

## **General Differences between Alternatives**

**Alt #1:** current codes, existing built conditions, includes heavy commercial uses immediately adjacent to single-family uses; minor design regulation for residential uses; no design regulation for commercial development

**Alt #2:** amend current code streamline and unify development codes in to one comprehensive document; introduce mixed use land uses in limited areas; introduce Village Center concept (25 acres +/-); introduce transition of single-family residences to office/live-work in certain areas; introduce pockets of stacked residential units; single-family lots remain at a minimum 50' width.

**Alt #3:** amend current code streamline and unify development codes in to one comprehensive document; expansion of mixed use areas from Alternative #2; Village Center area condensed to 10 acres +/-; create tiered single-family lot sizes starting at 40' minimum width based primarily on existing development patterns; introduce Riverfront Estate lots for residential.

**Alt #4:** amend current code streamline and unify development codes in to one comprehensive document; further expansion of mixed use areas and full transition of commercial areas to mixed use from Alternative #3; create tiered mixed use areas based on potential scale and intensity of development – neighborhood scale and community scale uses; Village Center area same as Alternative #3; introduce attached residential to serve as transition from mixed use areas to single-family areas.