

Community Design and Mixed Use

Community Design

Community design seeks to create more walkable, livable neighborhoods through improved connections and mixed-use centers, while ensuring that design elements of new, remodeled and redeveloped buildings are compatible with the natural, scenic and recreational values of the Plan Area.

POLICY INITIATIVES

- Ensure preservation and enhancement of the natural features and qualities of the Region, provide public access to scenic views and enhance the quality of the built environment
- Establish community design criteria to ensure the height, build, texture, form, materials, colors, lighting, signing and other design elements of new, remodeled and redeveloped buildings are compatible with the natural, scenic and recreational values of the Plan Area
- Building height standards should ensure a high-quality, pedestrian-scaled environment, while allowing additional height for mixed-use projects without impacting scenic views
- Limit length of buildings and articulate building entrances with recesses, projections, overhangs, and architectural details in order to create a pleasant and engaging experience for pedestrians
- Preserve and strengthen each Plan Area's overall image and create a safe, walkable and attractive urban environment
- Emphasize compact form and pedestrian orientation in Town Centers, in locations that many residents reach on foot, by bicycle, or by short drives

Your Thoughts

Mixed Use

Mixed use areas help to reduce auto dependence, preserve open space, promote economic development, and increase housing opportunities.

POLICY INITIATIVES

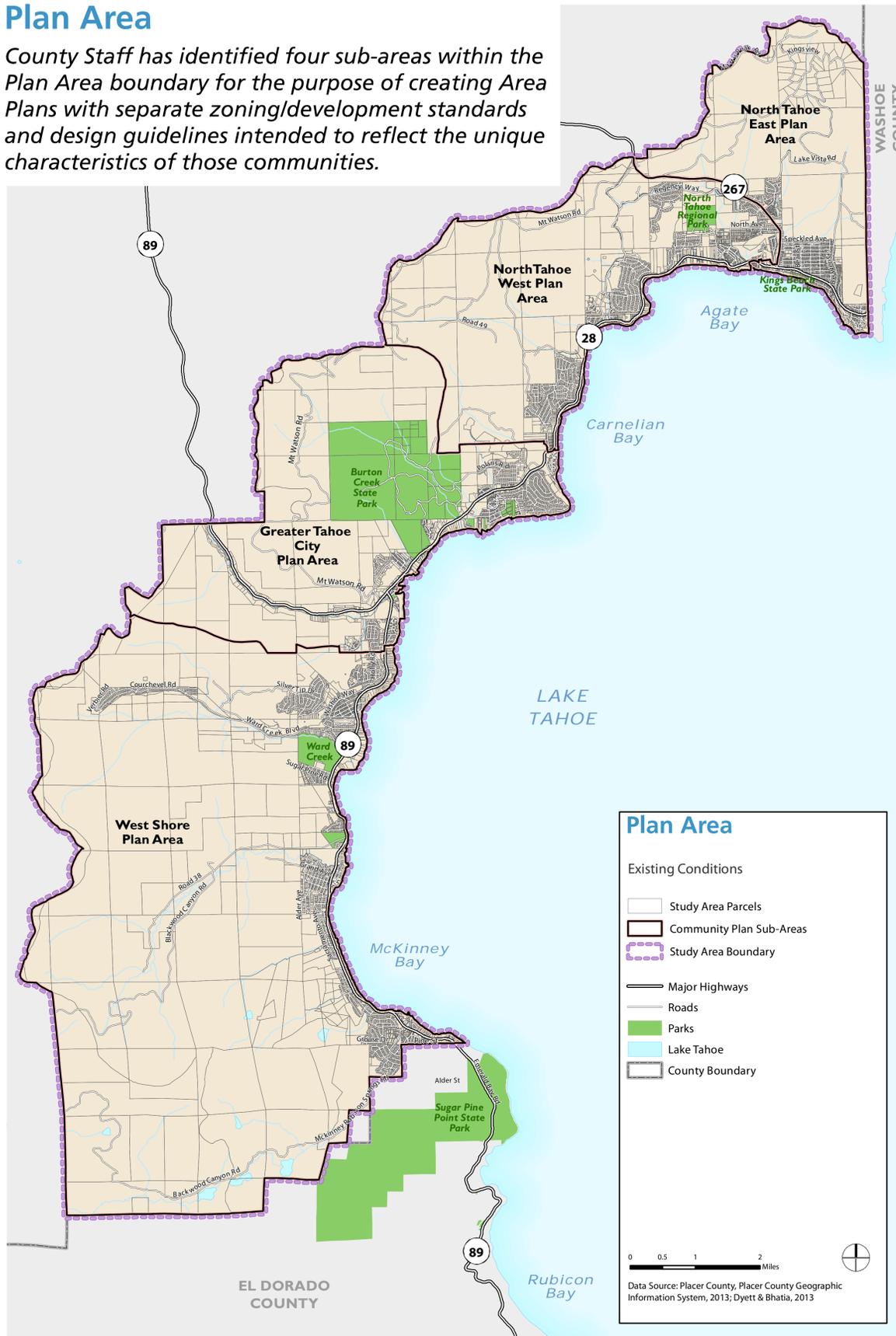
- Recognize the importance of mixed-use areas to the vitality and quality of life in the Plan Area
- Promote site sensitive design and pedestrian-oriented activities in mixed-use developments
- Foster high quality design, diversity, and a mix of amenities in new residential, commercial and tourist accommodation developments
- Building form standards for mixed-use tourist districts should build on the existing tourist recreation theme with high-quality storefronts designed to attract tourists and meet the needs of local residents

Your Thoughts

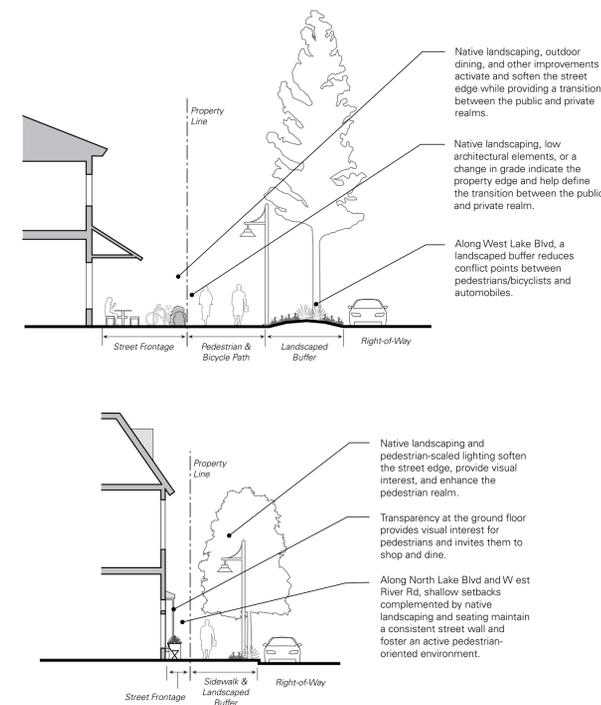
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Plan Area

County Staff has identified four sub-areas within the Plan Area boundary for the purpose of creating Area Plans with separate zoning/development standards and design guidelines intended to reflect the unique characteristics of those communities.



Development Standards



Visioning



Redevelopment of lakeside cottages (top left); Bike lanes (top right); Mixed use development stepped back from the street with pedestrian-focused streetscape (lower left); Mixed use not stepped (lower right).

