

COMMUNITY MIXED-USE

The Community Mixed-Use allows a combination of dense residential and nonresidential uses in a compact design to create a walkable environment, but at a larger scale than Neighborhood Mixed-Use.

The category encourages a density range of 18-40 dwelling units per acre, although elements within a coordinated community mixed-use area could reach higher densities provided superior access to services and amenities and appropriate compatibility to adjacent uses is provided.

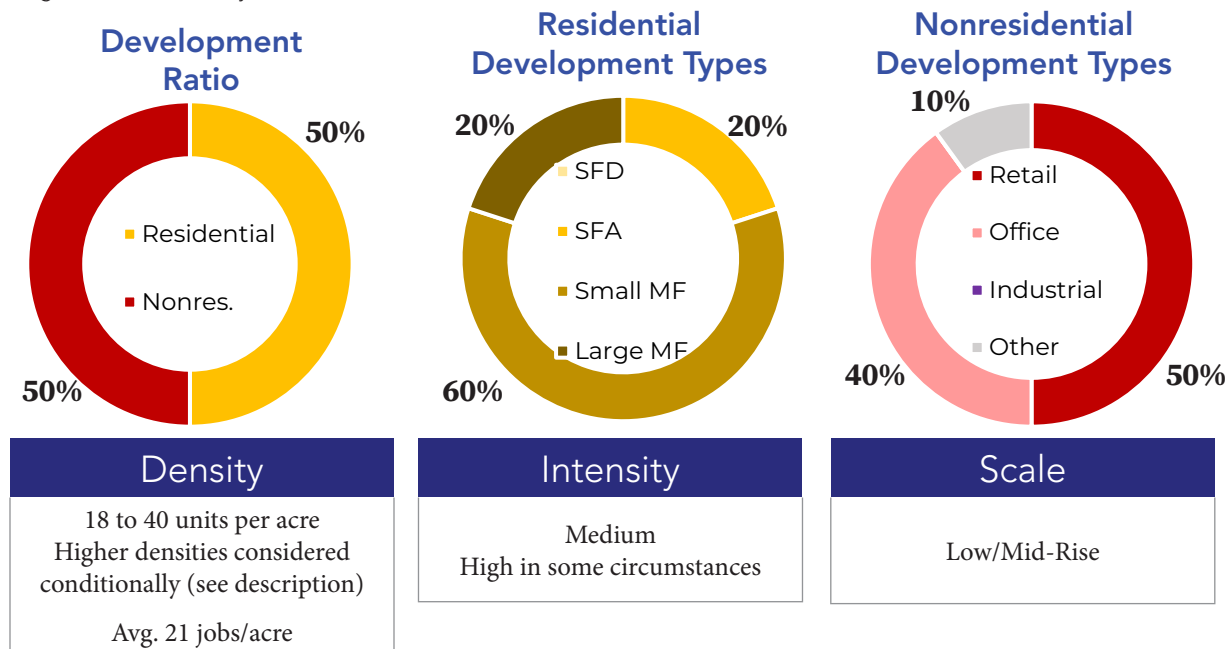
Community Mixed-Use areas allow residential units in close proximity to goods, services and civic activities, reducing residents' dependence on the car.

Community Mixed-Use places a great emphasis on the following design elements: density, intensity and scale; the mix of housing; walkability; streetscapes and a high quality public realm; parking management; and access to amenities such as parks, civic spaces and neighborhood services.

This district is especially appropriate for several needs that residents of Manor currently look elsewhere to provide, including:

- Healthcare services, including hospitals.
- Larger employers in a variety of industries that residents currently commute to outside of Manor.
- Specialized facilities that support workforce and skills development, such as information technology, skilled trades and advanced manufacturing; provided such facilities fit the form described above.

Figure 3.9. Community Mixed-Use Land Use Mix Dashboard



| DEVELOPMENT TYPE | APPROPRIATENESS | CONDITIONS |
|--|-----------------|---|
| Single-Family Detached (SFD) | ●○○○○ | Not considered appropriate since the intent is to provide retail, services, activity centers and diversified housing to support surrounding neighborhoods, achieve strong fiscal performance, and drive community identity and gathering. |
| SFD + ADU | ●○○○○ | |
| SFA, Duplex | ●○○○○ | |
| SFA, Townhomes and Detached Missing Middle | ●●●○○ | This can be appropriate provided that the overall Community Mixed-Use area also contains mixed-use buildings and/or shopping centers with which this product integrates in a manner to promote walkability and access. Can be utilized as a transition between Community Mixed-Use and other uses. These development types should be located on secondary roads rather than primary thoroughfares, as primary frontages are best reserved for ground-floor retail and services. |
| Apartment House (3-4 units) | ●●●○○ | |
| Small Multifamily (8-12 units) | ●●●○○ | |
| Large Multifamily (12+ units) | ●●●○○ | |
| Mixed-Use Urban, Neighborhood Scale | ●●●●● | This is the ideal form of development within the Community Mixed Use category; provides for activity centers, retail, services and diverse housing options. Design should emphasize the pedestrian experience rather than people driving automobiles. Vertical mixed-use is likely most appropriate, in order to achieve the intended densities. Ground floor uses are encouraged to be food and beverage or pedestrian-oriented retail and services, to promote foot traffic and activity. |
| Mixed-Use Urban, Community Scale | ●●●●● | |
| Shopping Center, Neighborhood Scale | ●●●●○ | While less preferred, this use can provide retail and services near housing, promoting walkability and 10-minute neighborhoods. Becomes more appropriate if a horizontal approach to mixed-use is deployed. |
| Shopping Center, Community Scale | ●●●●○ | |
| Light Industrial Flex Space | ●●○○○ | Not generally considered appropriate due to lower sales tax generation and limited ability to design at pedestrian scale, but can be if particularly small-scale and included alongside more appropriate development types, or with integration of a storefront experience. |
| Manufacturing | ●○○○○ | Not considered appropriate. |
| Civic | ●●●●● | Considered supportive to the function and livability of this future land use category, government buildings, schools and community facilities can serve as activity hubs. |
| Parks and Open Space | ●●●●● | Generally considered appropriate or compatible within all Land Use Categories. |