

Chapter 4
Future Land Use Plan

Chapter 4: Future Land Use Plan

Growth and development expand communities' opportunities by bringing in new residents, businesses, and investments. Growth can give communities the resources to revitalize a downtown, refurbish a main street, build new schools, and develop vibrant places to live, work, shop, and play. However, the impacts of growth and development often can make it more difficult for communities to maintain and improve their community's unique resources. Communities must ask where and how they can accommodate growth while maintaining and improving community character and quality of life.

This Future Land Use Plan is a guide for making future development decisions and is a tool for managing the location, intensity, and type of growth and development. The Plan illustrates the community's determination of its 25-year future land use needs based on Comprehensive Plan's Base Study and Goals and Objectives.

This Plan reflects the following future land use guidelines identified in the Base Study:

- Provide adequate residential, commercial, and industrial land and public infrastructure to serve an anticipated population increase of 19,734 persons over the next 25 years;
- Balance the provision of adequate developable land and preservation and protection of rural and environmentally sensitive areas;
- Guide future growth and development to existing developed areas and ensure compatibility by considering the existing character, constraints, and opportunities within the identified Community Character Areas;
- Allow a diversity of land uses in certain locations, provided that certain improvements are made, thereby ensuring that the proposed land use is compatible with surrounding existing land uses and has no adverse impact on unique natural resources and environmentally sensitive areas; and,
- Recognize public infrastructure constraints and capacity and manage future growth and development to avoid exceeding the public infrastructure capacity.

Reorientation Policy

The Future Land Use Plan re-emphasizes the "reorientation policy" of prior plans. The "reorientation policy" promotes a compact development pattern that extends outward from existing developed areas served by adequate public facilities and services. The policy also encourages growth and development to be coordinated with and occur as adequate public infrastructure and services become available. This growth reorientation policy results in more efficient utilization of suitable land, protection of rural areas from premature development, and improved environmental quality. It also minimizes the impacts of decentralized sprawled and scattered ("leap-frog" or "hopscotch") development patterns that occur in outlying and isolated areas without adequate public infrastructure and services and results in the underutilization of urban land and increased dispersion and demand for infrastructure and services.

To implement the "reorientation policy", this Future Land Use Plan establishes a center-based development pattern. Centers, or Community Character Areas, are principal planning areas with common land use characteristics and community attributes, and are designed for compact form and structure and planned to accommodate growth projections. The center-based development strategy is hierarchical. The Community Character Areas are not expected to remain static and are not precluded from growing. For instance, a village may become a town, and a town may turn into an urban area. Both existing and new Community Character Areas may change over time and therefore should be carefully planned through strategic planning initiatives.

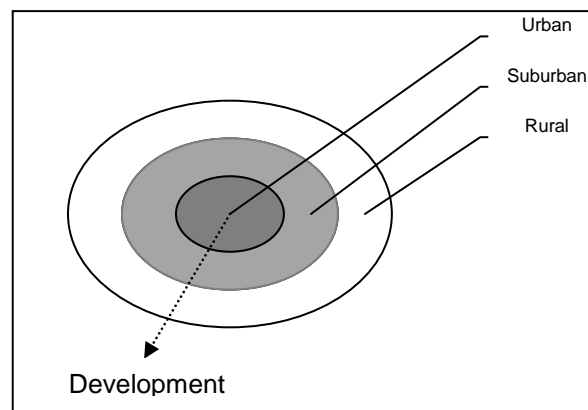


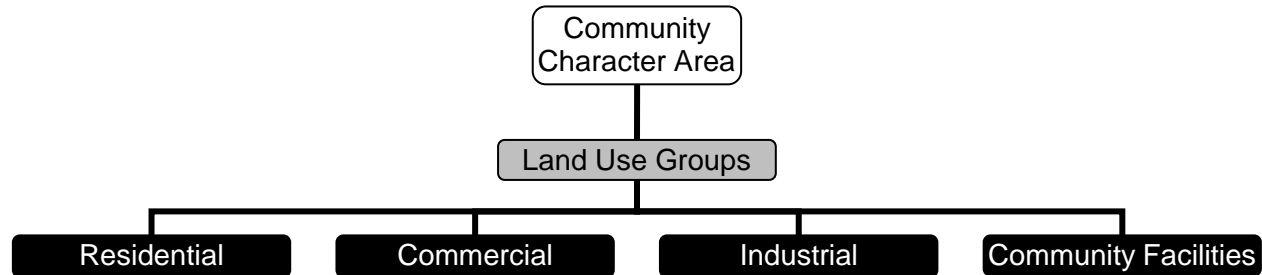
Figure 4-1: Center-Based Development Pattern

Within each Community Character area are land use groups. These sub-planning areas were developed through the analysis of existing developed and potential development areas and the identification of appropriate amount, type, and densities of new development and redevelopment of each area. Land use

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groups do not specifically identify changes to existing uses but establish criteria and policies for managing compatible development in an orderly and efficient manner.

Figure 4-2: Community Character Area - Land Use Groups



To further implement the reorientation policy, Chapter 2 identifies and describes Potential Development Areas (PDAs) within and immediately surrounding the Urban area and recommends future land uses for each PDA. Future land use proposals for PDAs should be consistent with the criteria and guidelines for the Community Character Area and land use groups.

Text and Maps

The Future Land Use Plan is comprised of text and maps. The text and maps depict both written and illustrative future land use classifications and recommendations. In guiding future land use decisions, the text and maps should be considered together and in conjunction with the adopted goals and objectives, base analysis, existing land use plan, transportation plan, and community facilities plan.

The Future Land Use Plan includes maps, detailed descriptions, and recommendations for each Community Character Area. A land use implementation matrix is provided for each Community Character Area and sets forth the following basic thresholds and policies for each land use group:

- Range of Acceptable Densities. The range of acceptable densities establishes the maximum acceptable density for each land use group. Density criteria are relevant primarily to growth areas and less relevant to built-up portions of existing areas, except when conditions influencing development change significantly (for example, public sanitary sewer becomes available) and when infill and redevelopment opportunities are viable.
- Illustrative Land Use Types. The illustrative land use types are recommended land uses for each land use group.
- Development Policies. The development policies are designed to ensure conformance with the Goals and Objectives and Transportation and Community Facilities Plans. These policies are recommendations and guiding principles for evaluating the compatibility of proposed developments with existing surrounding development. Compatibility has to do with actual land use and with design measures taken to mitigate any adverse impacts on surrounding existing development. Compatibility does not mean that a proposed development should be the same use or density as surrounding existing density. Compatibility is evaluated in terms of level or intensity of development adjacent to the site and the surrounding area, size of the proposed development (property and structures), overall site density, and proximity to more restrictive existing uses. Compatibility may be shown because the proposed use is the same as the surrounding neighborhood or it may be established by site design, buffering, lighting control, or access management. Compatibility may be demonstrated by a development plan for the proposal.
- Public Service Policies. The public service policies are designed to ensure conformance with the Plan's Goals and Objectives and Transportation and Community Facilities Plans. The public service policies are recommendations and guiding principles for evaluating the suitability of a specific site for

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the proposed development. Suitability is evaluated in terms of availability and adequacy of existing and proposed community facilities and services, such as public water and facilities for domestic use and fire protection and public sanitary sewer and roadway capacity and access management and in terms of off-site impacts and environmental factors, and proximity to and impact on naturally sensitive areas.

The future land use maps (Maps #4-1 through #4-23 in Map Appendix) illustrate the future or recommended land use pattern and identify the extent of projected growth and development within each Community Character Area and land use group. The future land use maps represent how the land use pattern will develop during the planning period and appear in 25 years based on goals, objectives, and development and public services established by this Comprehensive Plan. These maps provide for a surplus of land for all uses beyond the amount anticipated to satisfy future growth needs. *By providing a surplus, the Future Land Use Plan may be implemented regardless of ownership or topographic and other environmental conditions and will minimize the need for deviation from the plan due to physical, social, or economic changes, which might occur otherwise.*

Because the future land use maps do not provide significant detail, soil, slope, flood hazard, wetlands, geological, and infrastructure mapping are all incorporated *by reference* as part of the Future Land Use Plan. These maps should be referenced during the review of future land use proposals to ensure that proposed developments have adequate development potential and infrastructure capacity.

Urban Community Character Area

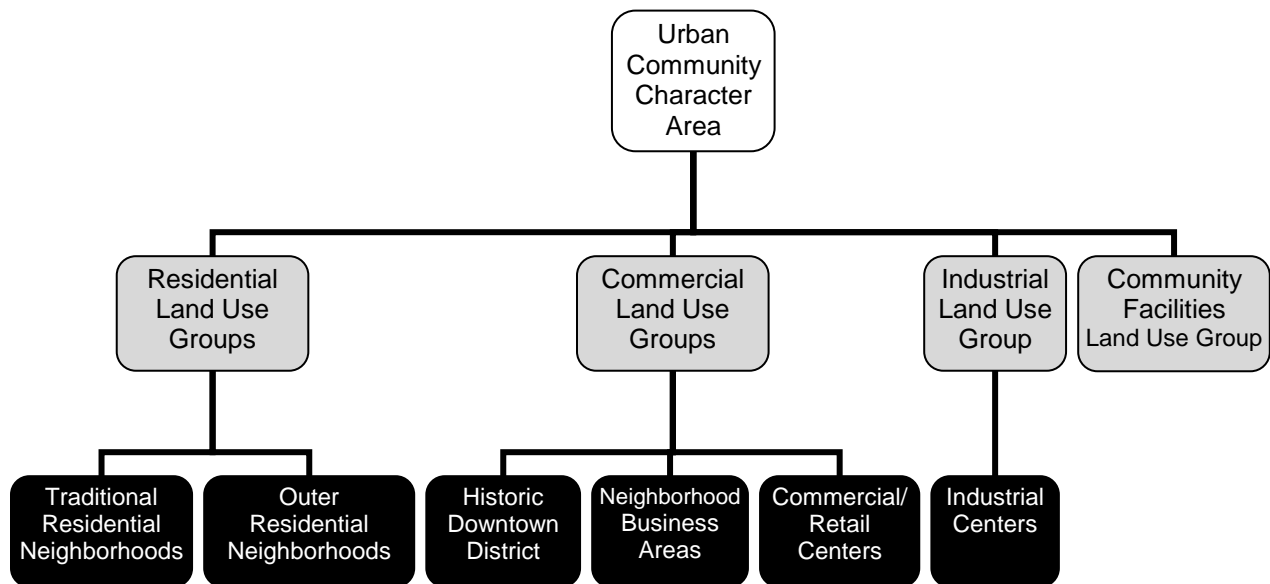
In the hierarchy of the center-based development strategy, the Urban Community Character Area is the largest center with the most diverse mixture of uses in a compact development pattern and served by public infrastructure. The Urban Community Character Area consists of most of the Bardstown corporate limits, the potential development areas identified for new development, and those immediate surrounding areas within the 4 drainage areas where gravity sewer service may be available. Map #4-2 in the Map Appendix is the Urban Future Land Use Map and illustrates the future or recommended land use pattern and identifies the extent of projected growth and development in the Urban area.

