

PROPOSED LAND USE MAP

To the extent possible the Plan's goals and objectives embodied are depicted on the proposed land use map. Care has been taken to be as accurate as possible, but to an extent the map is schematic and is not intended to specifically account for each parcel of land.

Since it is not a map showing all existing land uses, the map combines areas of land by their dominant use to reflect the preferred development pattern. In the residential districts many uses compatible with residential areas, such as schools, day care facilities, churches and the like are not shown. The same situation may be witnessed in some business districts, such as the strip commercial areas, where some residential uses remain amidst businesses. Some land use boundaries follow streets or property lines while others attempt to follow natural features.

Because of the schematic nature of the proposed land use map, and because its purpose is to serve as a policy guide and decision making tool, it should not be viewed as a legally binding, site specific land use determination in all cases. As zoning regulations or other development standards are written the boundaries of affected land will be much more specific. However, the proposed land use map is an accurate depiction of preferred development patterns and departures from this Plan should be limited unless circumstances change.

Residential land use areas are differentiated by their respective development density as expressed in dwelling units per acre. The per acre figures represent net density: they do not include streets, public lands, or semi-private property. The net density is calculated by observing units per acre based upon a minimum lot size for various housing types. Generally, the density shown on the proposed land use map would decrease slightly if a gross density factor were used because all land within the boundary would be included.

The different commercial land use areas shown on the map are meant to reflect the Plan's goals for defining discrete zoning categories depending upon the location of business zones and their function. Neighborhood commercial zones are meant to be limited both in terms of numbers and size of businesses to try to ensure they are compatible with residential areas and primarily meet local convenience shopping and service needs.

Special design commercial areas are generally located on arterial streets and consist of a mix of business, service and residential activities. To some extent these areas share some or all of the following characteristics: small lot sizes, developed residential lots, proximity to major commercial districts, proximity to developed residential areas, and locations on high volume or high function roadway classifications. The Plan anticipates some appropriate mix of business, service and residential uses for these areas governed by regulations which control the type and intensity of use, site and building design, and vehicle access in recognition of the appropriateness of these sites for some commercial development but the equal need to control impact on and compatibility with surrounding uses and roads.

General commercial zones serve the entire community and perhaps beyond. In terms of commercial categories this would be the broadest and most inclusive commercial district. The mixed use designation is a separate category, recognizing the higher intensity development

potential for land along Interstate 84 and Spencer Street and existing diversity of uses in the central business district and the historic district. Mixed use categories would allow for a variety of commercial, industrial, and residential uses compatible and acceptable at specific locations. Mixed use areas could allow mixed uses on a single parcel or mixed uses over multiple parcels.

Industrial areas would provide locations for manufacturing, distribution, assembly, processing, and business service enterprises and similar establishments. Public/semi-public proposed land use categories include municipal open space, privately owned but dedicated open space, cemeteries, institutional uses, schools, and similar facilities.

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