

Complete Communities

Complete Communities utilize mixed-use zoning to combine residential, office, commercial projects, parks, and other land uses all within a given area. Complete Communities may have housing and non-housing within the same location and may include only non-residential uses well connected to adjacent residential uses. The non-residential uses create “third places,” centers of community life that provide regular, abundant social opportunities separate from the home and the workplace. These third places may be parks, libraries, coffee houses, walking trails.

Walkability between destinations is one key benefit of mixed-use neighborhoods. If well designed, mixed-use communities should facilitate easy walking or cycling from home to work, stores, services, and community centers with sidewalks, bike paths, and other accessible walkways all interconnected. Proximity is a crucial element to mixed-use zoning within the county.

- Long distances between land use make walking impractical in rural areas, even when pedestrian facilities are provided. People will be more likely to walk if destinations are kept within a half-mile or ten-minute walking distance. Complete Communities should be planned with internal transportation networks for pedestrians and cyclists. This allows residents the opportunity of walking and cycling within the mixed-use development to access home, parks, restaurants, stores, and possibly work.
- Proximity to transportation systems with available capacity to support the increased traffic generated by the mixed-use development is necessary. Mixed-use developments within the county should be located close to Interstate Interchanges and Principal and Minor Arterial roadways with a Level of Service of C or greater.

