

# 2016 Freedom Community Comprehensive Plan

## Future Land Use Definitions

Future Land Use Definitions – land use designations as part of the Freedom Community Comprehensive Plan.

Future Land Use Designation	Description (Abbreviated)
<b>Agriculture</b>	Agriculture includes the use of land for growing of crops, dairying, pasturage, horticulture, floriculture, viticulture, or animal/poultry/honeybee husbandry.
<b>Resource Conservation</b>	Resource conservation land relates to land 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, and other natural resources. This may include extensive steeply sloped areas, stream valleys, water supply sources and adjacent wooded areas. Residential, commercial and industrial development should be directed to areas with a land use classification for that purpose.
<b>Reservoir</b>	This land use pertains to the pool area and acquired properties of existing and planned future surface-water reservoirs in the county.
<b>Residential- Very Low Density</b>	Residential subdivision with lot sizes greater than 1 acre and up to 10 acres.
<b>Residential -Low Density</b>	Residential subdivision with lot sizes of approximately 1 acre.
<b>Residential -Medium Density</b>	Residential subdivision with lot sizes of approximately ½ acre.
<b>Residential -High Density</b>	Residential subdivision with lot sizes of approximately ¼ acre.
<b>Commercial - Low Intensity</b>	The purpose is to provide for services needed by a neighborhood population characterized by low volumes of traffic. Activities would involve the sale of services, goods, products, wares, or merchandise directly to the consumer (e.g., retail) of a small, local nature. Generally would not include uses with expanded hours of operation.
<b>Commercial -Medium Intensity</b>	The purpose is to provide for services needed by a larger, suburban area population than in a neighborhood commercial setting and is characterized by low to medium volumes of traffic. The intent is to provide for land use for activities involving the sale of goods, products, wares, or merchandise directly to the consumer (e.g., retail).
<b>Commercial - High Intensity</b>	The purpose is to provide logical locations for businesses with high volumes of traffic that serve the region for warehousing, large scale retail, wholesale and some light processing operations. Longer hours of operation are to be expected.

<b>Industrial-Light</b>	Land that is used to warehouse, assemble, fabricate, finish, reduce, light manufacture, package, or process goods in a manner where the form, character, or appearance changes. Manufacturing involves a series of actions that transform one or more raw materials into a finished product. Industrial uses also include mineral processing.
<b>Industrial-Heavy</b>	Land that is to provide for the manufacturing, refining or processing which may require extensive transportation, water, and/or sewerage facilities, as well as open space, because of the number size of plant, its byproducts, which might result because of the heavier or larger manufacturing plants proposed.
<b>Transportation</b>	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.
<b>Extractive</b>	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.
<b>Village - Residential</b>	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.
<b>Village -Commercial /Industrial</b>	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.
<b>Employment Campus</b>	To provide an area for business activities in a campus like setting to attract employers of highly skilled workers and primarily higher paying jobs.