



Mixed Use Designation

Mixed-use development involves residential and non-residential uses (primarily commercial retail, office, and/or public uses) to encourage activity centers and pedestrian orientation. In the Community Plan, the Mixed Use designation is applied in the Merritt Street Corridor and the easternmost portion of the Commuter Train Station area. As explained and illustrated in more detail in the *Development Standards* and *Design Guidelines* appendices of this Community Plan, mixed use is characterized by a combination of non-residential and residential uses in the same building or on the same building site. The uses may be combined vertically within a multi-story building or they may be in separate buildings on the same site.

Where non-residential and residential development are mixed in the same building, the commercial/retail component of mixed use development is usually located on the ground floor fronting on the street with residential and office uses on the upper floors. However, ground floor residential units or office uses may be allowed with the intent to serve disabled residents or as an interim use until the market can support additional commercial use. If interim residential use is allowed on the ground floor fronting Merritt Street, it must be designed in such a way to comply with the *Design Guidelines* for the future commercial or office use.

New development or redevelopment within the Mixed Use designation in the Merritt Street Corridor Opportunity Area is encouraged to be at least two stories, but not greater than three stories. New development within the Mixed Use designation in the Train Station Opportunity Area may more appropriately be designed with commercial uses fronting on the roadways and residential uses in separate buildings behind the commercial uses.

As described in more detail in the *Development Standards and Design Guidelines* section (Appendices A and B), creating an attractive pedestrian environment, including



street trees, courtyards, pedestrian scaled lighting, outdoor furniture must be included.

Allowed development includes commercial uses such as retail stores, banks, art/photography studios, hardware stores, locksmiths, shoe repair, beauty salons, restaurants, theaters, hotels and motels, along with office uses.

Appropriate residential uses include apartments, townhomes, condominiums, and clustered housing units. A comprehensive list of permitted uses is included in the Development Standards section of this Plan.

Uses that create an unappealing pedestrian environment, are not compatible with residential use or have unattractive outdoor storage requirements are not appropriate.

A General Development Plan is required for any proposed development in excess of 0.5 acre, or for development including multiple property owners. The General Development Plan approval process is described in the *Implementation* section.

Resource Conservation Designation

The Resource Conservation (RC-C) designation is applied in areas with sensitive resources and areas planned for resource enhancement. Only very low intensity uses and supporting facilities may be permitted within this designation. Resource Conservation lands are envisioned to create important open space amenities for the entire community, and in some cases provide drainage and flood control facilities in conjunction with open space. Passive recreation facilities are allowed and should be designed to compliment surrounding land uses through connections with pedestrian and bike trail systems, viewing platforms, and educational features. Such facilities, however must also compliment, protect and enhance enhancement the resources.