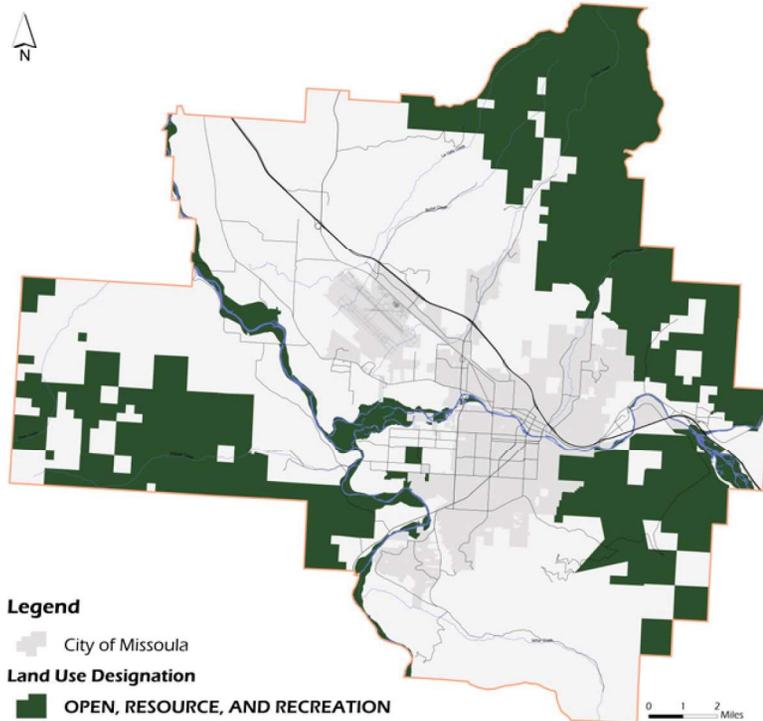


OPEN, RESOURCE, AND RECREATION

GOALS

- Protect the continuing function of natural landscapes and waterways, fish and wildlife habitat and movements corridors, and water quality and quantity.
- Allow for agriculture, grazing, timber production, and recreation access.
- Protect public health and safety in areas with identified hazards that restrict development, such as floodways.



Open, Resource, and Recreation is 59,175 acres, 38.8% of the planning area.

LAND USES

Lands uses include open lands, wildlife habitat, agricultural lands, range lands, timber lands, and recreation areas.

Open, Resource, and Recreation is primarily intended for publicly-owned lands. It is also used for areas with identified hazards that restrict development, such as floodways.

CHARACTER

This area is mostly comprised of natural areas and undeveloped landscapes set aside for open space, wildlife habitat, agriculture and range, timber production, and recreation.

Buildings, utilities, and impervious surfaces are limited.

Where development is appropriate, improvements should be sited to avoid or accommodate sensitive areas, such as floodplains, wetlands, riparian areas, native grasslands, wildlife movement corridors, agriculture lands, soils, steep slopes, and natural landscapes and waterways.

INTENSITY

Development is limited, but structures for administrative purposes may be acceptable.

MOBILITY AND ACCESS

Arterials, highways, and local roads may be present through this designation.

Local road and trail networks, when present, are typically managed by the agency managing the landscape.

If trail networks are present, they are typically managed by the agency managing the landscape.

