

Activity Center Proposed Use Guidelines

Activity Center Category	Crossroads	School Node	Village	Town	Suburban Employment Center	Specialty Use Center
Designation	Neighborhood	Community	Community	Regional	Regional	Regional
Commercial						
Mix of Commercial or non-residential Uses	Gas Station, Drug Store, small office or retail (less than 10,000 sf)	All uses in Crossroads, plus retail/office up to 100,000 sf such as a Grocery Store.	All uses in School Node, plus mixed-use, including restaurants, hotels, professional services	All uses in Village Community, plus light industrial	Any	Any
Maximum Building Height	2 story	3 story	5 story	2 to 10 story	No limit	No limit
Civic						
Mix of Civic Uses	Post Office, Park, Elementary School, Private Institution such as a church or day care	All uses in Crossroads, plus Middle or High School, recycling center	All uses in School Node, plus Police or Fire Station	All uses in village, plus City Hall, Courts, public administration buildings	May not include any, but would be appropriate for large scale civic uses such as amphitheatre or sporting venue	Any
Housing						
Large Lot Residential (1acre+)	Yes	Yes	Yes	Yes	No	No
Small Lot Residential (1 to 3 units per ac)	Yes	Yes	Yes	Yes	Yes	Yes
Townhomes, Condos (3 to 6 units per ac)	Conditional	Yes	Yes	Yes	Yes	Yes
Loft Apartments (3 to 6 units per ac)	No	No	Yes	Yes	Yes	Yes
Garden Apartments (6 to 16 units per ac)	No	No	Conditional	Yes	Yes	Conditional
High rise apartment buildings (16+ units/ac)	No	No	No	No	Conditional	Conditional
Transportation						
Street Grid - maximum length in commercial blocks	Grid not required, but recommend interparcel access for connected parcels along arterial roadways	600 foot	500 foot	400 foot	600 foot	Grid not required, but recommend interparcel access for connected parcels along arterial roadways
Sidewalks	Recommended	Required, if no multi-use path present	Required	Required	Required	Recommended
Bike access	Recommended	Multi-use path	Bike lane or multi-use path	Recommended	Recommended	Recommended
Transit access	No	School bus	School bus	Recommended	Recommended	Recommended