The Urban Community Character Area has sufficient developable land served by adequate public infrastructure and services. The Urban area is the primary center targeted for new development, redevelopment, and infill development at higher densities and in compact patterns. This area also is the primary center targeted for commercial and industrial developments.

Growth within the Urban Community Character Area should occur in compact development patterns and should be coordinated with the Community Facilities and Transportation Plans. Future land use decisions should balance the need for growth while ensuring efficient and equitable resource allocation and community preservation. Developments should be evaluated on the availability and capacity of public infrastructure, proximity to and compatibility with existing developed areas, and impact on unique natural resources and environmentally sensitive areas. Development prior to the availability of public sanitary sewer and adequate transportation is discouraged.

The Urban Community Character Area is subdivided into 7 land use groups – Traditional Residential Neighborhoods, Outer Residential Neighborhoods, Historic Downtown Districts, Neighborhood Business Areas, Commercial/Retail Centers, Industrial Centers, and Community Facilities. Table #4-1 sets forth the recommended illustrative uses, acceptable densities, and development and public service policies for each land use group.

Figure 4-3: Urban Community Character Area



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Urban Residential Land Use Groups

The Urban Community Character Area includes 2 residential land use groups – Outer Residential Neighborhoods and Traditional Residential Neighborhoods. The Comprehensive Plan’s “reorientation policy” supports the guiding of 45 percent of the future residential land uses to these Urban residential land use groups over the next 25 years. Residential land occupies the greatest percentage of the Urban area, and the dominant use of these lands is single-family residential development. Residential development is anticipated to remain consistent with past growth trends.

Traditional Residential Neighborhoods

Traditional Residential Neighborhoods provide for the continuation of existing residential patterns within the Urban Community Character Area. These areas are served by public infrastructure and services and are suitable for moderate- to high-density residential development, redevelopment, and infill development designed to maintain the current density and character of existing and developing neighborhoods. Potential Development Areas (PDAs) within the Traditional Residential Neighborhoods are recommended to be developed at higher densities, as listed in PDA Appendix and depending on site conditions and characteristic. At full buildout, these residential PDAs should accommodate more than 35 percent of the anticipated residential development in the Urban area.

Traditional Residential Neighborhoods are limited to residential development in order to preserve and protect existing neighborhoods. These neighborhoods are within close proximity to the Historic Downtown District and other neighborhood business and commercial centers and are therefore easily accessible to goods and services. Non-residential uses should be considered only as part of appropriate mixed-use developments. Non-residential uses should be compatible with the residential scale, size, and character of the existing neighborhood, serve as efficient and compatible transition, and have adequate buffering and screening to minimize incompatibilities between uses.

Traditional Residential Neighborhoods are suitable for detached and attached single-family, two-family, and multi-family (3+ units) residential developments. Residential densities should be consistent with and not jeopardize the character of existing neighborhoods. High-density residential developments should be located within areas currently zoned for these uses or within areas with similar densities and should not exceed the maximum allowable density, unless it is demonstrated that the proposed development is compatible with the existing character and will provide for an efficient transition and minimize incompatibilities between uses.

Outer Residential Neighborhoods

Outer Residential Neighborhoods are areas at the fringe of the Urban area and within close proximity to existing developed areas and are suitable for low- to moderate-density single-family residential development as public infrastructure and services become available. Potential Development Areas (PDAs) within the Outer Residential Neighborhoods should be developed at the recommended uses and densities as listed in PDA Appendix and depending on site conditions and characteristics, and at full buildout, these PDAs should accommodate more than 65 percent of the anticipated residential development in the Urban area.

The Outer Residential Neighborhoods should serve as a transition between the high-density development in the Traditional Residential Neighborhoods and low-density development of the Suburban area. Residential developments in this land use group should be compact developments served by public sanitary sewer and with densities ranging from minimum 1 unit per 2 acres to maximum 6 units per acre. Development densities should be consistent with existing development patterns, site suitability and constraints, and availability of infrastructure and services. Conservation design subdivisions are preferred over conventional subdivisions and afford greater design flexibility and ensure compact residential developments with quality open space and common areas and efficient public infrastructure and services.

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Urban Commercial Land Use Groups

The Urban Community Character Area has 3 commercial land use groups – Historic Downtown District, Neighborhood Business Areas, and Commercial/Retail Centers. The Comprehensive Plan’s “reorientation policy” supports the guiding of future commercial uses and development to existing developed areas and to designated commercial land use groups. Each commercial land use group is based on the intensity, requirements, and impacts of future commercial developments.

Future commercial development should reflect the adopted Goals and Objects and locational principles and policies set forth in this Future Land Use Plan. Future commercial developments should be compatible with existing and surrounding development and will be assessed based on level or intensity of development adjacent to the site and the surrounding area, size of the proposed development (property and structures), overall site density, and proximity to more restrictive existing uses. Scattered and strip commercial developments along major traffic corridors and isolated, spot commercial areas should be avoided to minimize adverse impacts and protect residential neighborhoods from encroaching non-residential uses. Also, scattered non-conforming commercial uses within residential areas should eventually relocate to designated commercial land use groups.

Historic Downtown District

The Historic Downtown District is Bardstown’s Central Business District and has a vibrant mixture of commercial, office, institutional, public, and residential uses. The Comprehensive Plan Goals and Objectives recognize the importance of this historic downtown core and the need to maintain its vitality and sustainability. Specific objectives recommend continued revitalization efforts and support compatible mixed-use development, infill development, and adaptive reuse while maintaining the integrity of the district’s historic character.

Since the 1996 Comprehensive Plan, the Historic Downtown District has been affected by the closing of an important commercial anchor store (grocery store), relocation of Flaget Memorial Hospital, Nelson County Justice Center, and Nelson County Public Library, and development of new commercial centers along highway corridors. These changes have altered the environment of the downtown district by directing customers and patrons away from the downtown area. To enhance the District’s status as a vibrant central business district, ongoing efforts should be taken to create destinations and work-live environments within close proximity – especially for those without cars. Utilization of upper floors of commercial structures for offices and housing should be encouraged as long as the integrity of the structure and surrounding area is maintained.

Any new infill development and redevelopment projects within the Historic Downtown District should reflect the adopted Goals and Objectives and locational requirements of this Future Land Use Plan and be consistent with the adopted historic design standards.

Neighborhood Business Areas

Neighborhood Business Areas are intended for neighborhood business uses that serve the daily needs of residents of nearby neighborhoods and that blend with the surrounding area. These districts are located near residential areas and should be compatible with the scale, size, and character of the existing neighborhood.

Neighborhood Business Areas are limited to professional offices and retail commercial and personal service establishments. Development plans for future land uses within the Neighborhood Business District should be carefully considered to ensure suitability and compatibility. Developments should be adequately buffered from nearby residential neighborhoods. All developments should be consistent with the adopted Goals and Objectives and the locational policies and principles of this Future Land Use Plan.

One area identified as a Neighborhood Business Areas is the area at the intersection of North Third Street (US 31E), Old Nazareth Road (KY 332), and Plum Run Road. This site is highly visible and serves as a gateway into the Urban area. Development within this area should be coordinated to minimize adverse impacts on roadway capacity and existing residential uses and to ensure appropriate transition between incompatible uses.

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Commercial/Retail Centers

Commercial/Retail Centers are designed to accommodate the community's major retail, office, and general commercial establishments. Future land uses within these centers generally are intensive and thereby require more land, parking, and other facilities and are located on major arterials. All developments within Commercial/Retail Centers should be consistent with the adopted Goals and Objectives and the locational principles and policies established within this Future Land Use Plan.

Strip commercial development along major traffic corridors and isolated commercial areas should be avoided. Developments within Commercial/Retail Centers should be coordinated to ensure compatible design and quality and efficient site design and access management. Commercial developments should minimize access points onto arterials and employ frontage roads or reverse frontage roads.

The Urban Community Character Area has five designated Commercial/Retail Centers. These Commercial/Retail Centers are in different stages of development but have similar development issues. They should be developed with a well-defined vision and compatible design, and future developments should address land use composition (uses and densities), site design (parking, internal circulation, open space), roadway capacity, traffic, and access management, and compatible design and appearance (landscaping, signage, lighting, building design).

- **East Bardstown Gateway.** The East Bardstown Gateway is a developing commercial area located at and surrounding Exit #25 of the Martha Layne Collins (Bluegrass) Parkway and at the intersection of East John Rowan Boulevard (KY 245) and Springfield Road (US 150). This gateway corridor may accommodate typical highway interchange uses, such as motels, gas stations, convenient stores, and restaurants, as well as a mixture of retail, service, and general commercial uses intended to serve both local and regional needs.
- **South Bardstown Gateway.** The South Bardstown Gateway is an existing commercial developed area on New Haven Road (US 31E) at Exit #21 of the Martha Layne Collins (Bluegrass) Parkway. This gateway has an established development pattern, and its existing and future uses include typical highway interchange uses and tourist attractions, such as the Bluegrass Speedway and Bluegrass Entertainment and Exposition Center. It is recommended that this gateway continue to develop as a mixture of highway service-related uses and other retail, service, and general commercial uses intended to serve both local and regional needs.
- **West KY 245 Corridor (KY 245 & US 31E).** The West KY 245 Corridor is an existing developed commercial corridor along West John Rowan Boulevard (KY 245) and extending from Templin Avenue (KY 1320) to North Third Street (US 31E). This Commercial Center is the primary commercial center in the Urban area and consists of a mixture of retail, service, general commercial, and industrial uses. This corridor is strategically located and will serve anticipated growth residential areas in the north and west portions of the community. Traffic congestion, access management, and compatible design are primary concerns for this corridor.
- **East KY 245 Corridor (KY 245 & US 62).** The East KY 245 Corridor is an existing developed commercial corridor along East John Rowan Boulevard (KY 245) and extending from North Third Street (US 31E) to Bloomfield Road (US 62). While the corridor consists primarily of retail, service, and general commercial uses, it also has industrial uses. Traffic congestion is a critical issue for this corridor and should be addressed before further commercial development.
- **Bloomfield Road Corridor (US 62).** The Bloomfield Road Corridor is an existing developed commercial area and extending from Guthrie Drive, through the East John Rowan Boulevard (KY 245) intersection, to Woodlawn Road (KY 605). This corridor consists of a mixture of residential, retail, service, and general commercial, light and heavy industrial, and public uses. This corridor should continue to develop with a mixture of non-residential uses. Traffic congestion and access management are critical issues for this corridor and should be considered before further commercial development occurs.

