8. **Mixture of Uses**

The Neighborhood Model allows and encourages compatible uses side by side. This mixture is the key to the walkability of the neighborhood and to achieving the desired densities.

Just as older villages and towns contain a mixture of uses, newer neighborhoods can develop the same friendly blend of useful services and close-in housing. Complementary uses, such as those that have staggered hours of operation, can make shared parking possible and increase the efficiency of land use.

Conventional development of recent decades rigorously separates land uses. Zoning categories specify certain uses and exclude all others. Buffers and setbacks further increase the separation.

The Neighborhood Model, in contrast, plans for compatible uses to be side by side. It is beneficial to be able to live in close proximity to work and to be able to walk to a store for a loaf of bread, a cup of coffee or a video.

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**Figure 2:24** (right) This shopping center in Florida could have been designed as a town center and connected to residential neighborhoods, had it been designed as part of a network of thoroughfares. As it is, residents of the adjacent community do not have convenient access to the shopping center. The chain link fence, 6 ft. high wall and drainage ditch preventing the land uses prevent the connection.

**Figure 2:25** (right) This shopping center at the end of a boulevard in Shaker Heights, Ohio forms a gateway to a residential neighborhood. Uses can be mixed by placing them in close proximity and assuring easy connection.

**Figure 2:26** A new apartment building in Dallas with "loft" style residential units over retail.

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