



COMPACT PLANNING

MIXED USE CENTERS • HOUSE TYPES • LOT SIZES

TRADITIONAL PATTERNS

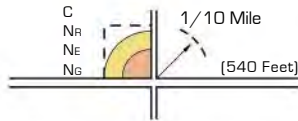
NEIGHBORHOOD SCALE & STRUCTURE

TYPE

SCALE

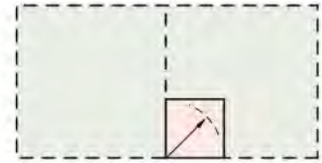
(FROM CENTER TO EDGE)

CROSSROADS
or
Farm Cluster



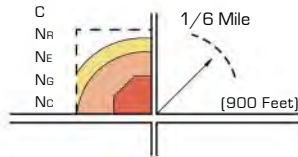
"VISIBLE" WALK

300' - 600'
1 - 2 Minute Walk



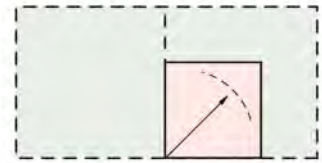
1/64 Section

ENCLAVE
or
Conservation Subdivision



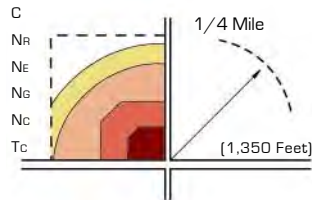
SHORT WALK

700' - 900'
3 - 4 Minute Walk



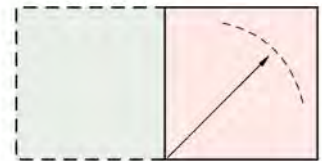
1/32 Section

HAMLET
or
Neighborhood



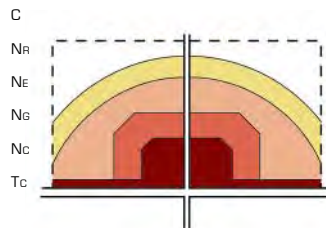
MODERATE WALK

1,200' - 1,500'
5 - 6 Minute Walk



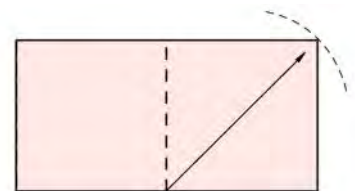
1/16 Section

VILLAGE
Two Neighborhoods



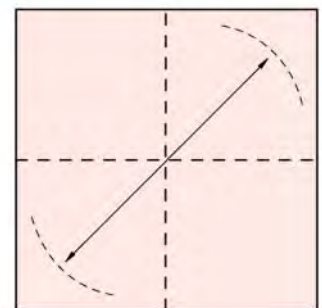
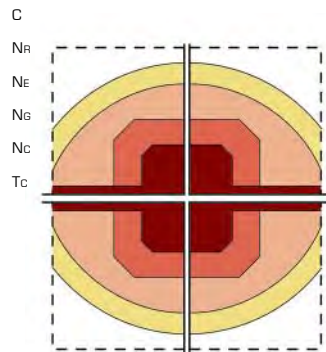
LONGER WALK

2,000' - 2,500'
9 - 10 Minute Walk



1/8 Section

SMALL TOWN
Four Neighborhoods



1/4 Section

TYPICAL NEIGHBORHOOD

DEPICTED AT SCALE 1" = 500' - 0"