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Urban Industrial Land Use Group

The Comprehensive Plan “reorientation policy” supports the guiding of new or expanded industrial development to existing developed areas within the Urban Community Character Area and to ensure that the industrial development is conducive to the community character. Urban industrial areas should be served with adequate public infrastructure and services and should be developed to minimize potentially adverse impacts on both existing and future surrounding development.

Industrial development serves more than just the immediate urban area in which the industry is located. Based on future employment trends and using the national standard of twelve acres of industrial land per 1,000 persons, Nelson County should have a supply of approximately 758 acres of industrial land for the next 25 years. With the remaining industrial lots in Wilson Industrial Park, the 420-acre Nelson County Industrial Park, and other industrially zoned and designated areas, the County has sufficient land to accommodate future industrial growth within the next 25 years. However, active, well-coordinated efforts should be ongoing to ensure that the County will maintain this supply beyond the 25 year planning period.

Four Urban Industrial Centers – Wilson Industrial Park/Bardstown Industrial Park, Spencer Mattingly Industrial Center, Nelson County Industrial Park, and KY 245 Quarry/Industrial Center – have been designated to accommodate the anticipated industrial land use needs for the next 25 years. The following areas represent the locations of existing and future industrial uses, and while they are in different stages of development, they have similar development issues.

- **Wilson Industrial Park & Bardstown Industrial Park.** These established industrial parks are located on the north side of West John Rowan Boulevard (KY 245). Wilson Industrial Park is zoned for light industrial uses, and Bardstown Industrial Park is zoned heavy industrial uses. These parks are strategically located and provide adequate access for industrial traffic from KY 245 and US 31E. Future industrial development should be directed to locate within these existing parks, and if existing industrial buildings and facilities become available, it is recommended that these facilities be adaptively used or retrofitted to accommodate new or expanding industries.
- **Spencer Mattingly Industrial Center.** This Industrial Center is located along East John Rowan Boulevard (KY 245) and extends from the railroad to Spencer Mattingly Lane. This Industrial Center has existing heavy industrial uses. Although this Industrial Center is appropriate for future industrial growth, it has more recently become a developing commercial corridor with retail and general commercial uses. Any future heavy industrial development should be compatible with the surrounding uses and satisfy performance standards to minimize potential adverse impacts.
- **Nelson County Industrial Park.** The new 420-acre Nelson County Industrial Park is located on Parkway Drive and on the south of the Martha Layne Collins (Bluegrass) Parkway between Springfield Road (US 150) and Woodlawn Road (KY 605). The improvement of Springfield Road (US 150) from Parkway Drive/Loretto Road (KY 49) to Leslie Ballard Lane is listed on the state’s current highway plan, “Kentucky’s 2008 Highway Plan” and will improve roadway capacity and access for future industrial uses within this industrial park.
- **KY 245 Quarry / Industrial Corridor.** This corridor is located along East John Rowan Boulevard (KY 245) and extends from the intersection of Bloomfield Road (US 62) to the railroad. This industrial use has existing heavy industrial uses, including asphalt plant and quarry. As these existing uses phase out or cease operations, then it is recommended that the Planning Commission initiate a study of this corridor to determine the most appropriate land uses and criteria and thresholds for future development.

New or expanded industrial developments should be compatible with surrounding areas and should mitigate potential adverse impacts. Careful consideration and analysis of future industrial uses should be undertaken to assess the level or intensity of development adjacent to the site and the surrounding area, size of the proposed development (property and structures), overall site density, availability of public services, and proximity to more restrictive existing uses. In addition, careful consideration should be given to any proposed rezoning of existing industrial land for non-industrial uses to ensure that an adequate supply of suitable industrial land is available to accommodate future employment needs of the community.

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Scattered industrial uses and developments should be avoided to minimize adverse impacts and protect existing areas. Scattered non-conforming industrial uses within existing residential neighborhoods and in rural and environmentally sensitive areas should eventually relocate to designated industrial centers. Those industries of such nature as to warrant specific consideration and regulation or rely on the natural resources found in rural areas of the county should only be considered upon demonstration that the proposed development is consistent with the overall Goals and Objectives of this Plan.

A supply of publicly-owned industrial property should be a priority for the Bardstown Industrial Development Corporation and Nelson County Economic Development Authority, or their successors. If the supply of publicly-owned industrial land is inadequate to serve the community's needs, then future industrial development should be within or adjacent to designated industrial centers identified in this Future Land Use Plan. If land is not available within these areas, then the siting of publicly-owned industrial land should be based on the level or intensity of development adjacent to the site and the surrounding area, size of the proposed development (property and structures), overall site density, availability of public infrastructure and services, and proximity to more restrictive existing uses.

Community Facilities

The Comprehensive Plan supports the maintenance and use of existing community facilities when appropriate and encourages new facilities to accommodate the public need. Community facilities are public and institutional uses, including parks and recreation, schools and other educational or cultural facilities, libraries, churches, hospitals, social welfare and medical facilities, utilities, fire and police stations, jails, or other public office or administrative facilities. Future community facilities should reflect the adopted Goals and Objectives and the locational principles and policies set forth in this plan. Future community facilities should locate within or near existing developed areas and should be compatible with existing and surrounding development. Such uses will be assessed based on level or intensity of development adjacent to the site and the surrounding area, size of the proposed development (property and structures), overall site density, and proximity to more restrictive existing uses.

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Table #4-1: Urban Community Character Area Land Use Matrix

Please Note: Development and Public Service Policies apply to all land use groups.

Land Use Group	Illustrative Land Uses	Acceptable Densities	Development Policies	Public Service Policies
Outer Residential Neighborhoods	<p><u>Residential Uses</u></p> <ul style="list-style-type: none"> Detached single-family dwellings Attached single-family dwellings (townhouses or condominiums) <p><u>Non-Residential Uses</u></p> <ul style="list-style-type: none"> Institutional and public uses Parks and recreational areas 	<p><u>Residential Densities</u></p> <ul style="list-style-type: none"> Minimum gross density of 1 dwelling unit per 2 acres Maximum gross density, <i>if served by public sanitary sewer</i>, of 6.0 dwelling units per acre Maximum gross density, <i>if not served by public sanitary sewer</i>, of 1.452 dwelling unit per acre Conservation Design Subdivision <p><u>Non-Residential Densities</u></p> <ul style="list-style-type: none"> Institutional and public uses Parks and recreational areas 	<p><u>All Developments</u></p> <ul style="list-style-type: none"> Demonstrate compatibility with existing development through a development plan. Promote compact development near existing developed areas and within areas already served by adequate infrastructure to avoid "leap-frog" or "hopscotch" development that is beyond the availability of urban services. Ensure that infill developments reflect the overall density and character of the existing neighborhood. Coordinate new developments or redevelopments within designated gateways to ensure compatible design. Limit development in environmentally sensitive areas, including but not limited to areas with steep slopes, floodplain, sinkholes, river and stream corridors, wetlands, etc. Maintain viewshed along roadway corridors. Incorporate recreational, tourist, historic, cultural, scenic, natural and physical resources and areas into site design and development and minimize adverse impacts affecting these resources and areas. 	<p><u>All Developments</u></p> <ul style="list-style-type: none"> Demonstrate suitability through evaluation of availability and adequacy of existing and proposed community facilities and services, such as public water and facilities for domestic use and fire protection and public sanitary sewer and roadway capacity and access management and in terms of off-site impacts and environmental factors, and proximity to and impact on environmentally sensitive areas. Avoid "leap-frog" or "hopscotch" development that is beyond the availability of public infrastructure and services. Guide development to areas served by or capable of being served by adequate public sanitary sewer or by conventional septic systems approved by the Health Department. Ensure that developments are provided with public water sufficient to serve the proposed uses and meet applicable fire protection standards. Ensure that developments incorporate provisions for increased storm water runoff and for properly collecting, transporting, storing, and discharging runoff at pre-development rates and comply with the storm water management requirements of the applicable jurisdiction. Demonstrate acceptable levels of road services through evaluation of impact on existing roadways and determination of necessary improvements. Limit direct access onto arterials. Provide for the continuity of the street/road system and greenways and trails linkages by connecting streets, road, and trails already in place with those planned in neighboring areas. Provide for coordination with existing and proposed transportation network by preserving rights-of-way for future roadways and greenways/trails as set forth in the Community Facilities and Transportation Plans. Ensure that primary vehicular access to non-residential uses do not adversely impact residential neighborhoods. Provide for passive and active recreational opportunities and retain environmentally sensitive areas as open space.
Traditional Residential Neighborhoods	<p><u>Residential Uses</u></p> <ul style="list-style-type: none"> Detached single-family dwellings Attached single-family dwellings (townhouses or condominiums) Two-family dwellings (duplexes or twinhomes) Multi-family dwellings (3+ units) <p><u>Non-Residential Uses</u></p> <ul style="list-style-type: none"> Institutional and public uses Parks and recreational areas 	<p><u>Residential Densities</u></p> <ul style="list-style-type: none"> Densities consistent with existing character. <p><u>Non-Residential Densities</u></p> <ul style="list-style-type: none"> Institutional and public uses consistent with the scale, size, and character of the existing neighborhood. Parks and recreational areas 	<p><u>Residential Developments</u></p> <ul style="list-style-type: none"> Provide for mixture housing densities and types. Discourage new uses and developments that jeopardize existing neighborhoods. Ensure compatibility with adjoining properties and neighborhoods. Promote new residential developments that reflect the overall density and character of the existing neighborhood. Support infill residential uses and developments that reflect the overall density and character of the existing neighborhood. Ensure adequate buffering and screening of high-density residential developments when adjoining incompatible uses or lower density residential developments. 	
Neighborhood Business Areas	<p><u>Residential Uses</u></p> <ul style="list-style-type: none"> Not permitted <p><u>Non-Residential Uses</u></p> <ul style="list-style-type: none"> Professional offices Retail commercial and personal service establishments Institutional and public uses Parks and recreational areas 	<p><u>Residential Densities</u></p> <ul style="list-style-type: none"> Not permitted <p><u>Non-Residential Densities</u></p> <ul style="list-style-type: none"> Office and commercial uses compatible with the scale, size, and character of the surrounding area Institutional and public uses compatible with scale, character and size of surrounding area 	<p><u>Non-Residential Developments</u></p> <ul style="list-style-type: none"> Limit non-residential uses to institutional and public uses, except in areas designated as Commercial/Retail Centers, Neighborhood Business Areas or Historic Downtown District. Screen non-residential uses adjoining agricultural and residential zoning and/or uses by physical separation and landscaped buffering and provide for noise and lighting controls to minimize adverse impacts. 	
Historic Downtown District	<p><u>Residential Uses</u></p> <ul style="list-style-type: none"> Detached single-family dwellings Attached single-family dwellings (townhouses or condominiums) Two-family dwellings (duplexes or twinhomes) Multi-family dwellings (3+ units) <p><u>Non-Residential Uses</u></p> <ul style="list-style-type: none"> Professional offices Retail commercial and personal service establishments Institutional and public uses Park and recreational areas 	<p><u>Residential Densities</u></p> <ul style="list-style-type: none"> Densities consistent with existing character <p><u>Non-Residential Densities</u></p> <ul style="list-style-type: none"> Professional offices and retail commercial and personal service establishments at densities consistent with existing character Institutional and public uses compatible with scale, character, and size of surrounding uses 	<p><u>Non-Residential Developments</u></p> <ul style="list-style-type: none"> Avoid locating non-residential uses, determined to be high traffic generators by a traffic impact study, adjacent to any residential area, except high density urban residential areas. Coordinate non-residential developments along high growth corridors as planned centers and parks rather than individual sites or linear ("strip") developments. Ensure non-residential uses and developments maintain the Adaptively use existing buildings and structures to protect the existing character, and where adaptive use is not feasible, ensure that redevelopment is appropriate in scale, size, and character of the area. Locate institutional and public uses within or near existing developed areas and should be appropriate in scale, size, and character of the area. Guide retail commercial, personal service, or other similar establishments to locate on first/ground floors and upper-story housing in the Historic Downtown District. Prohibit residential uses within industrial developments and allow office and commercial uses within industrial developments within accessory to the principal industrial use. 	
Commercial/Retail Centers	<p><u>Residential Uses</u></p> <ul style="list-style-type: none"> Attached single-family dwellings (townhouses or condominiums) Two-family dwellings (duplexes or twinhomes) Multi-family dwellings (3+ units) <p><u>Non-Residential Uses</u></p> <ul style="list-style-type: none"> Professional offices Retail commercial, personal service, and general commercial establishments Institutional and public uses Park and recreational areas 	<p><u>Residential Densities</u></p> <ul style="list-style-type: none"> Maximum gross density of 6 dwelling units per acre <p><u>Non-Residential Densities</u></p> <ul style="list-style-type: none"> Office and commercial uses Institutional and public uses 		
Industrial Centers	<p><u>Residential Uses</u></p> <ul style="list-style-type: none"> Not permitted. <p><u>Non-Residential Uses</u></p> <ul style="list-style-type: none"> Office and commercial uses accessory to industrial use Industrial uses and parks Institutional and public uses Parks and recreational areas 	<p><u>Residential Densities</u></p> <ul style="list-style-type: none"> Not permitted <p><u>Non-Residential Densities</u></p> <ul style="list-style-type: none"> Office and commercial uses accessory to industrial use Industrial uses and parks Institutional and public uses Parks and recreational areas 		