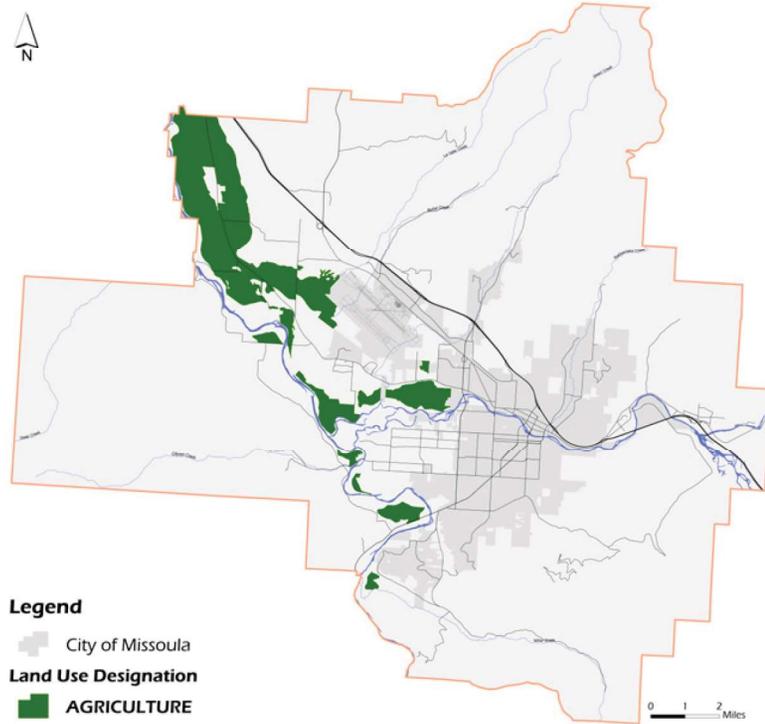


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AGRICULTURE

GOALS

- Support economic diversity and contribute to the health of the county by providing for the local and regional production of agricultural products.
- Allow for large-tract agricultural systems where agricultural soils and irrigation facilities are present.
- Protect the continuing function of natural landscapes and waterways, fish and wildlife habitat and movements corridors, and water quality and quantity.
- Protect public health and safety in areas with identified hazards, such as floodplains.



Agriculture is 8,661 acres, 5.7% of the planning area.



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LAND USES

Land uses include agriculture, residential, and activities incidental to agriculture such as production, preparation or sale of products produced on the property, employee housing, and agritourism if the agricultural operator lives on site.

CHARACTER

Development is designed to protect important resources such as agricultural lands, sensitive natural landscapes and waterways, fish and wildlife habitat and movement corridors, and avoid hazards such as floodplains and wildfire. Conservation design sets aside a major portion of a site for preservation, clustering development on the remaining portion.

Residential buildings are predominately single-family dwellings.

INTENSITY

Base residential density of one unit per 40 acres.

Density bonuses may be available if development is clustered to protect important resources such as natural landscapes and waterways, agricultural lands, wildlife habitat, or if public facilities such as public access or trails are provided. When applied through conservation design, density bonuses increase according to the percentage of the area permanently protected.

MOBILITY AND ACCESS

Lower densities are likely to produce auto-centric travel.

Arterials and highways may provide direct access to properties within this designation.

Local roads are in a grid pattern, usually following section lines or are irregular depending on topography.

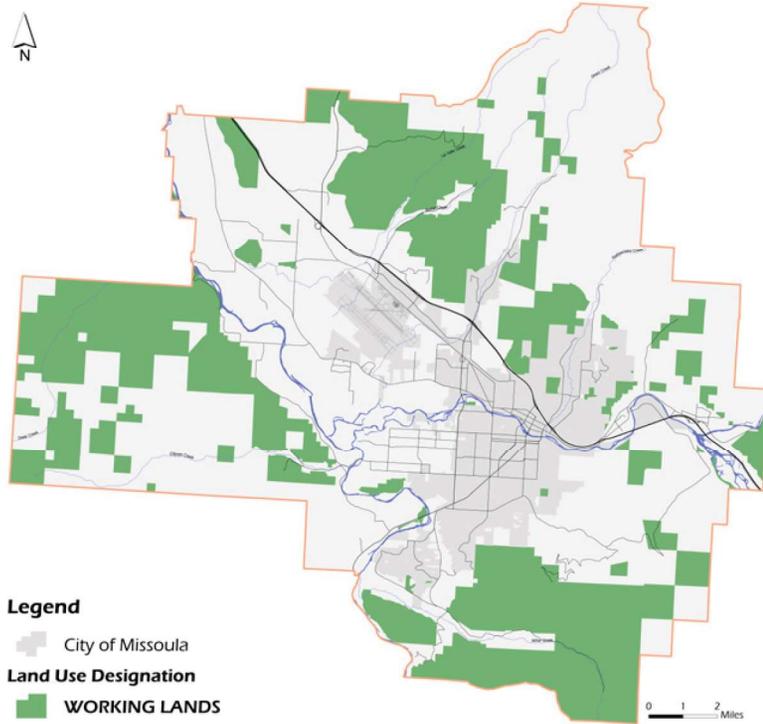
County and private roads may or may not be paved.