TOTAL AREA DEFINED

: 125 Ac

OPEN SPACE BOUNDARY

AREA: 30 Ac

NEIGHBORHOOD RURAL (NR) ZONE

AREA: 8 Ac

NEIGHBORHOOD EDGE (NE) ZONE

AREA: 28 Ac

NEIGHBORHOOD GENERAL (NG) ZONE

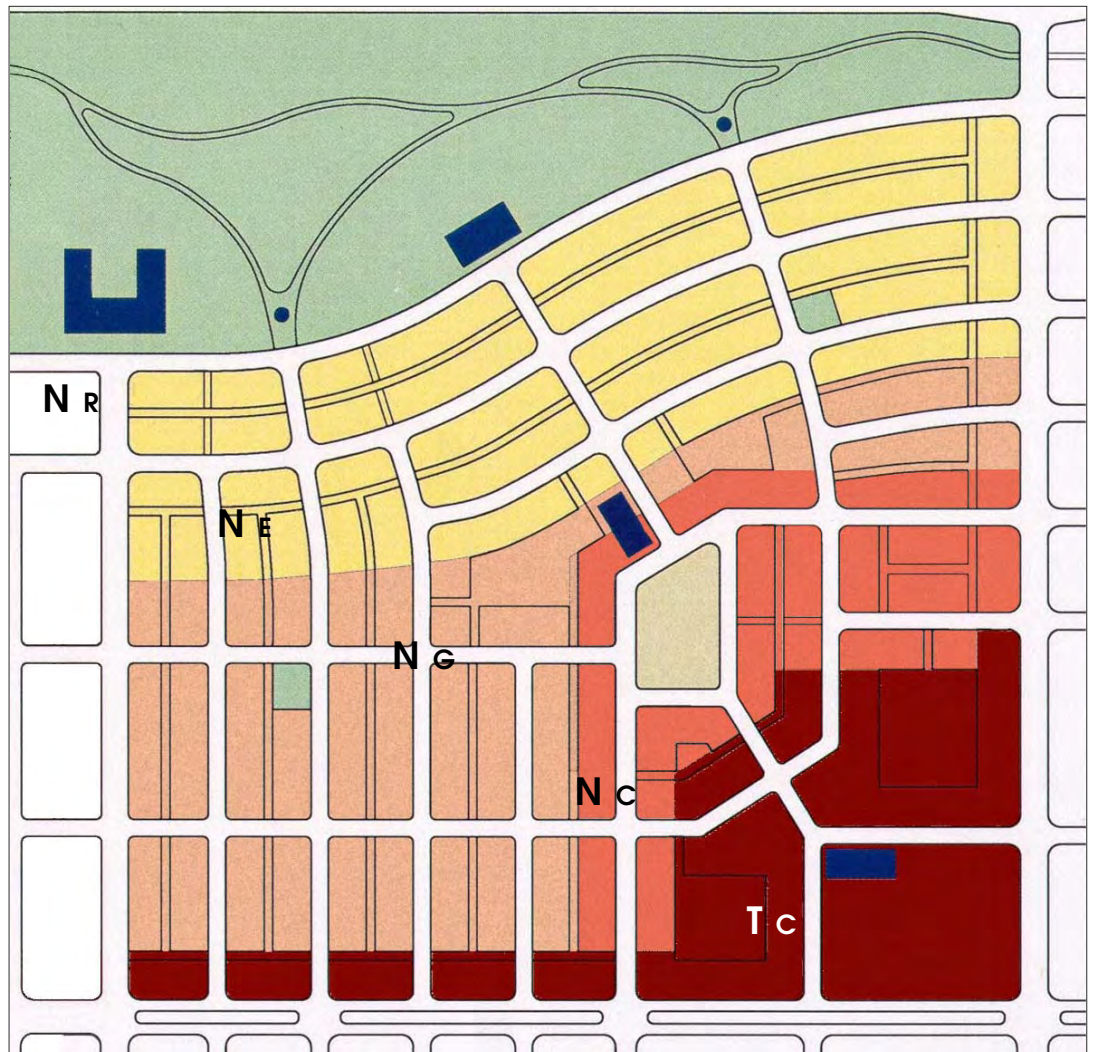
AREA: 30 Ac

NEIGHBORHOOD CENTER (NC) ZONE

AREA: 14 Ac

TOWN CENTER (TC) ZONE

AREA: 15 Ac



NR

NE

NG

NC

TC

1,350 Feet 5 Minute Walk

Scale: 1" = 500'-0"