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Suburban Community Character Area

The Comprehensive Plan's center-based development strategy establishes an area immediately surrounding the Urban area and Bloomfield Town area as future growth area for residential development. The Plan's "reorientation policy" supports the guiding of 30 percent of the community's future residential land uses to the Suburban area. Maps #4-1 and 4-2 in the Appendix show the location and extent of the Suburban area, and Table #4-2 sets forth the recommended illustrative land uses, acceptable densities, and development and public service policies for the Suburban area.

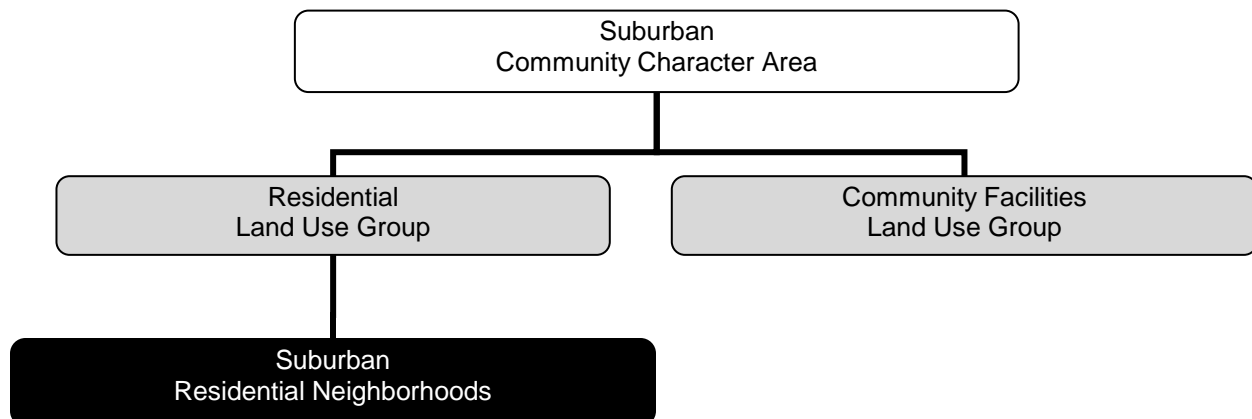
The Suburban area should serve as a transition between the Urban and Rural areas. To ensure efficient utilization of suitable land and protect rural land from premature development, future residential growth should be directed to areas within close proximity to the Urban or Bloomfield Town area or within or adjoining existing developed areas. Future residential developments should be evaluated on the availability and capacity of public infrastructure, proximity to and compatibility with surrounding uses and developments, and impact on unique natural resources and environmentally sensitive areas. Development prior to the availability of adequate public infrastructure and services is discouraged.

The Suburban area is limited to single-family residential developments and community facilities. Other residential and non-residential developments are not permitted within the Suburban area and should be guided to nearby Villages, Hamlets, or Crossroads or within appropriate mixed-use developments. Suburban residential developments should not exceed maximum acceptable gross density of 2.9 units per acre, if served by sanitary sewer, and 1 unit per acre if not served by sanitary sewer. Conservation design subdivisions are preferred over conventional subdivisions. These subdivisions allow greater design flexibility and ensure compact residential developments with quality open space and common areas and efficient public infrastructure and services.

Community Facilities

The Comprehensive Plan supports the maintenance and use of existing community facilities when appropriate and encourages new facilities to accommodate the public need. Community facilities are public and institutional uses, including parks and recreation, schools and other educational or cultural facilities, libraries, churches, hospitals, social welfare and medical facilities, utilities, fire and police stations, jails, or other public office or administrative facilities. Future community facilities should reflect the adopted Goals and Objectives and the locational principles and policies set forth in this plan. Future community facilities should locate within or near existing developed areas and should be compatible with existing and surrounding development. Such uses will be assessed based on level or intensity of development adjacent to the site and the surrounding area, size of the proposed development (property and structures), overall site density, and proximity to more restrictive existing uses.

Figure 4-4: Suburban Community Character Area



Chapter 4: Future Land Use Plan

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Table #4-2: Suburban Community Character Area Land Use Matrix

Please Note: Development and Public Service Policies apply to all land use groups.

Land Use Group	Illustrative Land Uses	Acceptable Densities	Development Policies	Public Service Policies
<p>Suburban Residential Neighborhoods</p>	<p><u>Residential Uses</u></p> <ul style="list-style-type: none"> • Detached single-family dwellings <p><u>Non-Residential Uses</u></p> <ul style="list-style-type: none"> • Institutional and public uses • Parks and recreational areas 	<p><u>Residential Densities</u></p> <ul style="list-style-type: none"> • Minimum gross density of 1 dwelling unit per 5 acres • Maximum gross density, <i>if served by public sanitary sewer</i>, of 2.9 units per acre • Maximum gross density, <i>if not served by public sanitary sewer</i>, of 1.452 dwelling unit per acre • Conservation Design Subdivision <p><u>Non-Residential Densities</u></p> <ul style="list-style-type: none"> • Institutional and public uses consistent with the scale, size, and character of the existing neighborhood. • Parks and recreational uses 	<p><u>All Developments</u></p> <ul style="list-style-type: none"> • Demonstrate compatibility with existing development through a development plan. • Promote compact development near existing developed areas and within areas already served by adequate infrastructure to avoid “leap-frog” or “hopscotch” development that is beyond the availability of urban services. • Ensure that infill developments reflect the overall density and character of the existing neighborhood. • Maintain the viewshed along roadway corridors. • Incorporate recreational, tourist, historic, cultural, scenic, natural and physical resources and areas into site design and development and minimize adverse impacts affecting these resources and areas. • All developments should be limited in environmentally sensitive areas, including but not limited to areas with steep slopes, floodplain, sinkholes, river and stream corridors, wetlands, etc. <p><u>Residential Developments</u></p> <ul style="list-style-type: none"> • Provide for a mixture of housing densities and types. • Discourage new uses and developments that jeopardize existing neighborhoods. • Ensure new uses and developments are compatible with adjacent properties and neighborhoods. • Promote new residential developments that reflect the overall density and character of the existing neighborhood. <p><u>Non-Residential Developments</u></p> <ul style="list-style-type: none"> • Limit non-residential uses and developments to institutional, public, and agricultural uses. • Prohibit industrial uses. 	<p><u>All Developments</u></p> <ul style="list-style-type: none"> • Demonstrate suitability through evaluation of availability and adequacy of existing and proposed community facilities and services, such as public water and facilities for domestic use and fire protection and public sanitary sewer and roadway capacity and access management and in terms of off-site impacts and environmental factors, and proximity to and impact on environmentally sensitive areas. • Avoid “leap-frog” or “hopscotch” development that is beyond the availability of public infrastructure and services. • Locate developments in areas served by or capable of being served by adequate public sanitary sewer or by conventional septic systems approved by the Health Department. • Ensure that developments are served by public water sufficient to serve the proposed uses and meet applicable fire protection standards. • Ensure that developments incorporate provisions for increased storm water runoff and for properly collecting, transporting, storing, and discharging runoff at pre-development rates and comply with the storm water management requirements of the applicable jurisdiction. • Provide for the continuity of the street/road system and pedestrian/ bicycle linkages by connecting streets, road, and trails already in place with those planned in neighboring areas. • Demonstrate acceptable levels of road services through evaluation of impact on existing roadways and determination of necessary improvements. • Limit direct access on arterials. • Provide for coordination with existing and proposed transportation network by preserving rights-of-way for future roadways and greenways/trails as set forth in the Community Facilities and Transportation Plans. • Limit primary vehicular access to non-residential uses to avoid adverse impacts on residential neighborhoods. <p><u>Residential Developments</u></p> <ul style="list-style-type: none"> • Provide direct access for high density residential developments onto at least a minor collector street or road. <p><u>Non-Residential Developments</u></p> <ul style="list-style-type: none"> • Require direct access for non-residential developments onto a collector road or street. • Orient non-residential vehicular access away from residential neighborhoods.