Non-motorized facilities, typically located along arterial and collector roads, provide connectivity to schools, parks, recreation facilities, and other communities.

WORKING LANDS

GOALS

- Provide opportunities for rural lifestyles and generating income from natural amenities.
- Protect the continuing function of natural landscapes and waterways, fish and wildlife habitat and movements corridors, and water quality and quantity.
- Protect public health and safety in areas with identified hazards, such as floodplains and areas with elevated wildfire risk.



Working Lands is 51,460 acres, 33.8% of the planning area.



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LAND USES

Land uses include residential, agricultural, activities incidental to agriculture, grazing, timber production, natural resource-based industries, and recreation.

Secondary uses may include home-based manufacturing, fabrication, commercial kitchens, and artist studios.

CHARACTER

Working lands are rural areas with limited infrastructure and few services. They include areas that contain both pristine natural landscapes and waterways and lands historically stewarded by people.

Residential development in this area is scattered low density or clustered into areas with fewer land use constraints. Most of the undeveloped area is in agricultural production, range land, timber land, or in a relatively natural state.

Development is designed to protect important resources such as agricultural lands, sensitive natural landscapes and waterways, fish and wildlife habitat and movement corridors, and avoid hazards such as floodplains and wildfire. Conservation design sets aside a major portion of a site for preservation, clustering development on the remaining portion.

INTENSITY

Residential density ranges between one unit per 160 acres to one unit per 40 acres.

The appropriate density depends on site considerations, such as the transportation network, emergency services, presence of natural landscapes and waterways, fish and wildlife habitat and movement corridors, hazards, and applicable area plans.

Density bonuses may be available if development is clustered to protect important resources such as natural landscapes and waterways, agricultural lands, wildlife habitat, or if public facilities such as public access or trails are provided. When applied through conservation design, density bonuses increase according to the percentage of the area permanently protected.

MOBILITY AND ACCESS

Lower densities are likely to produce auto-centric travel.

Arterials and highways may provide direct access to properties within this designation.

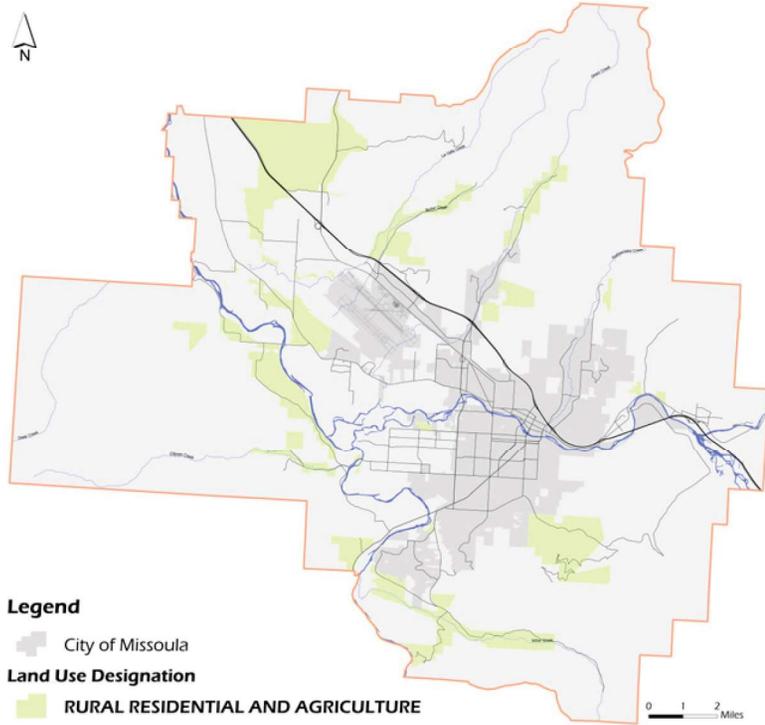
Local roads are few, unpaved, and may have limited maintenance, unless otherwise regulated.