SCALE OF COMMUNITY

COMPARATIVE CHARACTERISTICS

	CROSSROADS & CLUSTER	ENCLAVE	HAMLET & NEIGHBORHOOD	VILLAGE	SMALL TOWN
AREA OF COMMUNITY (TOTAL)	8 - 25 Ac	15 - 40 Ac	30 - 125 Ac	100 - 400 Ac	200 - 800 Ac
NEIGHBORHOODS	RURAL GROUPING	PARTIAL NEIGHBORHOOD	1 NEIGHBORHOOD	2-3 NEIGHBORHOODS	3-5 NEIGHBORHOODS
NEIGHB. ZONES (RANGE)	Nr, Ne, Ng	Nr, Ne, Ng, Nc/H	Nr, Ne, Ng, Nc/H	Nr, Ne, Ng, Nc	Ne, Ng, Nc, Tc
DWELLING UNITS (NUMBER)	20 - 100 DU	50 - 150 DU	100 - 400 DU	300 - 900 DU	500 - 1,500 DU
NET DENSITY (RESIDENTIAL/ BY ZONE)	1.0, 2.0, 3.0 (DU/Ac)	1.0, 2.0, 3.0, 5.0 (DU/Ac)	1.0, 2.0, 4.0, 6.0 (DU/Ac)	1.0, 2.0, 4.0, 8.0 (DU/Ac)	2.0, 4.0, 8.0, 12.0 (DU/Ac)
AREA OF CENTER	1 - 5 Ac	2 - 8 Ac	3 - 10 Ac	6 - 20 Ac	10 - 30 Ac
LOCAL RETAIL	0 - 1,500 SF	0 - 3,000 SF	0 - 6,000 SF	5,000 - 15,000 SF	15,000 - 50,000 SF
OFFICE/SERVICE	0 - 3,000 SF	0 - 5,000 SF	0 - 10,000 SF	10,000 - 20,000 SF	20,000 - 30,000 SF
CIVIC USE	0 - 2,000 SF	0 - 4,000 SF	1,000 - 6,000 SF	5,000 - 10,000 SF	8,000 - 20,000 SF



DIAGRAM:

CROSSROADS

or
Farm Cluster

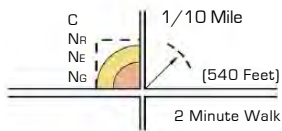


DIAGRAM AREA: 8 Ac
NR AREA: 2 Ac
NE AREA: 4 Ac
Ng AREA: 2 Ac



COMMUNITY DATA

DEVELOPED AREA: 8 - 30 Acres
NEIGHBORHOODS: Rural Grouping
ZONES: NR, NE, Ng
NET DENSITY: 1.0, 2.0, 3.0 DU/Ac
DWELLINGS: 20 - 100 DU
AREA OF CENTER: 1 - 5 Acres
LOCAL RETAIL: 0 - 1,500 SF
OFFICE/SERVICE: 0 - 3,000 SF
CIVIC USE: 0 - 2,000 SF

CROSSROADS & CLUSTER



The Public Space of the Single Storefront.



Typical Commercial Character at a Crossroads.



BUILDING TYPES - AT THE COMMERCIAL CENTER



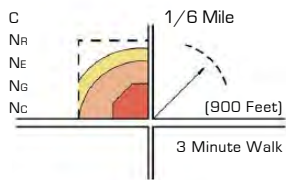
Residential Character at the Center of a Crossroads.



BUILDING TYPES - RESIDENCES ADJACENT TO THE CENTER



DIAGRAM:



ENCLAVE

or
Conservation
Subdivision

DIAGRAM AREA:	20 Ac
NR AREA :	3 Ac
NE AREA :	4 Ac
NG AREA :	10 Ac
NC AREA :	3 Ac



COMMUNITY DATA

DEVELOPED AREA:	15 - 40 Acres
NEIGHBORHOODS:	Partial
ZONES:	Nr, Ne, Ng, Nc/H
NET DENSITY:	1.0, 2.0, 3.0, 5.0 DU/Ac
DWELLINGS:	50 - 150 DU
AREA OF CENTER:	2 - 8 Acres
LOCAL RETAIL:	0 - 3,000 SF
OFFICE/SERVICE:	0 - 5,000 SF
CIVIC USE:	0 - 4,000 SF

ENCLAVE



The Public Space of the Central Green.



Typical Commercial Character of an Enclave.



BUILDING TYPES - AT THE COMMERCIAL CENTER



Residential Character at the Center of an Enclave.



BUILDING TYPES - RESIDENCES ADJACENT TO THE CENTER

