

A commercial district that: provides a valuable connection between villages, acting as a location for mixed-use development and expanded commerce at an appropriate scale for the community.

### Expanded Commerce

- Maintain extensive list of uses
- Allow for new use opportunities

### Appropriate Design

- Site planning must include screening
- Parking must be limited and visual impact minimized
- Integrate greenspace and public spaces
- Performance standards

### Respectful of the Landscape

- Minimize impacts to viewshed
- Utilize topography to hide development
- Appropriate screening from Route 15
- Encourage energy efficiency and conservation

### Appropriate Scale

- Total footprint smaller than currently allowed = higher lot coverage allowance for mixed use buildings
- Additional square footage is encouraged to move upward
- Single story buildings limited in square footage
- Use FAR, 2.0 for Mixed Use & 1.25 for single use

### Connections

- Internal Roads
- Connections to Village
- Connections to Community
- Opportunities for interaction
- Safe connections

### Between Villages

- Not a Village District (differentiated)
- A bridge between
- A location for non-village appropriate development, that remains close & connected to villages

### Mixed Use

- Multiple types of uses allowed and encouraged
- Allow mixed use by right?
- A location for uses not appropriate for villages
- Multiple uses allowed on different floors of a building