



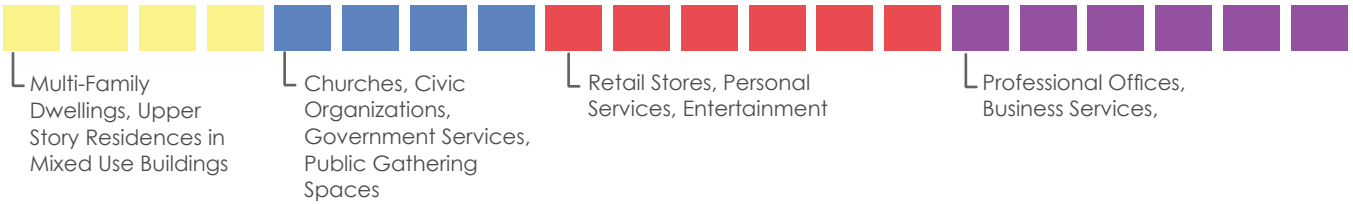
DOWNTOWN

- ✓ High intensity commercial core, mixed-use urban environment
- ✓ Dense grid of streets eases connectivity and access especially oriented for pedestrians
- ✓ Active focal point for entire community

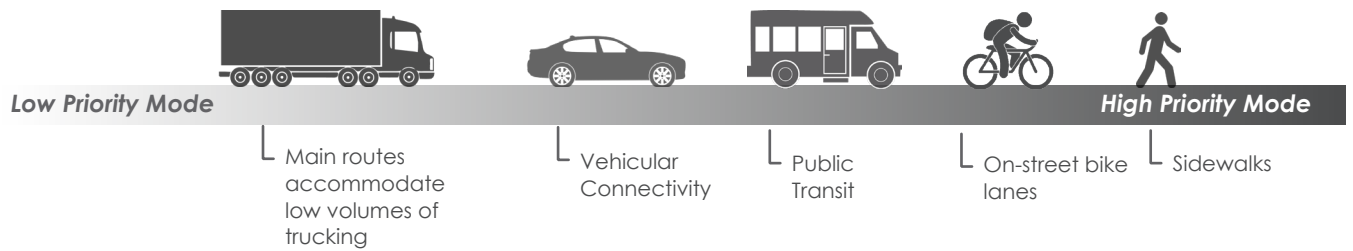
Local Example - Downtown Sanford / Downtown Jonesboro



Residential Civic Commercial Employment



LAND USE



TRANSPORTATION

Development Density

- ✓ Small to Moderate Sized Lots
- ✓ MF 10 - 16 dwelling units / acre
- ✓ Street + Side Build-to Lines
- ✓ 75 Foot Height Limit

Utility Infrastructure

- ✓ Public Water
- ✓ Public Wastewater

Preferred Character

- ✓ Urban Grid Street Network
- ✓ Limited Driveway Access
- ✓ On-Street Parking
- ✓ Public Off-Street Parking
- ✓ Street Trees + Sidewalks

CONTEXT

Current Districts
✓ CBD



Proposed Districts
✓ Central Business District

ZONING