Non-motorized facilities, typically located along arterial and collector roads, provide connectivity to schools, parks, recreation facilities, and other communities.

RURAL RESIDENTIAL AND AGRICULTURE

GOALS

- Preserve natural landscapes and waterways, while providing for rural residential uses in areas with proximity to higher levels of infrastructure and services than Working Lands or Agriculture land use designations.
- Support economic diversity and contribute to the health of the county by providing places to produce food on small farms.
- Protect public health and safety in areas with identified hazards, such as floodplains and areas with elevated potential for human-wildlife conflicts.



Rural Residential and Agriculture is 15,658 acres, 10.3% of the planning area.



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LAND USES

Land uses include residential, natural areas, agriculture, grazing, and timber production.

Secondary uses may include activities incidental to agricultural activities occurring on site, such as small-scale production, preparation or sale of products produced on the property, and agritourism if the agricultural operator lives on site. Secondary uses may also include home-based manufacturing, fabrication, commercial kitchens, and artist studios.

CHARACTER

Residential development in this area is scattered low density or clustered into areas with fewer land use constraints. Most of the undeveloped area is in agricultural production, range land, timber lands, or in a relatively natural state.

Development is designed to protect important resources such as agricultural lands, sensitive natural landscapes and waterways, fish and wildlife habitat and movement corridors, and avoid hazards such as floodplains and wildfire. Conservation design sets aside a major portion of a site for preservation, clustering development on the remaining portion.

Buildings are sited with a minimum distance from streets and lot lines.

INTENSITY

Residential density ranges between one unit per ten acres and one unit per two acres.

The appropriate density depends on site considerations, such as the transportation network, emergency services, presence of natural landscapes and waterways, fish and wildlife habitat and movement corridors, hazards, and applicable area plans.

Density bonuses may be available if development is clustered to protect important resources such as natural landscapes and waterways, agricultural lands, wildlife habitat, or if public facilities such as public access or trails are provided. When applied through conservation design, density bonuses increase according to the percentage of the area permanently protected.

MOBILITY AND ACCESS

Lower densities are likely to produce auto-centric travel.

Arterial, collector, and local roads are present.

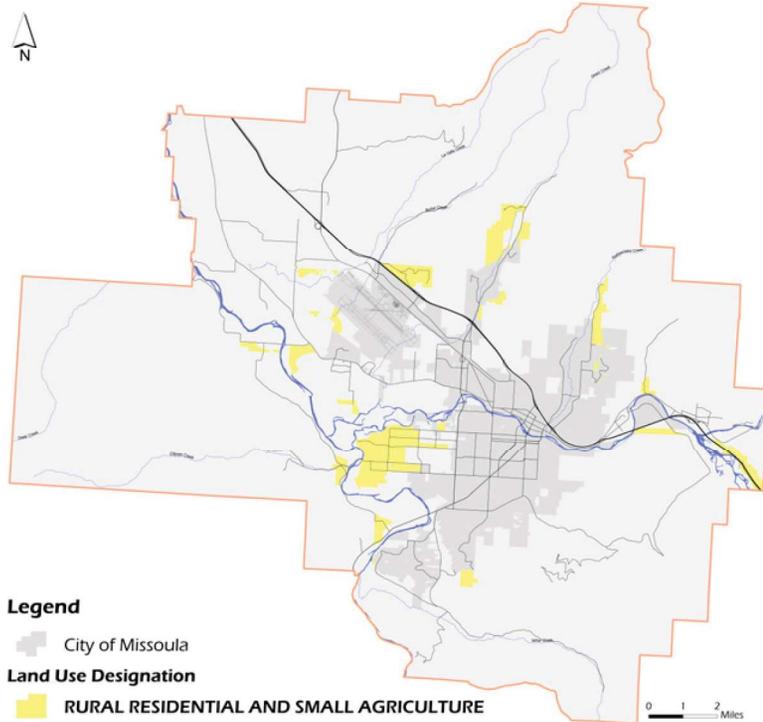
Local roads are in a grid following section lines or are irregular, depending on topography. County and private roads may or may not be paved.