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Town Community Character Areas

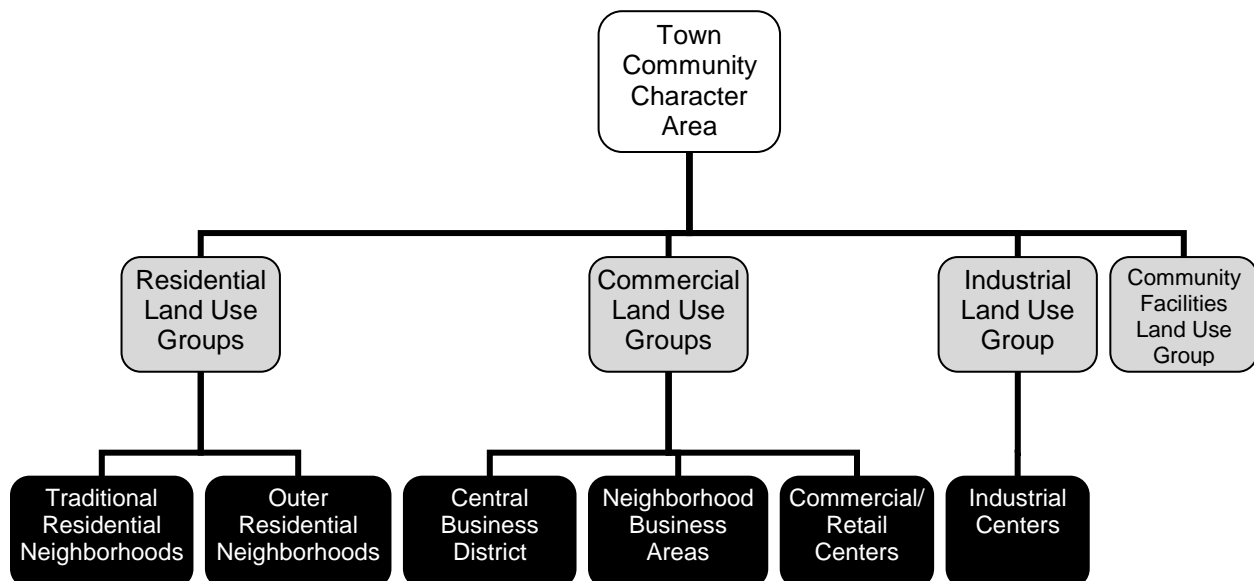
The Town Community Character Areas are the corporate limits of the Cities of Bloomfield, Fairfield, and New Haven and those immediately surrounding areas identified to accommodate anticipate growth and development during the 25-year planning period. These existing developed areas are the traditional centers of commerce and government, and each community has diverse residential neighborhoods and mixture of retail, service, and general commercial uses serving local and regional markets. These Towns should accommodate 5 percent of the total County population. Each Town has a distinct identity and sense of place that extends beyond the corporate limits and represents the rural character of the surrounding areas.

Maps #4-3, 4-4, and 4-5 in the Map Appendix show the extent and future land uses of the Bloomfield, Fairfield, and New Haven Town Community Character Areas. Each Town area is intended to accommodate a mixture of residential, commercial, light industrial, and public uses. The Comprehensive Plan's "reorientation policy" establishes that commercial and light industrial uses be guided to locate within the designated Town land use groups and that 5 percent of the community's residential uses, approximately 475 to 500 dwellings, be directed to the Town residential land use groups. This growth reorientation to these existing developed areas will prevent premature and scattered development in the Rural and Naturally Sensitive Areas and provide efficient utilization of land and public infrastructure and services.

The Plan's primary goal for the Towns is to protect their small town character and rural atmosphere while providing essential goods and services for their residents. Future land use decisions should balance the need for growth while ensuring efficient and equitable resource allocation and community preservation. Growth and development should be guided to appropriate areas, should be served by adequate public infrastructure or coordinated with public infrastructure improvements, and should be compatible with the Town's existing scale and character. Future land use proposals within the Towns should be carefully evaluated to determine each Town's capacity to provide adequate public services and maintain public infrastructure.

Each Town Community Character Areas is subdivided into 7 land use groups -- Traditional Residential Neighborhoods, Outer Residential Neighborhoods, Central Business District, Neighborhood Business Areas, Commercial/Retail Centers, Industrial Centers, and Community Facilities. Table #4-3 sets forth the recommended illustrative land uses, acceptable densities, and development and public service policies for each land use group.

Figure 4-5: Town Community Character Area



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Town Residential Land Use Groups

Town Community Character Areas include two residential land use groups – Traditional and Outer Residential Neighborhoods. These residential sub-planning areas are designed to accommodate future residential growth over the next 25 years. Residential development is anticipated to remain consistent with past growth trends.

All future residential development should reflect the goals and objectives and intent of this future land use plan. Anticipated residential growth should occur in compact development patterns and be coordinated with the Community Facilities and Transportation Plans. Developments should be evaluated on the availability and capacity of public infrastructure, proximity to and compatibility with existing developed areas, and impact on unique natural resources and environmentally sensitive areas. Maximum development potential and service capacity requires compact development with adequate infrastructure and services available or made available as part of the development process. All developments within the Bloomfield and New Haven Town areas must be served by public sanitary sewer. Until and unless served by public sanitary sewer, residential development within the Fairfield Town area must be served by approved on-site sanitary systems. All residential developments should be served by adequate transportation facilities.

Traditional Residential Neighborhoods

Town Traditional Residential Neighborhoods are existing residential areas with an established development pattern and served by public infrastructure and services. The Comprehensive Plan's "reorientation policy" encourages development, redevelopment, and infill development within these existing neighborhoods. New residential development should be consistent with the existing development pattern and densities and maintain the existing neighborhood character.

Traditional Residential Neighborhoods are limited to residential, public and institutional uses. These areas are located within close proximity to Town Central Business District and other neighborhood business and commercial centers and easily accessible to goods and services. Non-residential uses are not permitted, and institutional and public uses are only acceptable if the uses maintain the residential scale, size, and character of the neighborhood and minimize incompatibilities of uses.

Traditional Residential Neighborhoods within the Bloomfield and New Haven Towns are suitable for detached and attached single-family, two-family, and multi-family (3+ units) residential uses at moderate to high densities. These developments should be consistent with and not jeopardize the character of existing neighborhoods. High-density residential developments should be located within areas currently zoned for these uses and with similar densities and be served by public sanitary sewer. High-density residential developments should not exceed the maximum allowable density, unless it is demonstrated that higher density developments are compatible with the existing character, provide for an efficient transition, and minimize incompatibilities between uses.

Traditional Residential Neighborhoods within the Fairfield Town area are suitable for detached single-family residential developments at low to moderate densities, until and unless public sanitary sewer becomes available.

Outer Residential Neighborhoods

Outer Residential Neighborhoods within Town Community Character Areas are potential development areas within close proximity to existing developed areas. These areas are suitable for low- to moderate-density residential development as public infrastructure and services become available over the next 25 years. Future residential development should be coordinated with the Community Facilities and Transportation Plans to ensure orderly and efficient growth. Developments should be evaluated on the availability and capacity of public infrastructure, proximity to and compatibility with existing developed areas, and impact on unique natural resources and environmentally sensitive areas. Maximum development potential and service capacity requires compact development with adequate infrastructure and services available or made available as part of the development process.

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Outer Residential Neighborhoods should serve as a transition between high-density development in the Traditional Residential Neighborhoods and low-density development of the Rural area or Suburban area, if applicable. In Bloomfield and New Haven Towns, residential developments should be compact developments served by public sanitary sewer and with densities ranging from minimum 1 unit per 2 acres to maximum 6 units per acre. In Fairfield Town, future neighborhoods should be limited to detached single-family residential developments at low-density of 1 unit per acre, unless public sanitary sewer becomes available. Development densities in all Outer Residential Neighborhoods Development densities should be consistent with existing development patterns, site suitability and constraints, and availability of infrastructure and services.

Town Suburban Residential Neighborhood

As each Town's development capacity evolves, a Suburban Residential Neighborhood may be designated to accommodate residential growth and development. This Future Land Use Plan only designates a Suburban area for the Bloomfield Town because of its development and infrastructure capacity to serve significant suburban-type residential growth. Until development and infrastructure constraints, specifically public sanitary sewer capacity and floodplain and slope issues, are addressed, Suburban areas for New Haven and Fairfield Towns are not recommended.

Town Commercial Land Use Groups

The Town Community Character Area has 3 commercial land use groups –Central Business District, Neighborhood Business Areas, and Commercial/Retail Centers. The Comprehensive Plan's "reorientation policy" supports the guiding of future commercial uses and development to existing developed areas and to designated commercial land use groups. Each commercial land use group is based on the intensity, requirements, and impacts of future commercial developments. Commercial development is anticipated to remain consistent with past growth trends.

Future commercial development should reflect the adopted Goals and Objectives and locational principles and policies set forth in this Future Land Use Plan. Future commercial developments should be compatible with existing and future surrounding development and will be assessed based on level or intensity of development adjacent to the site and the surrounding area, size of the proposed development (property and structures), overall site density, and proximity to more restrictive existing uses. Scattered and strip commercial developments along major traffic corridors and isolated, spot commercial areas should be avoided to minimize adverse impacts and protect residential neighborhoods from encroaching non-residential uses. Also, scattered non-conforming commercial uses within residential areas should eventually relocate to designated commercial land use groups.

Central Business District

Each Town's Central Business District has a mixture of commercial, office, institutional, public, and residential uses. The Comprehensive Plan Goals and Objectives recognize the importance of this historic downtown core and the need to maintain its vitality and sustainability. Specific objectives recommend continued revitalization efforts and support compatible mixed-use development, infill development, and adaptive reuse while maintaining the integrity of the district's historic character.

To enhance the Districts' status as vibrant central business districts, ongoing efforts should be taken to create destinations and work-live environments within close proximity – especially for those without cars. Utilization of upper floors of commercial structures for offices and housing should be encouraged as long as the integrity of the structure and surrounding area is maintained. Any new infill development and redevelopment projects within the Central Business Districts should reflect the adopted Goals and Objectives and locational requirements of this Future Land Use Plan and be consistent with the existing community character.

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Neighborhood Business Areas

Neighborhood Business Areas are intended for neighborhood business uses serving the daily needs of residents and blending with the surrounding area. These districts are located near residential areas and should be compatible with the scale, size, and character of the existing neighborhood.

