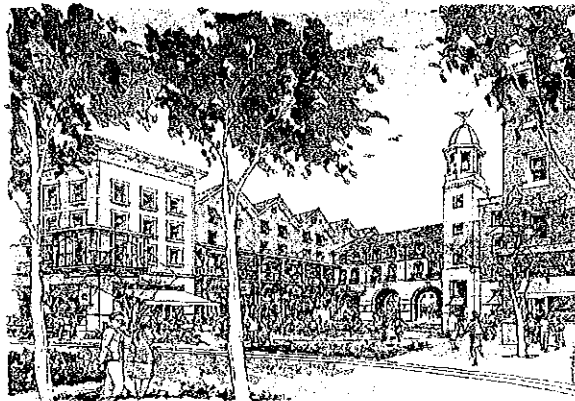


Hanover County Draft Mixed Use Ordinance



View of Town Square P&E Panel

June 23, 2006



Draft Mixed Use Ordinance Ordinance 06-03

➤ **Purpose** – Encourage compact development within the Suburban Service Area

- Enhance quality of life
- Encourage unified development themes
- Encourage variety in housing



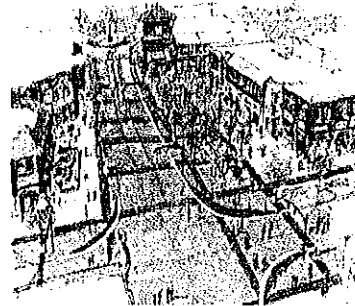
- Protect unique landscapes and environmental features
- Minimize impacts to transportation infrastructure
- Promote economic development opportunity



Draft Mixed Use Ordinance Ordinance 06-03

➤ *Application* – Draft requires a minimum of 20 acres for eligibility

- Currently being evaluated by Staff and Planning Commission
- Allows for a mix of residential, commercial, and retail uses within single mixed use zone and within proposed structures
- Does not require aggregation of several zoning districts



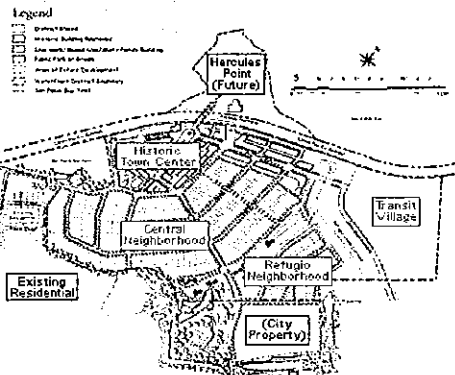
➤ *Project Planning Requirements*

- Master Plan prepared by licensed surveyor, engineer, landscape architect, or planner



Draft Mixed Use Ordinance Ordinance 06-03

➤ *Purpose* – Encourage development within the Suburban Service Area to enhance quality of life



- Encourage unified development themes
- Encourage variety in housing
- Protect unique landscapes and environmental features
- Minimize impacts to transportation infrastructure
- Promote economic development opportunity

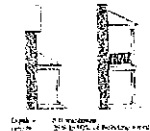


Draft Mixed Use Ordinance Ordinance 06-03

- Form-based code
- Significant preliminary design details including
 - Building uses/design
 - Arrangement of open space
 - Buffers/landscaping
 - Architectural details
 - Setbacks/Build-to lines
 - Street Alignment/functional classification

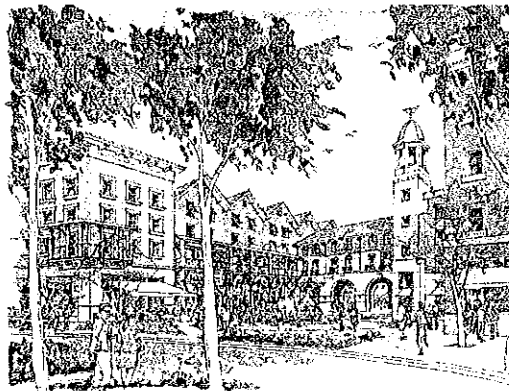


C. First Porches



Draft Mixed Use Ordinance Ordinance 06-03

- Mixed Use Ordinance provides for significant design flexibility to meet project objectives



- Ordinance allows for significant density increases when proposed for commercial areas

- Designs should also encourage vehicle/pedestrian inter-connectivity between uses