Non-motorized facilities, typically located along arterial and collector roads, provide connectivity to schools, parks, recreation facilities, and other parts of the community.

RURAL RESIDENTIAL AND SMALL AGRICULTURE

GOALS

- Provide for low-density housing in areas without public water or sewer.
- Preserve rural and semi-rural characteristics, such as larger lots, small-scale agricultural uses, and natural landscapes and waterways.
- Accommodate fish and wildlife habitat and movement corridors in areas with higher development density.



Rural Residential and Small Agriculture is 4,808 acres, 3.2% of the planning area.



LAND USES

Land uses include residential, natural areas, agriculture, and grazing.

Secondary uses may include activities incidental to agricultural activities occurring on site such as small-scale production, preparation or sale of products produced on the property, and agritourism if the agricultural operator lives on site.

CHARACTER

This designation is characterized by a uniform pattern having one principal residential building per lot. Agricultural uses and buildings can be the primary use of the property, or secondary to a principal residential building.

Residential buildings are predominately single-family dwellings. Residential buildings are sited in relation to well isolation zones, septic systems, and drain fields.

Development is designed to protect important resources such as agricultural lands, sensitive natural landscapes and waterways, fish and wildlife habitat and movement corridors, and avoid hazards such as floodplains and wildfire. Conservation design sets aside a major portion of a site for preservation, clustering development on the remaining portion.

Buildings are sited with a minimum distance from streets and lot lines.

INTENSITY

Residential density ranges between one unit per acre and two units per acre.

The appropriate density depends on access to public sewer or water, the transportation network, presence of natural landscapes and waterways, fish and wildlife habitat and movement corridors, and applicable area plans.

Density bonuses may be available if development is clustered to protect important resources, such as natural landscapes and waterways, agricultural lands, wildlife habitat, or if public facilities such as public access or trails are provided. When applied through conservation design, density bonuses increase according to the percentage of the area permanently protected.

MOBILITY AND ACCESS

Lower densities are likely to produce auto-centric travel.

Arterial, collector, and local roads are in a traditional grid pattern or irregular pattern, depending on topography. Most local roads are paved.

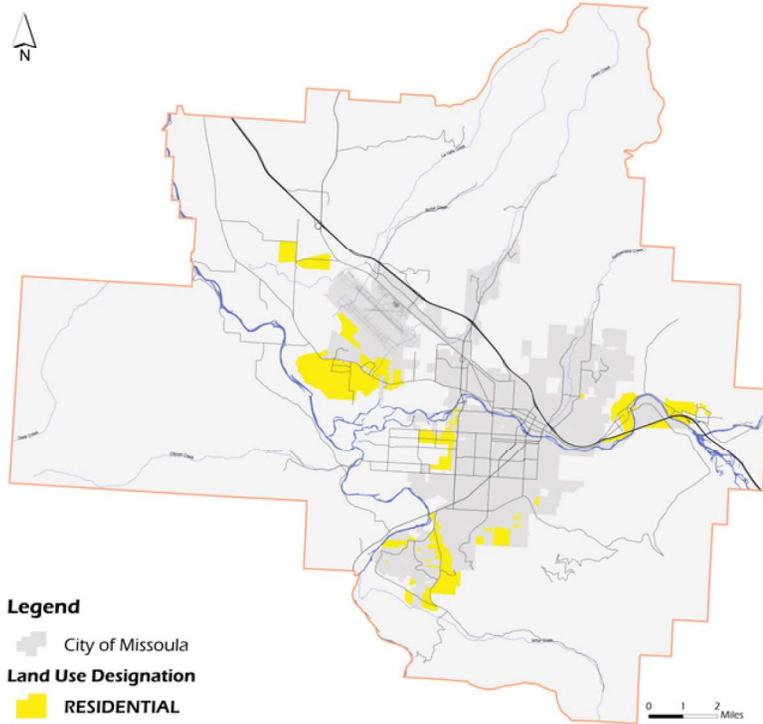
Non-motorized facilities, typically located along arterial and collector roads, provide connectivity to schools, parks, recreation facilities, and other parts of the community.

