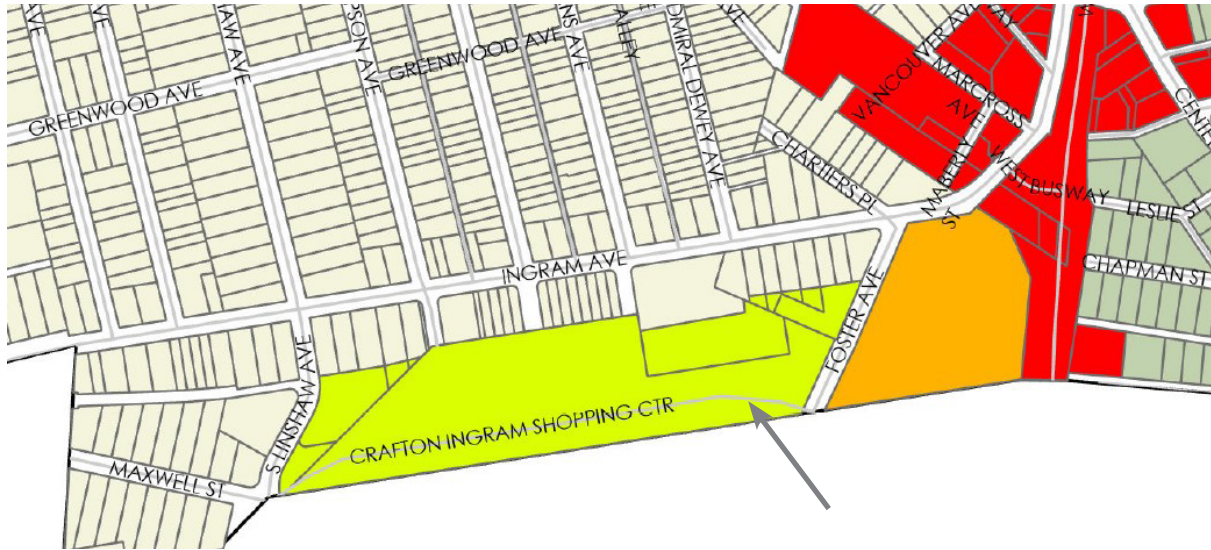


# MIXED-USE DISTRICT (MU)



## CHARACTER OVERVIEW

The mixed-use district covers the portion of Ingram where the Crafton Ingram Shopping Center is located. The permitted uses will reflect the regional appeal of the mall, in addition to local businesses, neighborhood amenities, and residential uses. New standards will promote infill/outlot development and promote a walkable environment. Standards will ensure that any redevelopment will have appropriate buffering between any residential uses, as well as appropriate landscaping/greenspace.



## BUILDING FORM

- Internal multi-modal connectivity
- Pedestrian-facing transparency
- Building orientation toward pedestrians
- Pedestrian-oriented signage (wall signs, awning signs, canopy signs, projecting signs)
- Pedestrian amenities encouraged for new construction (canopies, awnings, outdoor patios)
- Promote outlot/parking lot redevelopment
- Mixed-use opportunities within new development and redevelopment

## USES

Uses should encourage flexibility to fill vacancies while also fostering compatibility of uses, and new mixed-use development if the market supports it. The mall should continue to service both regional and local businesses.