

MIXED USE ZONING

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AGENDA



DEFINITION

BENEFITS

KEY TAKEAWAYS

QUESTIONS

WHAT IS MIXED USE ZONING

- Mixed-use zoning is an alternative to single-use zoning. This varies from Euclidian zoning, where land uses are separated in districts.
- A mixed-use development places multiple uses within a development site.
- A mixed-use development is usually a vertical mixed use or a horizontal mixed use.



VERTICAL ZONING

- Vertical Mixed-Use Zoning consist of one use on the street level with a different use above.
- A vertical mixed-use development would allow for different uses within the same building.
- Street level retail or office space with residential units above would be an example of Vertical Mixed Use.



HORIZONTAL ZONING

- Horizontal Mixed-Use Zoning combines different uses within in a single area but located in different buildings.
- This type of site may consist of a mix of uses such as residential, commercial, office and industrial.
- A residential subdivision with a retail use at the front of the subdivision is an example of a Horizontal Mixed-Use zoning.



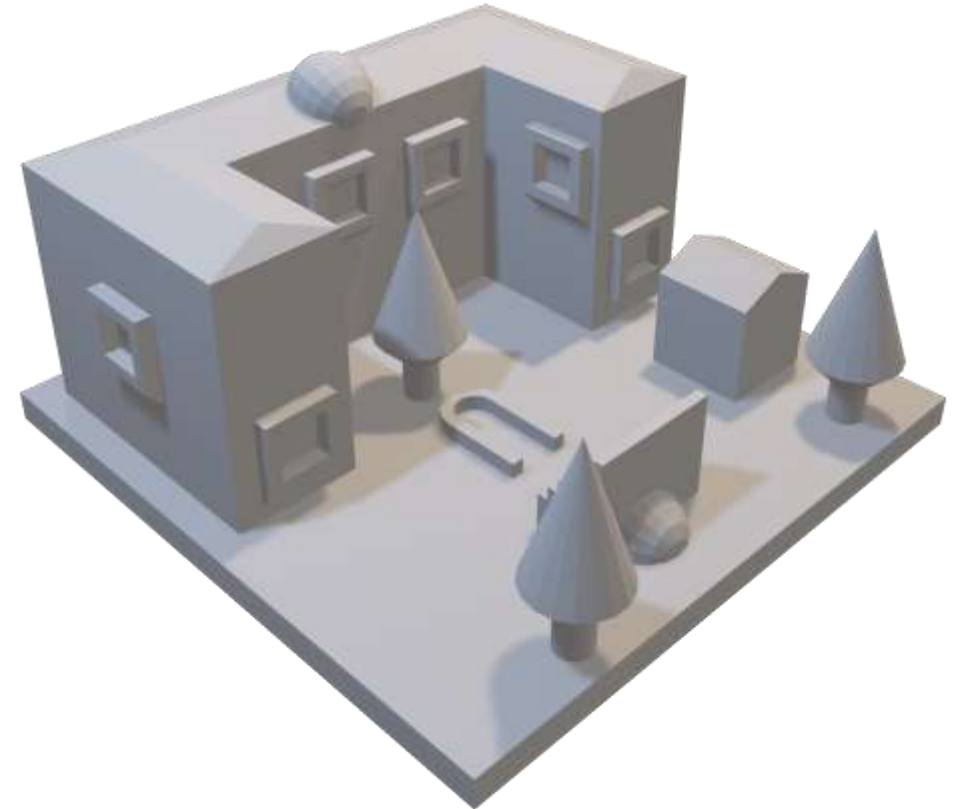
COMMUNITY BENEFITS



BENEFITS OF MIXED-USE ZONING

INFRASTRUCTURE SAVINGS

- Mixed-use developments require less miles of roadway, pipe, fewer square feet of public facilities, and fewer first responders per person to provide the same level of service when compared to single use zoning according to the American Planning Association.
- Mixed-use developments do not encourage urban sprawl and help to reduce the miles of travel for autos.
- Mixed-use developments tend to be more walkable and bikeable making them safer than single use developments.



BENEFITS OF MIXED-USE ZONING

ECONOMIC GROWTH

- Mixed use developments like the Blanche here in Lake City help support local business owners in the area by providing a base of clients for their businesses. This helps businesses become more sustainable than what a single use zoning that is auto oriented.
- Mixed use developments allow for a more mobile development and tend to make jobs accessible.

SAFETY

- Studies have shown a relationship between mixed use developments and traffic safety.
- Studies have shown these types of developments tend to have fewer accidents per capita compared to low density single use developments per the American Planning Association.

BENEFITS OF MIXED-USE ZONING

COMMUNITY SPACES

- Mixed-use developments with a community open space tend to create a social benefit for the community by allowing people to gather and enjoy spending time together.
- Spaces like parks, playgrounds, walking and biking trails, food truck courts, stages with a seating area, and etc. help a community connect.

BENEFITS OF MIXED-USE ZONING

PROPERTY VALUES

- Mixed-use developments can attract a wider range of tenants increasing the demand for the space.
- The combination of uses in a development help create a desirable and convenient living environment potentially boosting property values.
- Higher density developments can bring up property values by bringing businesses to the area.

LAND UTILIZATION

- Horizontal mixed-use developments help create a community within a community.
- Vertical mixed-use developments tend to take up less land by allowing residential dwellings to be above commercial developments.

TRANSPORTATION and DESIGN

Transportation in mixed-use developments should focus on moving people not just automobiles. They should have a mix of different types of transportation.



E-BIKES

MICRO-TRANSIT



GOLF CARTS

SHARED PATHS



TRANSPORTATION and DESIGN

**Mixed-use
designs should
consider curb less
streets in key areas
to help promote
gathering
places.**



EXAMPLES OF MIXED-USE ZONING

Image credit:
Rising
Real-Estate
website.



EXAMPLES OF MIXED-USE ZONING

Mixed-Use Development



KEY TAKEAWAYS

- There are two types of mixed-use, horizontal mixed-use and vertical mixed-use.
- Mixed-use developments do not encourage urban sprawl.
- Mixed-use development typically require less infrastructure than Euclidean Zoning.
- Mixed-use developments create an economic benefit by allowing residential uses within the same area as commercial or industrial areas.
- Transportation in a mixed-use development should consider moving people not just vehicles.
- Mixed-use developments create communities within communities.
- Mixed-use developments are typically more walkable.



QUESTIONS