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RESIDENTIAL

GOALS

- Accommodate a range of housing options that contribute to countywide housing diversity.
- Preserve and enhance the residential character of existing neighborhoods.
- Provide for compatible in-fill housing where land uses are in transition.



Residential is 5,038 acres, 3.3% of the planning area.



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LAND USES

Land use is predominately residential. Secondary uses may include small-scale commercial in limited locations.

CHARACTER

This designation is characterized by a uniform pattern having one principal residential building per lot.

Buildings are predominately single-family dwellings with some two-family dwellings.

Multi-family dwellings may be appropriate when applied through clustering to protect a resource or provide a public benefit, or through density bonuses to create permanently affordable housing.

Commercial buildings should be sited along arterial or collector roads providing clusters of limited commercial activity with a compatible intensity level, scale, and form to the adjacent neighborhood.

Buildings are sited with a minimum distance from streets and lot lines.

INTENSITY

Residential density ranges between three units per acre and 11 units per acre requiring connections to public sewer and water.

Density bonuses may be available if development creates permanently affordable housing, or if development is clustered according to conservation design principals to protect important natural landscapes and waterways, agricultural lands, fish and wildlife habitat and movement corridors, or if public facilities such as public access or trails are provided.

MOBILITY AND ACCESS

A mix of land uses and access to nearby destinations and amenities encourages walking, biking, and transit use.

All roads should provide non-motorized facilities. Additional separation for non-motorized facilities, such as protected or buffered bike lanes, boulevard sidewalks, and enhanced crossings, are needed when vehicle speeds and traffic volume increase.

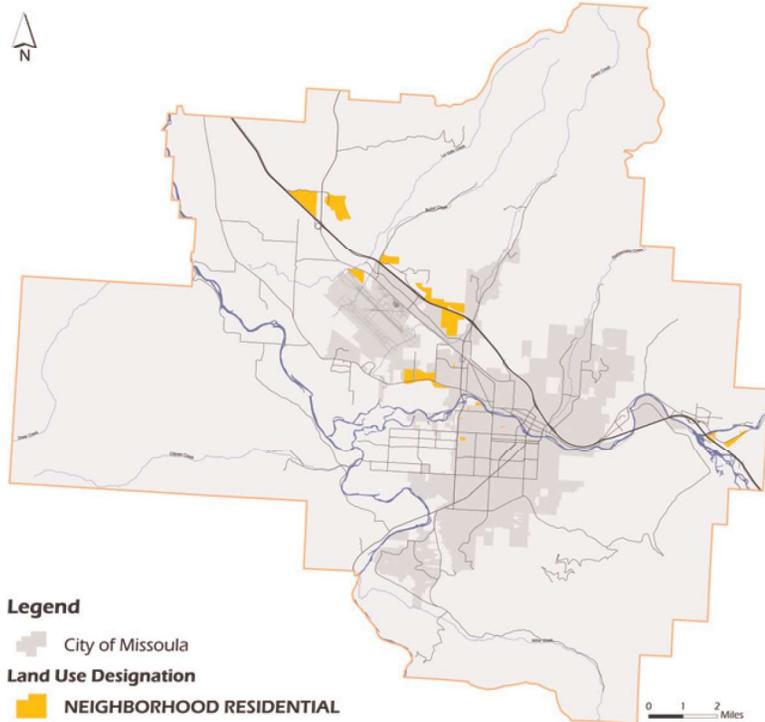
Arterial and collector roads are in a traditional grid pattern, or irregular pattern depending on topography.

