

Policy 2.2.6: [L] BRADFORDVILLE MIXED USE (Rev. Effective 12/23/96; Rev. Effective 7/26/06; Revision Effective 3/14/07) (Applies to Bradfordville Study Area Only)

The Bradfordville Mixed Use Category is depicted on the Future Land Use Map. The category establishes differing proportions of allowed land uses and land use densities and intensities and is intended to be implemented by zoning districts which will reflect eight different development patterns which are described in Objectives 1.7.

The Mixed Use Development patterns shall be applied through zoning and Land Development Regulations in a manner consistent with the Future Land Use Map delineation of Bradfordville Mixed Use. These eight different development patterns are not intended to be mapped as part of the Future Land Use Map, rather they are intended to serve as a mechanism to assure that the appropriate location and mixture of land uses occur within the category.

Commercial development allocations in the Bradfordville Mixed Use Future Land Use Category are intended to limit gross leasable square footage per parcel as defined in the Land Development Regulations.

Intended Function: Create a village atmosphere with an emphasis on low to medium density residential land use, small scale commercial shopping opportunities for area residents, schools and churches, and recreational and leisure-oriented amenities for the enjoyment of area residents. The intensity of all nonresidential land uses shall be kept minimal to reduce the intrusive impact upon the residential land use. Traffic volumes and speeds shall be kept low, and parking for nonresidential uses shall be minimal. These characteristics are reflective of the village lifestyle.

The essential component of Bradfordville Mixed Use is residential land use. The low to medium density residential development will be located to provide for maximum land use compatibility and enjoyment of recreational and leisure opportunities (recreational land uses are included in the description of Community Facilities). The village will also allow small shops and some services to serve nearby residents. Emphasis on commercial uses shall be limited to convenience, grocery, and small pharmacies and offices. Office and commercial development in scale with and meeting the needs of the surrounding predominately residential area are appropriate.

It is also possible that appropriate sites within the area designated for Bradfordville Mixed Use may be developed for *enclosed industrial* uses. These are land uses that would usually be considered incompatible with the mixed use village, but due to site conditions, with careful design and facility planning, may be successfully integrated. Compatibility is also protected by allowing few such uses and limiting their size (development intensity).

All of the development patterns are appropriate within Bradfordville Mixed Use as described in Policy 1.7.9 [L]. The development pattern descriptions established under Objective 1.7 guide the density and intensity, location and access to areas of complementary land use.

Allowed land uses within the Bradfordville Mixed Use future land use category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Bradfordville Mixed Use future land use category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.

Policy 1.7.9: [L] (Rev Effective 5/14/07)

BRADFORDVILLE MIXED USE	Development Patterns	Allowed Land Uses	Density	Intensity
Primary: (From 68 - 32%)	Low Density Residential	Residential, Recreation, Light Infrastructure & Community Service	Up to 8 units/acre	10,000 sq ft/ac
	Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	Up to 8 units/acre	10,000 sq ft/ac
Secondary: (25% or less of Bradfordville Mixed Use)	Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 units/acre	20,000 sq ft/ac
	Medium Density Residential Office	Residential, Office, Ancillary 1 st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post Secondary School	Up to 16 units/acre	20,000 sq ft/ac
	Village Center	Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light Infrastructure & Community Service	Up to 16 units/acre	12,500 sq ft/ac
Tertiary: (7% or less of Bradfordville Mixed Use)	Urban Pedestrian Center	Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light Infrastructure & Community Service	Up to 16 units/acre (1)	20,000 sq ft/ac
	Suburban Corridor	Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 units/acre	25,000 sq ft/ac
	Light Industrial	Ancillary Residential, Office, Commercial up to 10,000 sq ft, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post Secondary School	1 unit / development	20,000 sq ft/ac

Notes:

(1) 8 units/acre minimum for exclusively residential