

# URBAN FORM Draft Objectives & Recommendations

- Preserve property rights of businesses and land-owners along Edgewater Drive and adjacent neighborhood environs based on existing “by-right” zoning intensities and densities.
- Manage future growth (density bonuses, master plans, conditional uses, Planned Development rezoning, etc.) through a long-term vision for plausible building envelopes so that development proposals can be assessed to fit into a larger vision.
- Incorporate appropriate transitions between the residential neighborhood and activities along Edgewater Drive to reduce monotony and provide opportunities for compatible development.
- Respect and protect the residential neighborhoods, especially those zoned exclusively for single family uses, to reduce the possibilities of commercial intrusion into the neighborhood.
- Encourage a mix of uses along the corridor to create an environment conducive to living all stages of life (retirement, empty nesters, families, singles, students, and children) and provide short trips to offices, services, restaurants and shopping.

