

**2008 RRRC Living Towns -
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Main Street, Virginia: Mixed-Use Zoning Considerations



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Mixed-Use Zoning Considerations

- 1. What? *Definitions and Physical Features of Mixed-Use***
- 2. Why? *Benefits***
- 3. How? *Challenges, Methods***
- 4. Where/Who? *Examples***

Mixed-Use Zoning Considerations

1. What?

Definitions:

- Mixed-uses on *one block*
- Mixed-uses on *one site*
- Mixed-uses in *one building*
- Office-Commercial
- Office-Commercial-Residential



MIXED USE ZONING



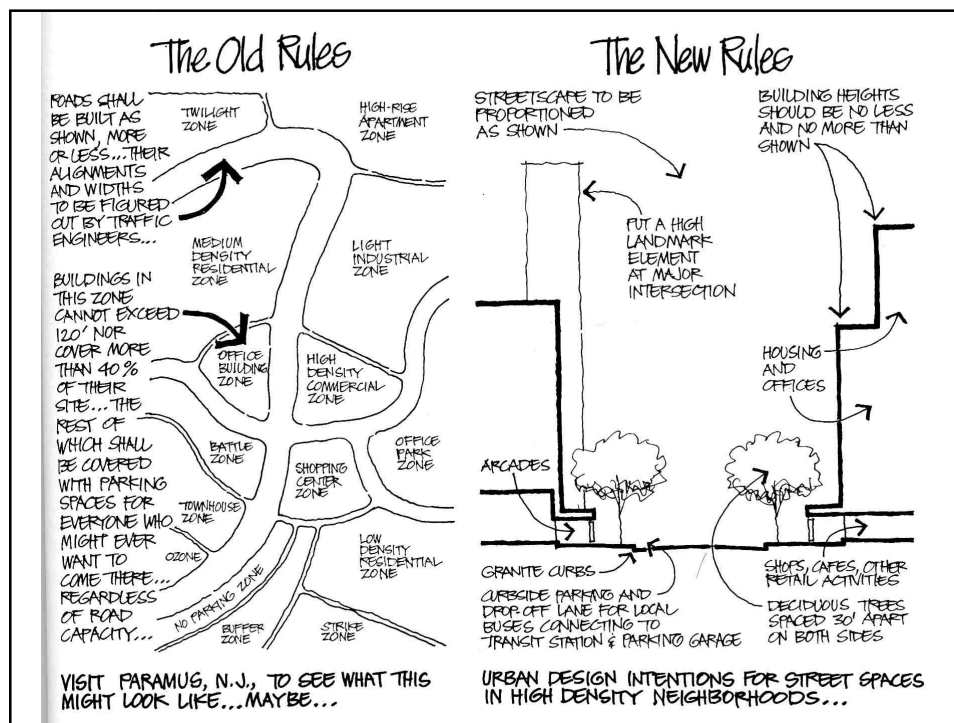
ALSO MIXED USE ZONING

Photos Courtesy of Renaissance Planning Group

Mixed-Use Zoning Considerations

Physical Features:

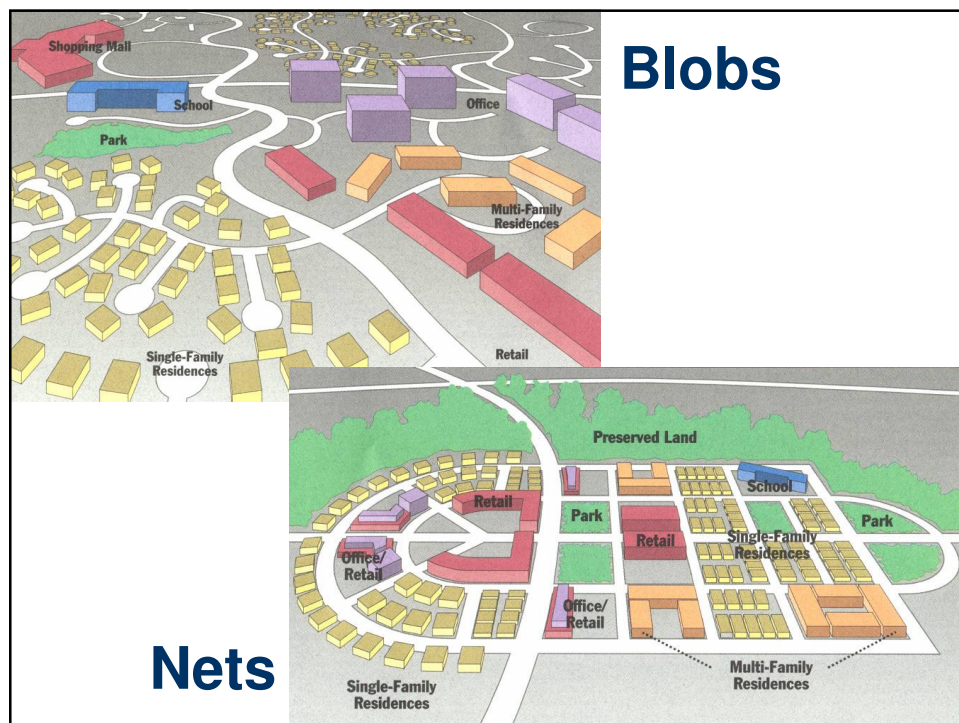
- Multiple uses connected together
- Human-Scale Streetscapes
 - Wide sidewalks
 - Street furniture
 - Retail store fronts on first floor
 - Sense of three-dimensional “spatial enclosure” of building facades



