

## **Sample Land Use Goal/Statement of Intent for Each District:**

### **Educational District**

This area should have a mixture of land uses (commercial, institutional, residential, open space) and should be of moderate density. Transit-oriented development may be appropriate along Elizabeth Avenue, Charlottetowne Avenue, and Hawthorne Lane.

### **Medical District**

The predominant land use in this district should be institutional, medical office, and office. Development in this district may be of moderate density.

### **Crescent Heights District**

Crescent Heights is a predominantly low-density residential area with limited office and retail uses along the edges.

### **Hawthorne District**

Predominantly residential uses with a mix of single-family, duplex, quad, and multi-family development. Low to moderate density.

### **Pecan District**

A mixed use area of commercial, office, and residential, with the non-residential uses centered around East Seventh Street and Caswell Road. The residential portions of the district should be single-family with duplexes, triplexes, or quads organically interspersed.

### **Laurel District**

This district is a mix of residential and office uses. Moderate-density multi-family development is appropriate as are low-density single-family/duplex residential uses. Non-residential uses should be confined to the existing areas in the southeast portion of the district.