
  - b. Development Style: N/A
  - c. Primary Uses: Governmental, Institutional, Open Space and Parks
  - d. Secondary Uses: N/A
  - e. Recommended Zones: N/A

8. Agricultural

- a. Description: A mix of agricultural and rural residential uses.
- b. Development Style: N/A
- c. Primary Uses: Agricultural and Rural Residential
- d. Secondary Uses: N/A
- e. Recommended Zones: AG and RR

9. Conservation

- a. Description: Floodplain or other areas unsuitable for development.
- b. Development Style: N/A
- c. Primary Uses: N/A
- d. Secondary Uses: N/A
- e. Recommended Zones: N/A