Mixed-Use Zoning Considerations

Physical Features (cont'd)

- **“Calmed” motor vehicle traffic**
 - On-street parking
 - Rear parking lots and service access
 - Slower traffic speeds
 - “Good” congestion
 - Interconnected street network



Mixed-Use Zoning Considerations

2. Why?

Benefits:

- Compact, efficient development patterns
- Mixed-income, mixed-age housing
- Flexible/adaptable buildings
- Attractive to emerging markets for jobs and people
- Potentially less public anger and frustration
- Potential for “future historic districts”

Mixed-Use Zoning Considerations

3. How?

Challenges:

- Demand for motor vehicle access
- Conventional commercial development markets
- Complexity of design, review, and construction
- INERTIA

Mixed-Use Zoning Considerations

Methods:

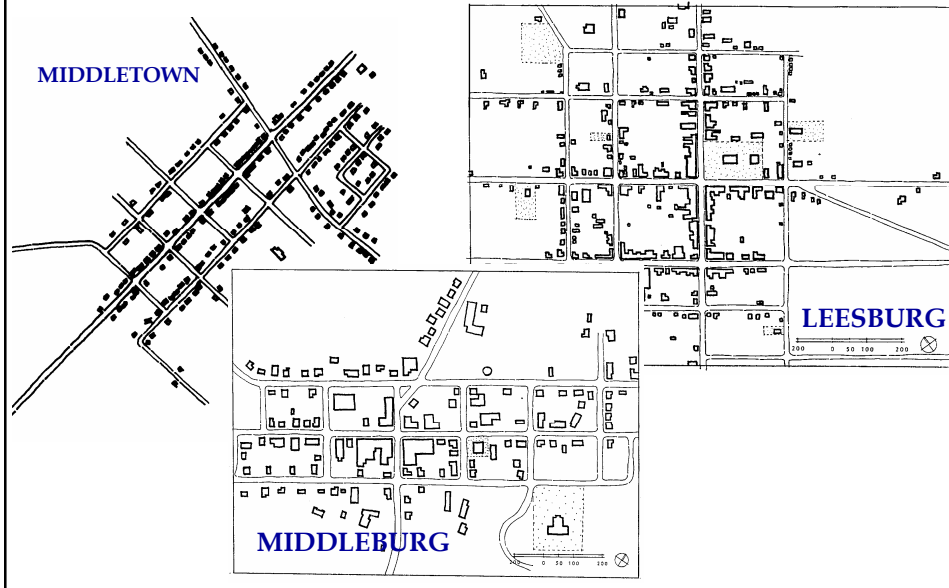
- Detailed Urban Plans (“streets not blobs”)
- Traditional Neighborhood Development (TND) zoning regulations
- Form-Based Code zoning regulations
- Progressive, pedestrian-oriented infrastructure standards

Mixed-Use Zoning Considerations

4. Where/Who?

Examples

Traditional Examples in VA



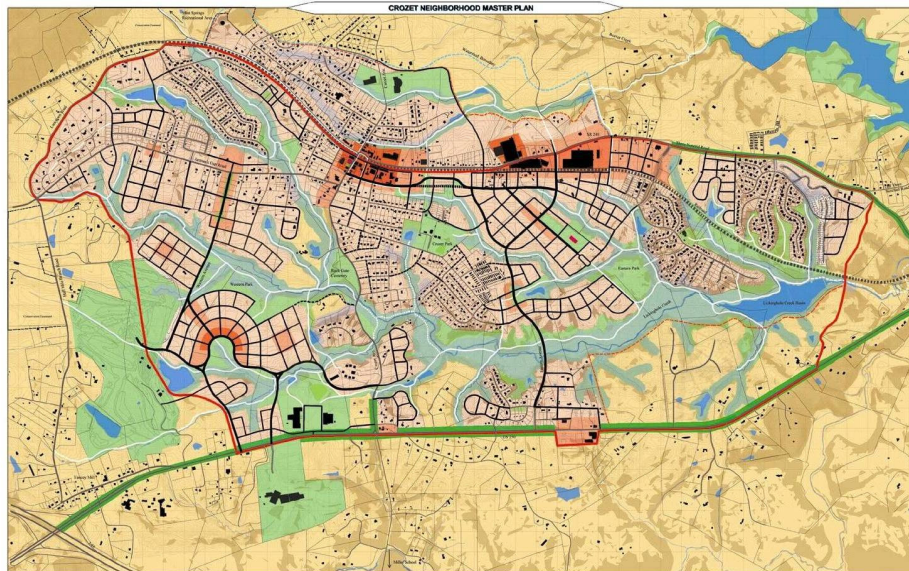
Detailed Urban Design Plan - Marshall, VA

VILLAGE OF MARSHALL, VIRGINIA
Form Based Code draft 11-21-2006



Prepared by Herd Planning & Design and the Renaissance Planning Group for the Marshall Business and Residents Association and Fauquier County, Virginia





ALBEMARLE COUNTY – CROZET MASTER PLAN



Reston Town Center

