

■ **Neighborhood Village**

Narrative

In a Neighborhood Village, one to three story buildings are arranged around a civic space such as a green or plaza in a small-town setting. Neighborhood Villages could include a bank, drug store, restaurant, grocery, dry cleaner and gas station, and other similar commercial uses. Each of these places should function as a compact assortment of retail establishments, professional services and local institutions that serve the surrounding neighborhoods.

The size and scale of the whole Neighborhood Village and the individual buildings are critical in this Character Area. Multi-tenant buildings should be broken apart to permit vehicular and pedestrian circulation to adjacent parcels and to the surrounding neighborhood. The design of pedestrian circulation within the village shall be of equal importance as vehicular circulation and parking. Integrated residential development would be appropriate at the edge of a Neighborhood Village.

Elements

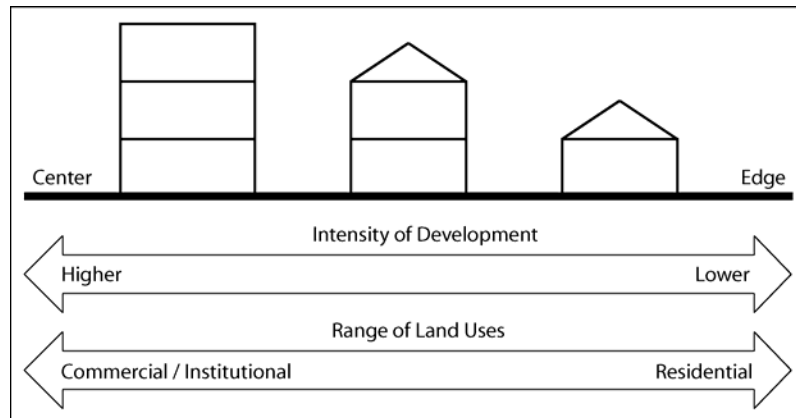
Future Development	<p><u>Primary Land Uses</u> Retail shops, drug stores, bakeries, cafes, restaurants Tack shops, “feed and seed” or hardware stores Grocery store Personal services such as laundromats, dry cleaners, barber/beauty shops and video rental Professional services such as lawyers, accountants, insurance agents, physicians and dentists</p> <p><u>Secondary Land Uses</u> Single family residential neighborhoods Neighborhood institutions such as churches, schools, day care, fire stations and libraries</p>
Transportation	<p>Level of Service will vary depending on location within the County Located along an arterial or collector road. Neighborhood Villages should serve as hubs for sidewalks to be extended to surrounding neighborhoods and local institutions Street connectivity is low to medium</p>
Infrastructure	<p>Sewer availability will vary depending on location within the County Public water should be available</p>
Greenspace	<p>Small civic spaces such as a park, green or plaza</p>
Other	<p><u>Senior Housing</u> SF detached for sale Many goods, services and institutions are walkable, rest are close to reduce travel time and distance</p>
Suggested Zoning Districts	<p>OI, NC, GC</p>

Development Strategies:

- Each Neighborhood Village has a service radius of up to 5 miles.
- There should be a minimum separation between Neighborhood Villages of 1/2 to 3 miles.
- Neighborhood Villages are intended to have no individual store or building greater than 50,000 gross square feet in size.

- Buildings should be clustered, one to three stories in height, and should respect the predominate scale of development in the surrounding area by locating larger scaled buildings in the center surrounded by smaller buildings that are compatible with adjacent development.
- It is essential that Neighborhood Villages be designed to be pedestrian-oriented, with strong, walkable connections between commercial and residential uses, neighborhood institutions and surrounding neighborhoods.
- All principal buildings should have a front door opening directly onto a sidewalk along a roadway or a civic space. Shared driveways and inter-parcel access between different buildings are required. Road edges should be clearly defined by locating buildings close to the road, with parking in the side or rear;
- Site design elements such as low-level pedestrian lights, consistent signage and landscaping contribute to the character of Neighborhood Villages and help create a sense of place.
- The use of coordinated and identified elements such as awnings, varying shingle styles or other natural materials, archways and façade landscaping are encouraged;
- Wherever practical, streets should terminate at a focal point, such as a civic building, greenspace or park, church, bell tower, gazebo, etc. Streets should never terminate at a parking lot.
- Residential development within a Neighborhood Village should be integrated into the overall plan with multiple vehicular and pedestrian connections to reduce trips and promote alternative modes of transportation.

Scale of Nodal Development Pattern



The figure above graphically depicts the Nodal Development Pattern as applied to the Neighborhood and Community Village Development Nodes. The center of the node is more appropriate for a higher intensity pattern of development while the edge is more appropriate for less intense development.