The local street network disperses traffic through a well-connected grid system, or an irregular system depending on topography, with short block lengths.

NEIGHBORHOOD RESIDENTIAL

GOALS

- Accommodate a range of residential options that contribute to countywide housing diversity.



Neighborhood Residential is 1,436 acres, 0.9% of the planning area.



LAND USES

Land use is predominately residential. Secondary uses may include small-scale commercial in limited locations.

CHARACTER

A mix of building types provides for a range of housing options accommodating housing preferences and household size.

Single-family, two-family, and multi-family dwellings are the primary building types.

Buildings are sited with a minimum distance from streets and lot lines.

Parking and utilities for multi-family and commercial buildings should be oriented toward the rear of buildings away from the street and front facade.

Commercial buildings should be sited along arterial or collector roads providing clusters of limited commercial activity with a compatible intensity level, scale, and form to the adjacent neighborhood.

INTENSITY

Residential density is eight units per acre or greater, requiring connections to public sewer and water.

The ability to achieve higher densities may be limited by site considerations, such as lot size, setbacks, floodplain, and slope.

MOBILITY AND ACCESS

A mix of land uses and access to nearby destinations and amenities encourages walking, biking, and transit use.

All roads should provide non-motorized facilities. Additional separation for non-motorized facilities, such as protected or buffered bike lanes, boulevard sidewalks, and enhanced crossings, are needed when vehicle speeds and traffic volume increase.

Arterial and collector roads are in a traditional grid pattern or irregular pattern depending on topography.

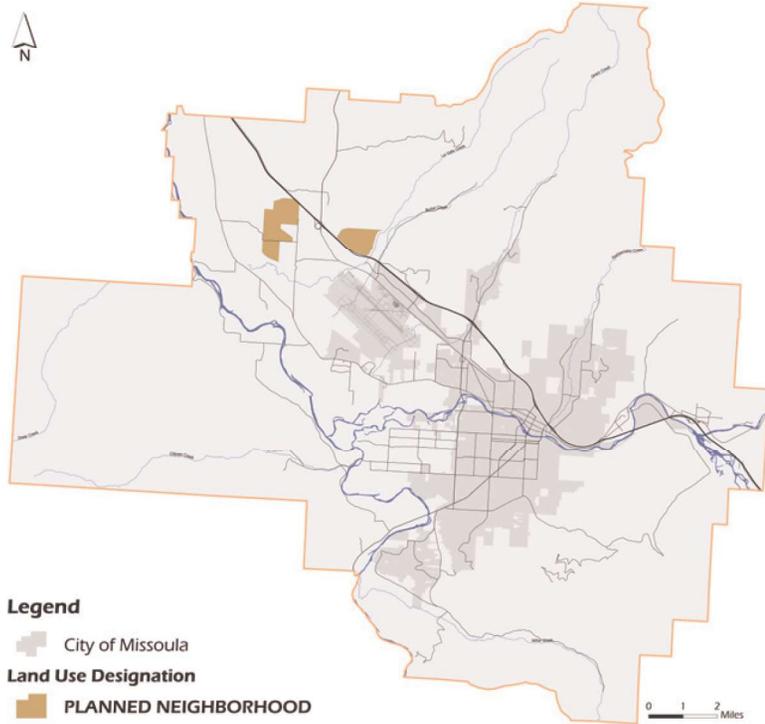
The local street network disperses traffic through a well-connected grid system, or an irregular system depending on topography, with short block lengths.

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PLANNED NEIGHBORHOOD

GOALS

- Preserve development potential that accommodates a substantial portion of future growth until infrastructure is in place or planned.
- Accommodate a wide range of residential options that contribute to countywide housing diversity.



