



Mixed-Use Development

Mixed-use developments co-locate two or more types of land uses in a building or project. Through zoning, jurisdictions can foster mixed-use projects, as well as a mix of uses within a planning district, such as residential, commercial, office, civic/institutional and open space.

BACKGROUND

Traditional urban forms freely mixed uses both in neighborhoods and individual buildings. With the advent of zoning, this style of development was “zoned out” of some urban areas.

Recently, the [smart growth movement](#) has encouraged cities to return to mixed-use patterns as way to foster healthy communities by placing residential units in close proximity to services, retail, offices and transit. This return to mixed-use projects and zoning: ensure housing options for all levels of incomes are provided.

- Promotes housing choices.
- Maximizes limited available land and buildings within built-out cities and helps contain growth in urban areas instead of rural areas.
- Amplifies the use of transit nodes or transit corridors.

Although mixed-use development does not inherently provide more affordable housing options, such provisions can be encouraged through other tools like [density bonuses](#) or [multifamily tax exemptions](#). Mixed-use development provides residents with access to amenities like businesses, services and transit, which can improve quality of life in neighborhoods and reduce transportation costs and congestion.



TOOL PROFILE

Objectives

[Housing in Centers and Near Transit](#)

[Housing Options in Expensive Markets](#)

Type of Tool

Development types

Project Type

Multifamily

Ownership

Rental

Affordability Level

Market-rate incentives and tools

