

# Character Typology

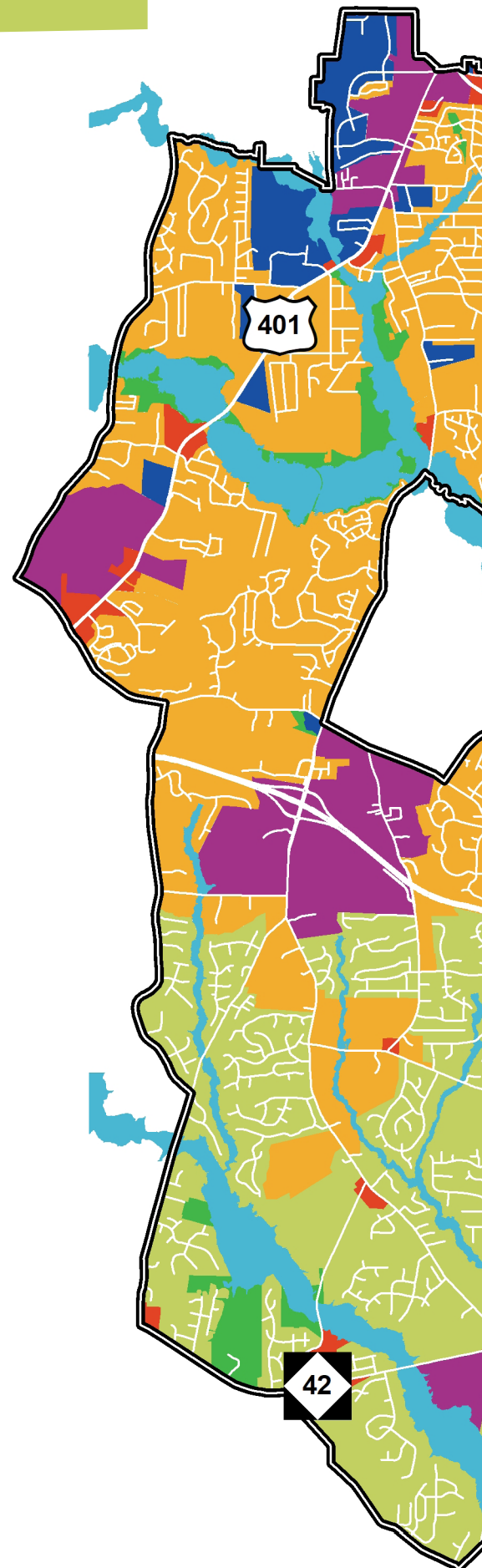
## Character Typology Map

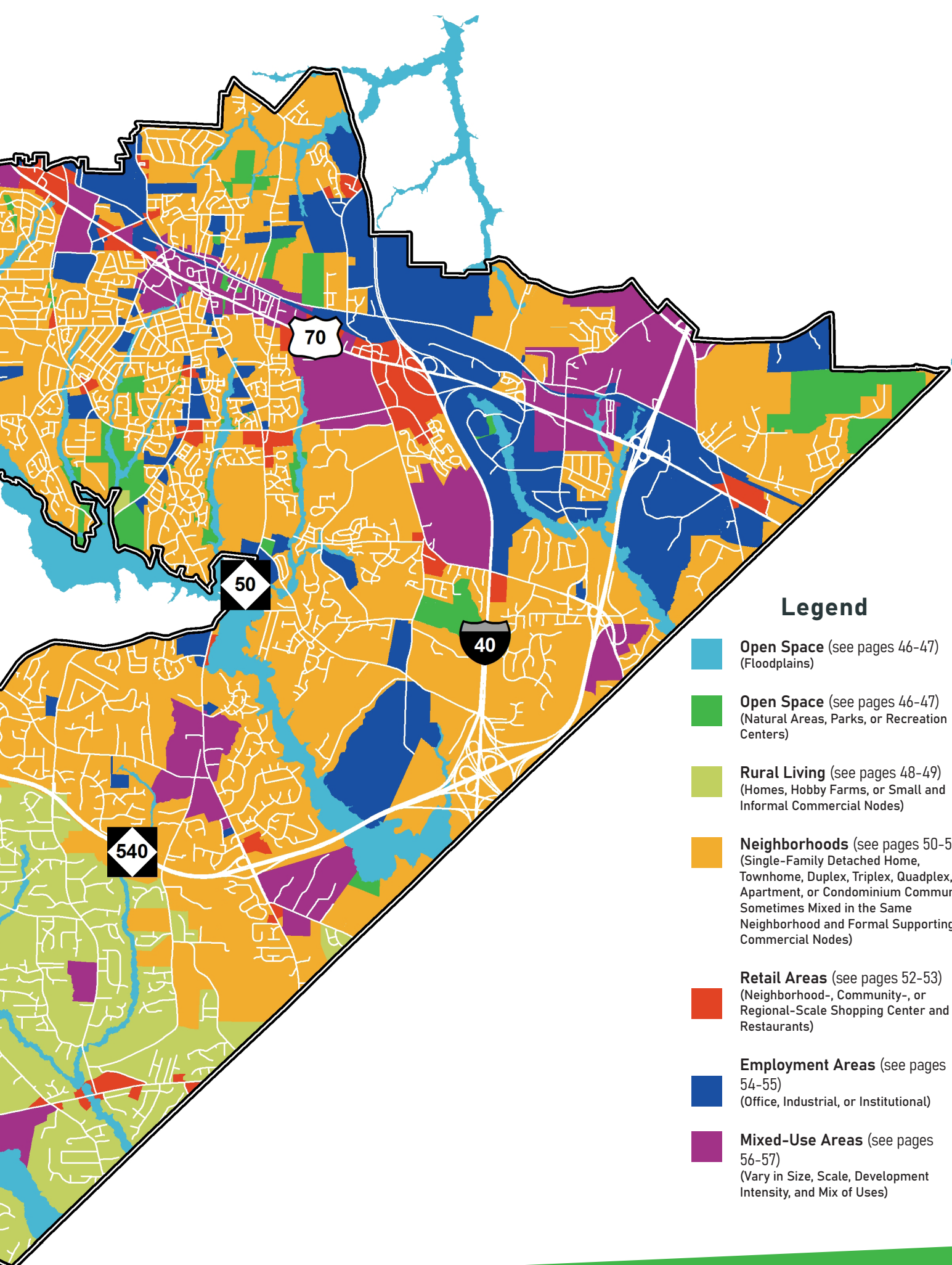
The Character Typology Map depicts preferred development types, locations, patterns, styles, and intensities for the planning area assuming full build-out of the community. It also provides a physical framework to more effectively realize the vision statement and guiding principles presented in the comprehensive plan. Some recommendations for the Character Typology Map are somewhat bold, and set a long-term vision for a more diverse development portfolio in Garner that is 1) forward-thinking, 2) focused on economic development, 3) mindful of supporting infrastructure, 4) aware of residents' quality-of-life, and 5) aimed to be financially-rewarding for the Town of Garner.

The Character Typology Map is not a zoning map. Some areas on the Map reflect what currently exists today, some are more aspirational in nature, and others are a mix of what exists today and what could be in the future. The character areas depicted on the Character Typology Map are described in Chapter 2. They articulate how specific areas in the community should look and feel in the future if new development is contemplated by the property owner.