Neighborhood Business Areas are limited to professional offices and retail commercial and personal service establishments. Development plans for future land uses within the Neighborhood Business District should be carefully considered to ensure suitability and compatibility. Developments should be adequately buffered from nearby residential neighborhoods. All developments should reflect the adopted Goals and Objectives and be consistent with the acceptable densities, illustrative land uses, and development and public service policies of this Future Land Use Plan.

Commercial/Retail Centers

Commercial/Retail Centers are designed to accommodate retail, office, and general commercial establishments to serve the Town and its surrounding areas. Since future commercial uses within these centers may be intensive and require more land, parking, and other facilities, these uses should be served by adequate public infrastructure and transportation. All developments within Commercial/Retail Centers should be consistent with the adopted Goals and Objectives and the locational principles and policies established within this Future Land Use Plan. Strip commercial development along major traffic corridors and isolated commercial areas should be avoided. Developments within Commercial/Retail Centers should be coordinated to ensure compatible design and quality and efficient site design and access management. Commercial developments should minimize access points onto arterials and employ frontage roads or reverse frontage roads.

Town Industrial Centers

The Comprehensive Plan “reorientation policy” supports the guiding of new or expanded industrial development to existing developed areas within the Towns and to ensure that the industrial development is conducive to the community character. Each Town has designated Industrial Centers to accommodate only light industrial uses. Town industrial areas should be served with adequate public infrastructure and services and should be developed to minimize potentially adverse impacts on both existing and future surrounding development.

New or expanded industrial developments should be compatible with surrounding areas and should mitigate all potential adverse impacts. Careful consideration and analysis of future industrial uses should be undertaken to assess the level or intensity of development adjacent to the site and the surrounding area, size of the proposed development (property and structures), overall site density, availability of public services, and proximity to more restrictive existing uses. In addition, careful consideration should be given to any proposed rezoning of existing industrial land for non-industrial uses to ensure that an adequate supply of suitable industrial land is available to accommodate future employment needs of the community.

Scattered industrial uses and developments should be avoided to minimize adverse impacts and protect existing areas. Scattered non-conforming industrial uses within existing residential neighborhoods and in environmentally sensitive areas should eventually relocate to designated industrial centers. Those industries of such nature as to warrant specific consideration and regulation or rely on the natural resources should only be considered upon demonstration that the proposed development is consistent with the overall Goals and Objectives of this Plan.

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Town Community Facilities

The Comprehensive Plan supports the maintenance and use of existing community facilities when appropriate and encourages new facilities to accommodate the public need. Community facilities are public and institutional uses, including parks and recreation, schools and other educational or cultural facilities, libraries, churches, hospitals, social welfare and medical facilities, utilities, fire and police stations, jails, or other public office or administrative facilities. Future community facilities should reflect the adopted Goals and Objectives and the locational principles and policies set forth in this plan. Future community facilities should locate within or near existing developed areas and should be compatible with existing and surrounding development. Such uses will be assessed based on level or intensity of development adjacent to the site and the surrounding area, size of the proposed development (property and structures), overall site density, and proximity to more restrictive existing uses.

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Chapter 4: Future Land Use Plan

Table #4-3: Town Community Character Area Land Use Matrix

Please Note: Development and Public Service Policies apply to all land use groups.

Land Use Group	Illustrative Land Uses	Acceptable Densities	Development Policies	Public Service Policies
Traditional Residential Neighborhoods	<p><u>Residential Uses</u></p> <ul style="list-style-type: none"> Detached single-family dwellings Attached single-family dwellings (townhouses or condominiums) Two-family dwellings (duplexes or twinhomes) Multi-family dwellings (3+ units) <p><u>Non-Residential Uses</u></p> <ul style="list-style-type: none"> Institutional and public uses Parks and recreational areas 	<p><u>Residential Densities</u></p> <ul style="list-style-type: none"> Densities consistent with existing character. <p><u>Non-Residential Densities</u></p> <ul style="list-style-type: none"> Institutional and public uses consistent with the scale, size, and character of the existing neighborhood. 	<p><u>All Developments</u></p> <ul style="list-style-type: none"> Demonstrate compatibility with existing development through a development plan. Promote compact development near existing developed areas already served by adequate infrastructure to avoid "leap-frog" or "hopscotch" development that is beyond the availability of urban services. Support infill residential developments that reflect the overall density and character of the existing neighborhood. Maintain the viewshed along roadway corridors. Incorporate recreational, tourist, historic, cultural, scenic, natural and physical resources and areas into site design and development and minimize adverse impacts affecting these resources and areas. Limit development in environmentally sensitive areas, including but not limited to areas with steep slopes, floodplain, sinkholes, river and stream corridors, wetlands, etc. <p><u>Residential Developments</u></p> <ul style="list-style-type: none"> Provide for a mixture of housing densities and types. Discourage uses that jeopardize existing neighborhoods. Ensure compatibility with adjacent properties and neighborhoods. Promote new residential developments that reflect the overall density and character of the existing neighborhood. Ensure adequate buffering and screening of high-density residential developments when adjoining incompatible uses or lower density residential developments. <p><u>Non-Residential Developments</u></p> <ul style="list-style-type: none"> Limit non-residential developments to institutional and public uses, except in areas designated as Commercial/Retail Centers, Neighborhood Business Areas or Central Business District. Screen non-residential developments adjoining agricultural and residential zoning and/or uses by physical separation and landscaped buffering and provide for noise and lighting controls to minimize adverse impacts. Avoid locating non-residential developments, determined to be high traffic generators by a traffic impact study, adjacent to any residential area, except high density urban residential areas. Coordinate non-residential developments along high growth corridors as planned centers and parks rather than individual sites or linear ("strip") developments. Maintain the residential scale, size, and character of the existing neighborhoods. Adaptively use existing buildings and structures to protect the existing character, and where adaptive use is not feasible, ensure that redevelopment is appropriate in scale, size, and character of the area. Locate institutional and public uses within or near existing developed areas and ensure such uses are appropriate in scale, size, and character of the area. Guide retail commercial, personal service, or other similar establishments to locate on first/ground floors and upper-story housing in the Historic Downtown District. Prohibit residential uses within industrial developments. Allow office and commercial uses within industrial developments when accessory to the principal industrial use. Limit heavy and hazardous industrial uses. 	<p><u>All Developments</u></p> <ul style="list-style-type: none"> Demonstrate suitability through evaluation of availability and adequacy of existing and proposed community facilities and services, such as public water and facilities for domestic use and fire protection and public sanitary sewer and roadway capacity and access management and in terms of off-site impacts and environmental factors, and proximity to and impact on environmentally sensitive areas. Avoid "leap-frog" or "hopscotch" development that is beyond the availability of public infrastructure and services. Guide developments to areas served by or capable of being served by adequate public sanitary sewer or by conventional septic systems approved by the Health Department. Ensure that developments are served by public water sufficient to serve the proposed uses and meet applicable fire protection standards. Ensure that developments incorporate provisions for increased storm water runoff and for properly collecting, transporting, storing, and discharging runoff at pre-development rates and should comply with the storm water management requirements of the applicable jurisdiction. Provide for the continuity of the street/road system and pedestrian/bicycle linkages by connecting streets, road, and trails already in place with those planned in neighboring areas. Demonstrate acceptable levels of road services through the evaluation of the impact on existing roadways and necessary improvements. Limit direct access on arterials. Provide for coordination with existing and proposed transportation network by preserving rights-of-way for future roadways and greenways/trails as set forth in the Community Facilities and Transportation Plans. <p><u>Residential Developments</u></p> <ul style="list-style-type: none"> Provide direct access for high density residential developments onto at least a minor collector street or road. <p><u>Non-Residential Developments</u></p> <ul style="list-style-type: none"> Minimize direct access of non-residential developments to collector road/street. Orient non-residential vehicular access away from residential neighborhoods.
Future Residential Neighborhoods	<p><u>Residential Uses</u></p> <ul style="list-style-type: none"> Detached single-family dwellings Attached single-family dwellings (townhouses or condominiums) <p><u>Non-Residential Uses</u></p> <ul style="list-style-type: none"> Institutional and public uses Parks and recreational areas 	<p><u>Residential Densities</u></p> <ul style="list-style-type: none"> Minimum gross density, if served by public sanitary sewer, of 1 dwelling unit per 2 acres Maximum gross density, if served by public sanitary sewer, of 6.0 dwelling units per acre Minimum/maximum gross density, if not served by public sanitary sewer, of 1.452 dwelling unit per acre <p><u>Non-Residential Densities</u></p> <ul style="list-style-type: none"> Institutional and public use Parks and recreational uses 		
Central Business Districts	<p><u>Residential Uses</u></p> <ul style="list-style-type: none"> Detached single-family dwellings Attached single-family dwellings (townhouses or condominiums) Two-family dwellings (duplexes or twinhomes) Multi-family dwellings (3+ units) <p><u>Non-Residential Uses</u></p> <ul style="list-style-type: none"> Professional offices Retail commercial and personal service establishments Institutional and public uses Park and recreational areas 	<p><u>Residential Densities</u></p> <ul style="list-style-type: none"> Densities consistent with existing character <p><u>Non-Residential Densities</u></p> <ul style="list-style-type: none"> Office and commercial uses Institutional uses 		
Neighborhood Business Areas	<p><u>Residential Uses</u></p> <ul style="list-style-type: none"> Not permitted <p><u>Non-Residential Uses</u></p> <ul style="list-style-type: none"> Professional offices Retail commercial and personal service establishments Institutional and public uses Parks and recreational areas 	<p><u>Residential Densities</u></p> <ul style="list-style-type: none"> Not permitted <p><u>Non-Residential Densities</u></p> <ul style="list-style-type: none"> Professional office and retail commercial and personal service establishments Institutional and public uses Parks and recreational uses 		
Commercial/Retail Centers	<p><u>Residential Uses</u></p> <ul style="list-style-type: none"> Attached single-family dwellings (townhouses or condominiums) Two-family dwellings (duplexes or twinhomes) Multi-family dwellings (3+ units) <p><u>Non-Residential Uses</u></p> <ul style="list-style-type: none"> Professional offices Retail commercial, personal service, and general commercial establishments Institutional and public uses Park and recreational areas 	<p><u>Residential Densities</u></p> <ul style="list-style-type: none"> Maximum gross density of 6 dwelling units per acre <p><u>Non-Residential Densities</u></p> <ul style="list-style-type: none"> Office and commercial uses Light industrial uses Institutional and public uses Parks and recreational uses 		
Industrial Centers	<p><u>Residential Uses</u></p> <ul style="list-style-type: none"> Not permitted. <p><u>Non-Residential Uses</u></p> <ul style="list-style-type: none"> Office and commercial uses accessory to industrial use Light industrial uses Institutional and public uses Parks and recreational areas 	<p><u>Residential Densities</u></p> <ul style="list-style-type: none"> Not permitted <p><u>Non-Residential Densities</u></p> <ul style="list-style-type: none"> Office and commercial uses accessory to industrial use Light industrial uses Institutional and public uses Parks and recreational uses 		

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Village Community Character Areas

An important component of the Plan's center-based development strategy is the Village Community Character Area. Villages have been an integral part of the community's development and history. The Village Community Character Areas are Boston, Chaplin, Cox's Creek, Deatsville, and Hunters and include those immediately surrounding areas identified to accommodate anticipated growth and development during the 25-year planning period. Each Village has its own identity and represents the character of the surrounding rural area. Although unincorporated, Villages are traditional, compact centers, predominantly residential in character and with a core of limited commercial, public and community services. Maps #4-6 through 4-10 in the Map Appendix show the extent and recommended future land use pattern for each Village.

