

Proposed Land Use Definitions

Agriculture

Areas generally outside the Designated Growth Areas where agriculture is the intended primary land use. Residential development potential is generally limited to one single-family detached dwelling unit for every twenty acres. Commercial and industrial uses are limited to agribusiness, agritourism, and those uses intended to serve the agriculture industry or residents of the area, while maintaining the character of the surrounding countryside. No water or sewer service is planned to these areas.

Resource Conservation

Areas where resource conservation is the intended primary land use on property that is occupied by natural or environmental resources, including wooded areas and forests, wetlands, streams, ponds, steep slopes, floodplains, natural vegetation, fish and wildlife and their habitat. These are areas where, because of natural geographic features, it is considered feasible and desirable to conserve open spaces, water supply sources, woodland areas, wildlife, floodplains, and other natural resources. Commercial and industrial development should not generally be located on land with this designation, and residential development should be limited to one single family detached dwelling unit per three acres, but may be less as a result of constraining geographical features. No water or sewer service is planned to these areas.

Reservoir

This land use pertains to the pool area and acquired properties of existing and planned future surface-water reservoirs in the county.

Residential – Very Low Density*

Areas where residential development is the primary land use. Development densities are generally between one dwelling unit per acre and one dwelling unit per ten acres, and single-family detached homes are the predominant use. No water and sewer service is planned to these areas.

Residential - Low-Density

Areas where residential development is the primary land use. Development densities are generally one dwelling unit per acre, and single-family detached homes are the predominant use. Water and sewer service is generally not planned to these areas.

Residential - Medium-Density

Areas within the Designated Growth Areas where residential development is the primary land use. Development densities are generally two dwelling units per acre, and single-family detached homes are the predominant use. In Planned Unit Developments densities may be up to three and one-half dwelling units per acre and single-family attached units are permitted. Water and sewer service should be planned to these areas.

Residential - High-Density

Areas within the Designated Growth Areas where residential development is the primary land use. Development densities range from four to six dwelling units per acre, and single-family detached homes are the predominant use. In Planned Units Developments a limited variety of dwelling unit types, including two-family, townhouses, multifamily, and retirement homes, as well as limited commercial uses, are also permitted. Water and sewer service is planned to these areas.

Commercial – Low Intensity

Areas intended to provide for services needed by a neighborhood population characterized by low volumes of traffic and limited hours of operation. Properties with this designation would generally be less than five acres in size, and activities would involve the sale of services, goods, products, wares, or merchandise directly to the consumer, and certain limited offices of a small, local nature.

Commercial – Medium Intensity

Areas intended to provide for services needed by a larger, suburban area population characterized by low to medium volumes of traffic. Activities would involve the sale of services, goods, products, wares, or merchandise directly to the consumer, as well as professional and business office uses, and the variation in lot sizes among properties with this designation would reflect the array of commercial uses permitted.

Commercial - High Intensity

Areas intended to provide for services needed by a more regional population characterized by high volumes of traffic and longer hours of operation, generally with access to major transportation corridors. Activities would involve office, warehousing, distribution, large-scale retail, wholesale and some light processing operations, and properties with this designation would be large enough to accommodate the activities listed above, either alone or when

consolidated with adjacent properties. Water and sewer service is generally planned to these areas.

Industrial – Light

Areas intended to be used to assemble, fabricate, finish, reduce, manufacture, package, or process goods in a manner where the form, character, or appearance changes, as well as warehousing and distribution of goods. Light manufacturing typically involves a series of actions that transforms partially processed materials that are used to produce relatively small or light consumer goods. These areas typically have direct access to principal arterial roads or other modes of transportation.

Industrial – Heavy

Areas intended to be used to manufacture, refine, process, or package materials or products predominantly from raw materials into large or heavy products. These products are often intermediaries for use by other industries, and the manufacturing may have the potential for environmental impacts. These areas typically have direct access to principal arterial roads or other modes of transportation.

Transportation

Properties that are comprised of stationary structures or facilities, located on or beneath ground, which enable the transport of people (passengers) or goods (freight); essentially the transportation infrastructure.

Extractive*

Properties that involve on-site extraction of surface or subsurface mineral products or natural resources. Parcels are primarily used for surface mining and deepening for extraction of materials such as gravel, stone, minerals, ore, soil, or peat.

Village – Residential*

Within the defined boundary of each individual Rural Village, this designation will provide for the protection and character of the existing villages by permitting limited residential development consistent with the Rural Village's individual character. Densities not to exceed average existing density.

Village – Commercial/Industrial*

Within the defined boundary of each individual Rural Village, this designation will provide for the protection and character of the existing villages by permitting limited commercial and existing industrial development consistent with the Rural Village's individual character where land is already zoned commercial, not to exceed neighborhood commercial uses unless it is already operating as such.

Employment Campus

Areas intended to provide for comprehensively planned, high quality employment centers in campus-like settings, to attract employers of highly skilled workers and primarily higher paying jobs, including research and development, institutional, office, flex space, and other light and limited industrial uses, while also providing a more flexible approach to design and development. These areas typically have access to a principal arterial road and should be within the planned water and sewer service area.

* This designation is not used in the Freedom Planning Area.