The Character Typology Map and its character areas serve as the foundation for near-term revisions to the Town of Garner's Unified Development Ordinance, which should ensure rules and regulations are consistent with the vision for conservation, character, and development set forth in the comprehensive plan. More information on the relationship between character areas in the comprehensive plan and zoning districts in the UDO is provided on pages 58 and 59.

Future employment, retail, transit, or mixed-use areas envisioned for the Character Typology Map may take longer to implement compared to building more suburban-style residential neighborhoods. However, the benefits of these uses to safeguard and promote the long-term viability of Garner as a leading community in eastern Wake County is worth the wait. In addition, build-out of the Character Typology Map is a long-term endeavor, whereby it might be several





### Legend

- Open Space** (see pages 46-47)  
(Floodplains)
  
- Open Space** (see pages 46-47)  
(Natural Areas, Parks, or Recreation Centers)
  
- Rural Living** (see pages 48-49)  
(Homes, Hobby Farms, or Small and Informal Commercial Nodes)
  
- Neighborhoods** (see pages 50-51)  
(Single-Family Detached Home, Townhome, Duplex, Triplex, Quadplex, Apartment, or Condominium Community, Sometimes Mixed in the Same Neighborhood and Formal Supporting Commercial Nodes)
  
- Retail Areas** (see pages 52-53)  
(Neighborhood-, Community-, or Regional-Scale Shopping Center and Restaurants)
  
- Employment Areas** (see pages 54-55)  
(Office, Industrial, or Institutional)
  
- Mixed-Use Areas** (see pages 56-57)  
(Vary in Size, Scale, Development Intensity, and Mix of Uses)