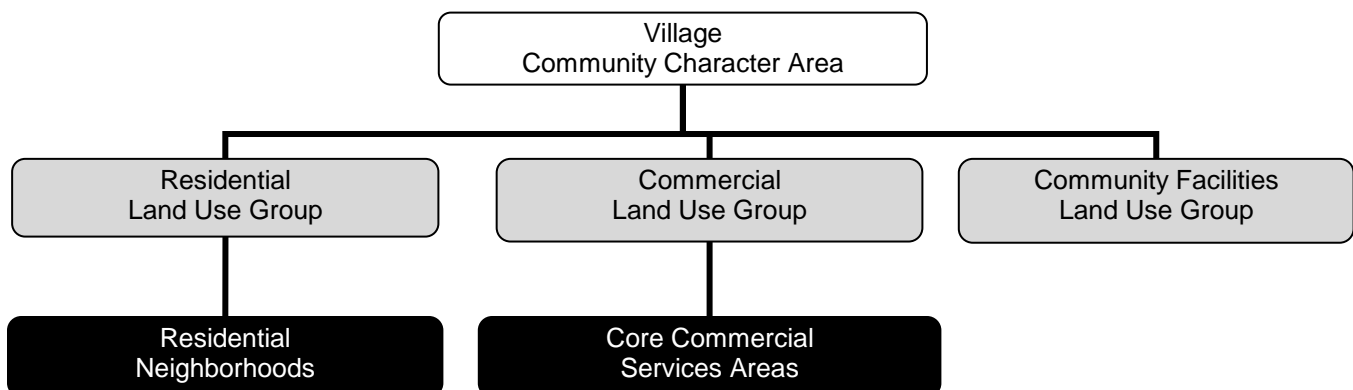
The Comprehensive Plan's "reorientation policy" supports the guiding of 2.5 percent of community's future residential growth to be located in and around Villages and to minimize continued scattered growth in undeveloped Suburban, Rural, and Naturally Sensitive areas. The primary planning goal for the Villages is to protect the rural character while providing limited commercial uses serving the needs of the residents of the Village and immediate surrounding area. Future development patterns should be of similar density and configuration of the existing developed areas within each Village. Future land use proposals within each Village should be carefully evaluated to determine each Village's capacity to provide and maintain adequate public services and infrastructure.

Each Village is subdivided into three (3) land use groups, or sub-planning areas – Residential Neighborhoods, Core Commercial Service Areas, and Community Facilities -- and recommended land uses, densities, and policies of proposed developments are established for each land use group in Table #4-4. Residential Neighborhoods are areas with existing residential uses and are suitable for new and infill development at densities consistent with surrounding residential uses. The Core Commercial Service Areas are compact commercial areas for professional office, retail commercial and personal service establishments generally serving residents within 1 mile radius of the Village. Non-residential buildings should be compatible in scale and character to the surrounding rural area.

Community Facilities

The Comprehensive Plan supports the maintenance and use of existing community facilities when appropriate and encourages new facilities to accommodate the public need. Community facilities are public and institutional uses, including parks and recreation, schools and other educational or cultural facilities, libraries, churches, hospitals, social welfare and medical facilities, utilities, fire and police stations, jails, or other public office or administrative facilities. Future community facilities should reflect the adopted Goals and Objectives and the locational principles and policies set forth in this plan. Future community facilities should locate within or near existing developed areas and should be compatible with existing and surrounding development. Such uses will be assessed based on level or intensity of development adjacent to the site and the surrounding area, size of the proposed development (property and structures), overall site density, and proximity to more restrictive existing uses.

Figure 4-6: Village Community Character Area



Hamlet & Crossroad Community Character Areas

The smallest centers of the Plan's center-based development strategy are the Hamlet and Crossroads Community Character Areas. Hamlets and Crossroads are small developed areas concentrated at a crossroads or roadway intersection with a distinct identity in a rural surrounding. Hamlets and Crossroads generally are small-scale, compact residential developments organized around a community focal point. Hamlets include Balltown, Botland, Culvertown, Melody Lake, New Hope, Samuels, and Woodlawn. Maps #4-11 through 4-17 in the Map Appendix show the extent and recommended future land use pattern for each Hamlet. Crossroads are Cedar Creek, Greenbriar, Highgrove, Howardstown, Little Brick, and Nelsonville. Maps #4-18 through 4-23 in the Map Appendix illustrate the extent and recommended future land use pattern for each Crossroad. Each of these communities varies in size and identify. Each Hamlet and Crossroads consists of an existing developed area and the immediately surrounding area that may accommodate anticipated growth and development during the 25-year planning period.

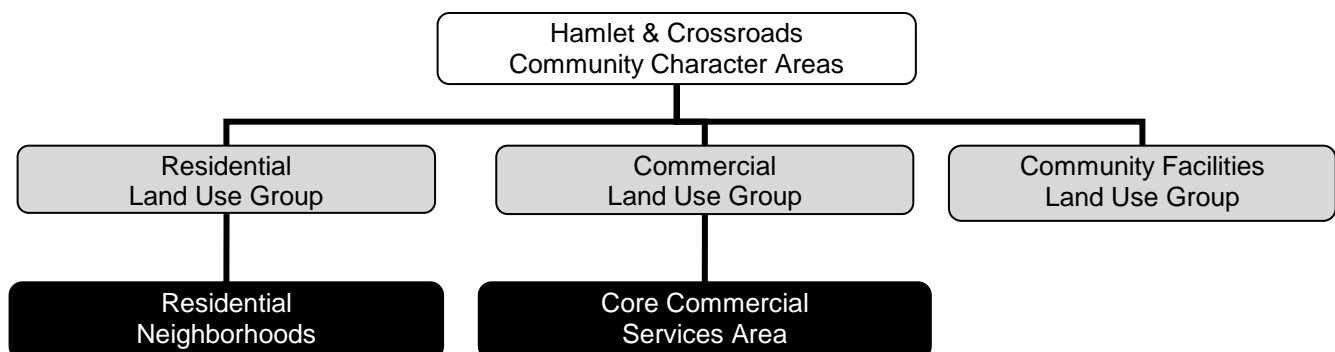
The Comprehensive Plan's "reorientation policy" supports the directing of 2.5 percent of the community's future growth to be within and around Hamlets and Crossroads and to minimize continued scattered growth in undeveloped Suburban, Rural, and Naturally Sensitive Areas. The primary planning goal for these areas is to protect the rural character while providing limited commercial uses serving the needs of the residents of the Village and immediate surrounding area. Future development patterns should be of similar density and configuration of the existing developed areas within each Hamlet and Crossroad. Future land use proposals within each Village should be carefully evaluated to determine each community's capacity to provide and maintain adequate public services and infrastructure.

Each Hamlet and Crossroads is subdivided into three (3) land use groups, or sub-planning areas -- Residential Neighborhoods, Core Commercial Services Areas, and Community Facilities - and recommended land uses, densities, and policies of proposed developments are established for each land use group in Table #4-4. Residential Neighborhoods are areas with existing residential uses and are suitable for new and infill development at densities consistent with surrounding residential uses. The Neighborhood Business Areas are compact commercial areas for retail commercial and personal service establishments generally serving residents within ½ mile radius of a Hamlet and ¼ mile radius for a Crossroads. Non-residential buildings should be compatible in scale and character to the surrounding rural area.

Community Facilities

The Comprehensive Plan supports the maintenance and use of existing community facilities when appropriate and encourages new facilities to accommodate the public need. Community facilities are public and institutional uses, including parks and recreation, schools and other educational or cultural facilities, libraries, churches, hospitals, social welfare and medical facilities, utilities, fire and police stations, jails, or other public office or administrative facilities. Future community facilities should reflect the adopted Goals and Objectives and the locational principles and policies set forth in this plan. Future community facilities should locate within or near existing developed areas and should be compatible with existing and surrounding development. Such uses will be assessed based on level or intensity of development adjacent to the site and the surrounding area, size of the proposed development (property and structures), overall site density, and proximity to more restrictive existing uses.

Figure 4-7: Hamlet & Crossroads Community Character Area



Chapter 4: Future Land Use Plan

Table #4-4: Village, Hamlet, & Crossroad Community Character Areas Land Use Matrix

Please Note: Development and Public Service Policies apply to all land use groups.

Land Use Group	Illustrative Land Uses	Acceptable Densities	Development Policies	Public Service Policies
<p>Residential Neighborhoods</p>	<p><u>Residential Uses</u></p> <ul style="list-style-type: none"> • Detached single-family dwellings • Attached single-family dwellings (townhouses or condominiums) with 2 to 6 units per building, if served by public sanitary sewer <p><u>Non-Residential Uses</u></p> <ul style="list-style-type: none"> • Institutional and public uses • Parks and recreational areas 	<p><u>Residential Densities</u></p> <ul style="list-style-type: none"> • Minimum gross density, if served by public sanitary sewer, of 1 dwelling unit per 2 acres • Maximum gross density, if served by public sanitary sewer, of 6 units per acre • Minimum/maximum gross density, if <u>not</u> served by public sanitary sewer, of 1.452 dwelling unit per acre <p><u>Non-Residential Densities</u></p> <ul style="list-style-type: none"> • Institutional and public uses consistent with the scale, size, and character of the existing neighborhood. • Parks and recreational areas 	<p><u>All Developments</u></p> <ul style="list-style-type: none"> • Demonstrate compatibility with existing development through a development plan. • Promote compact development near existing developed areas already served by adequate infrastructure to avoid “leap-frog” or “hopscotch” development that is beyond the availability of urban services. • Support infill residential developments that reflect the overall density and character of the existing neighborhood. • Maintain the viewshed along roadway corridors. • Incorporate recreational, tourist, historic, cultural, scenic, natural and physical resources and areas into site design and development and minimize adverse impacts affecting these resources and areas. • Limit development in environmentally sensitive areas, including but not limited to areas with steep slopes, floodplain, sinkholes, river and stream corridors, wetlands, etc. 	<p><u>All Developments</u></p> <ul style="list-style-type: none"> • Demonstrate suitability through evaluation of availability and adequacy of existing and proposed community facilities and services, such as public water and facilities for domestic use and fire protection and public sanitary sewer and roadway capacity and access management and in terms of off-site impacts and environmental factors, and proximity to and impact on environmentally sensitive areas. • Avoid “leap-frog” or “hopscotch” development that is beyond the availability of public infrastructure and services. • Locate developments in areas served by or capable of being served by adequate public sanitary sewer or by conventional septic systems approved by the Health Department.
<p>Core Commercial Services Areas</p>	<p><u>Residential Uses</u></p> <ul style="list-style-type: none"> • Not permitted. <p><u>Non-Residential Uses</u></p> <ul style="list-style-type: none"> • Professional offices • Retail commercial and personal service establishments • Institutional and public uses • Parks and recreational areas 	<p><u>Residential Densities</u></p> <ul style="list-style-type: none"> • Not permitted. <p><u>Non-Residential Densities</u></p> <ul style="list-style-type: none"> • Professional office and retail commercial and personal service establishments consistent with the scale, size, and character of the existing neighborhood 	<p><u>Residential Developments</u></p> <ul style="list-style-type: none"> • Discourage uses that jeopardize existing neighborhoods. • Ensure compatibility with adjacent properties and neighborhoods. • Promote new residential developments that reflect the overall density and character of the existing neighborhood. • Ensure adequate buffering and screening of high-density residential developments when adjoining incompatible uses or lower density residential developments. <p><u>Non-Residential Developments</u></p> <ul style="list-style-type: none"> • Limit non-residential developments to institutional and public uses, except in areas designated as Core Commercial Service Areas. • Promote Core commercial Services Areas as community centers with civic presence and neighborhood businesses serving the daily needs and services of the residents. • Screen non-residential developments adjoining agricultural and residential zoning and/or uses by physical separation and landscaped buffering and provide for noise and lighting controls to minimize adverse impacts. • Ensure that non-residential developments are not high-traffic generators and have at least access on a collector street. • Coordinate non-residential developments along high growth corridors as planned centers and parks rather than individual sites or linear (“strip”) developments. • Maintain residential scale, size, and character of the Village. • Locate institutional and public uses within or near existing developed areas and ensure such uses are appropriate in scale, size, and character of the area. 	<ul style="list-style-type: none"> • Ensure that developments are served by public water sufficient to serve the proposed uses and meet applicable fire protection standards. • Ensure that developments incorporate provisions for increased storm water runoff and for properly collecting, transporting, storing, and discharging runoff at pre-development rates and should comply with the storm water management requirements of the applicable jurisdiction. • Provide for the continuity of the street/road system and pedestrian/bicycle linkages by connecting streets, road, and trails already in place with those planned in neighboring areas. • Demonstrate acceptable levels of road services through the evaluation of the impact on existing roadways and necessary improvements. • Limit direct access on arterials. • Provide for coordination with existing and proposed transportation network by preserving rights-of-way for future roadways and greenways/trails as set forth in the Community Facilities and Transportation Plans. • Limit primary vehicular access to non- residential uses to minimize adverse impacts on residential neighborhoods. <p><u>Residential Developments</u></p> <ul style="list-style-type: none"> • Provide direct access for high density residential developments onto at least a minor collector street or road. <p><u>Non-Residential Developments</u></p> <ul style="list-style-type: none"> • Require direct access for non-residential developments onto a collector road or street. • Orient non-residential vehicular access away from residential neighborhoods.

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Rural and Naturally Sensitive Community Character Areas

Remaining areas outside of the potential development areas are designated as Rural or Naturally Sensitive Community Character Areas. The Rural areas are predominantly rural in character and have very low-density residential developments and agricultural, open space, and undeveloped lands. The Naturally Sensitive areas have the most significant concentration of lands with developmental constraints, such as floodplains or steep slopes.

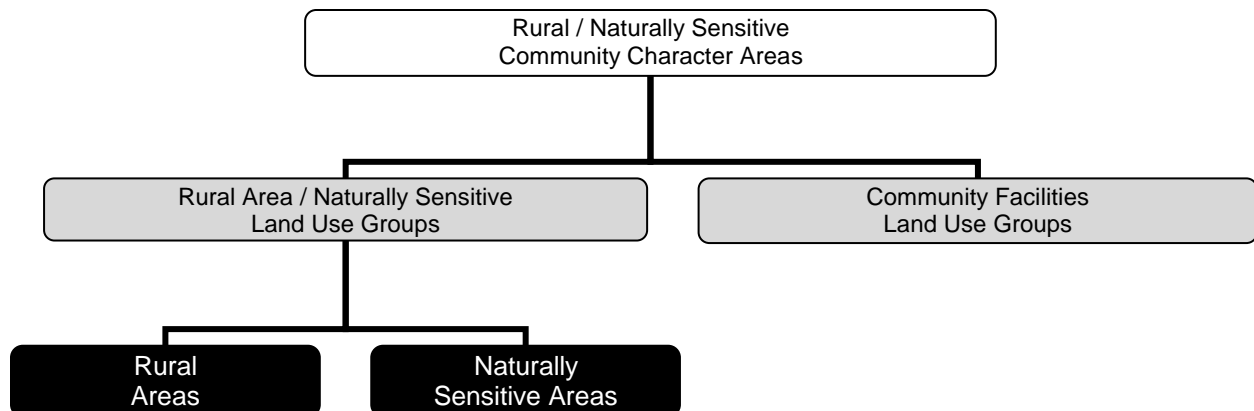
The Comprehensive Plan “reorientation policy” emphasizes limited growth and development within the Rural and Naturally Sensitive Areas to protect the integrity and character of these unique areas. Management and protection of these areas are vital to preserving the rural character and unique resources of Nelson County and to sustaining agriculture as a productive industry.

Map #4-1 in the Map Appendix shows the extent of the Rural and Naturally Sensitive Areas. Table #4-5 is the Land Use Matrix for these Community Character Areas and outlines the illustrative land uses, acceptable densities, and development and public services policies for each area.

Community Facilities

The Comprehensive Plan supports the maintenance and use of existing community facilities when appropriate and encourages new facilities to accommodate the public need. Community facilities are public and institutional uses, including parks and recreation, schools and other educational or cultural facilities, libraries, churches, hospitals, social welfare and medical facilities, utilities, fire and police stations, jails, or other public office or administrative facilities. Future community facilities should reflect the adopted Goals and Objectives and the locational principles and policies set forth in this plan. Future community facilities should locate within or near existing developed areas and should be compatible with existing and surrounding development. Such uses will be assessed based on level or intensity of development adjacent to the site and the surrounding area, size of the proposed development (property and structures), overall site density, and proximity to more restrictive existing uses.

Figure 4-8: Rural / Naturally Sensitive Community Character Areas



Chapter 4: Future Land Use Plan

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Chapter 4: Future Land Use Plan

Table #4-5: Rural & Naturally Sensitive Community Character Areas Land Use Matrix

Please Note: Development and Public Service Polices apply to all land use groups.

Land Use Group	Illustrative Land Uses	Acceptable Densities	Development Policies	Public Service Policies
Rural Areas	<u>Residential Uses</u> <ul style="list-style-type: none"> Detached single-family dwellings <u>Non-Residential Uses</u> <ul style="list-style-type: none"> Agricultural use Institutional and public uses Parks and recreational areas 	<u>Residential Densities</u> <ul style="list-style-type: none"> Minimum/maximum gross density of 1 dwelling unit per 5 acres <u>Non-Residential Densities</u> <ul style="list-style-type: none"> Institutional and public uses consistent with the scale, size, and character of the existing area. Parks and recreational uses 	<u>All Developments</u> <ul style="list-style-type: none"> Demonstrate compatibility with existing development through a development plan. Promote compact development near existing developed areas already served by adequate infrastructure to avoid "leap-frog" or "hopscotch" development that is beyond the availability of urban services. Maintain the viewshed along roadway corridors. Incorporate recreational, tourist, historic, cultural, scenic, natural and physical resources and areas into site design and development and minimize adverse impacts affecting these resources and areas. Limit development in environmentally sensitive areas, including but not limited to areas with steep slopes, floodplain, sinkholes, river and stream corridors, wetlands, etc. 	<u>All Developments</u> <ul style="list-style-type: none"> Demonstrate suitability through evaluation of availability and adequacy of existing and proposed community facilities and services, such as public water and facilities for domestic use and fire protection and public sanitary sewer and roadway capacity and access management and in terms of off-site impacts and environmental factors, and proximity to and impact on environmentally sensitive areas. Avoid "leap-frog" or "hopscotch" development that is beyond the availability of public infrastructure and services. Ensure that developments are served by public water sufficient to serve the proposed uses and meet applicable fire protection standards. Ensure that developments incorporate provisions for increased storm water runoff and for properly collecting, transporting, storing, and discharging runoff at pre-development rates and should comply with the storm water management requirements of the applicable jurisdiction. Provide for the continuity of the street/road system and pedestrian/bicycle linkages by connecting streets, road, and trails already in place with those planned in neighboring areas. Demonstrate acceptable levels of road services through the evaluation of the impact on existing roadways and necessary improvements. Limit direct access on arterials. Provide for coordination with existing and proposed transportation network by preserving rights-of-way for future roadways and greenways/trails as set forth in the Community Facilities and Transportation Plans.
Naturally Sensitive Areas	<u>Residential Uses</u> <ul style="list-style-type: none"> Detached single-family dwellings <u>Non-Residential Uses</u> <ul style="list-style-type: none"> Agricultural use Institutional and public uses Parks and recreational areas 	<u>Residential Densities</u> <ul style="list-style-type: none"> Minimum/maximum gross density of 1 dwelling unit per 5 acres Conservation Design Subdivision, Option #2 densities, as set forth in the Zoning Regulations <u>Non-Residential Densities</u> <ul style="list-style-type: none"> Institutional and public uses consistent with the scale, size, and character of the existing area. Parks and recreational uses 	<u>Residential Developments</u> <ul style="list-style-type: none"> Coordinate new residential developments outside the Urban, Suburban, Town, Villages, Hamlets, and Crossroads with agricultural activity or guide to existing developed areas. New residential developments should not jeopardize existing neighborhoods and should be compatible with adjacent properties and neighborhoods with respect to, but not limited to density, lot sizes and widths, and building setbacks. Promote new residential developments that reflect the overall density and character of the existing neighborhood. 	

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