Planned Neighborhood is 1,245 acres, 0.8% of the planning area.

LAND USES

Land use is predominately residential. Secondary uses may include small-scale commercial in limited locations.

Master planning the area may be necessary to determine location of facilities, such as parks, open space, agriculture, roads, non-motorized facilities, storm water, water, and sewer.

CHARACTER

A mix of building types provides for a range of housing options accommodating housing preferences and household size.

Single-family, two-family, and multi-family dwellings are the primary building types.

Parking and utilities for multi-family and commercial buildings should be oriented toward the rear of buildings away from the street and front facade.

Commercial buildings should be sited along arterial or collector roads providing clusters of limited commercial activity with a compatible intensity level, scale, and form to the adjacent neighborhood.

Buildings are sited with a minimum distance from streets and lot lines.

INTENSITY

Residential density is eight units per acre or greater, requiring connections to public sewer and water.

The ability to achieve higher densities may be limited by site considerations, such as lot size, setbacks, floodplain, and slope.

MOBILITY AND ACCESS

A mix of land uses and access to nearby destinations and amenities encourages walking, biking, and transit use.

All roads should provide non-motorized facilities. Additional separation for non-motorized facilities, such as protected or buffered bike lanes, boulevard sidewalks, and enhanced crossings, are needed when vehicle speeds and traffic volume increase.

Arterial and collector roads are in a traditional grid pattern, or irregular pattern depending on topography.

The local street network disperses traffic through a well-connected grid system, or an irregular system depending on topography, with short block lengths.

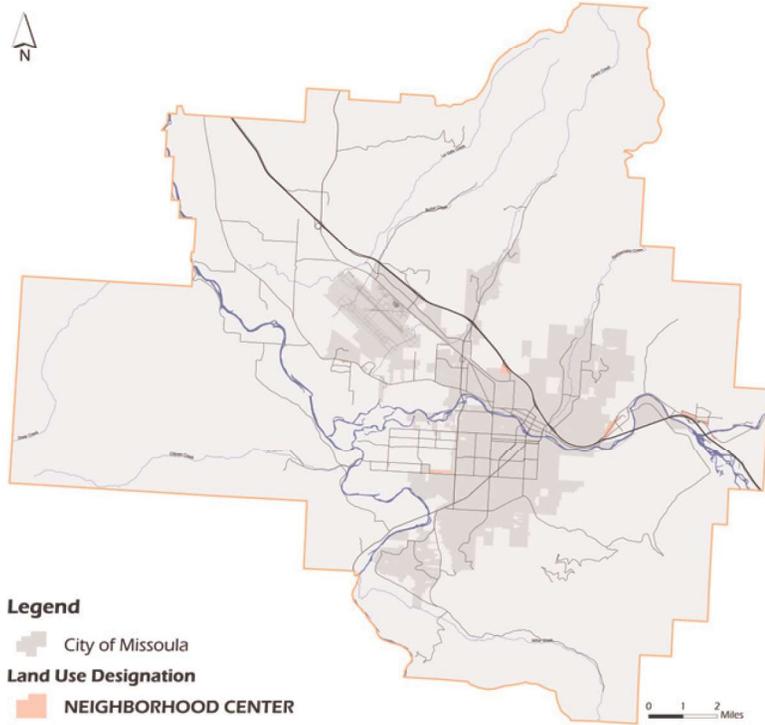


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NEIGHBORHOOD CENTER

GOALS

- Designed to be a neighborhood focal point and center of activity, providing opportunities for retail, service, and employment.
- Provide services to residents within a five to ten-minute walk.
- Accommodate higher intensity residential choices that contribute to countywide housing diversity.



Neighborhood Center is 267 acres, 0.2% of the planning area.



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LAND USES

Land use is a mix of residential, neighborhood services, offices, retail, and institutional uses.

CHARACTER

Mix of uses can be both horizontally and vertically integrated, having shared walls, ceilings, and floors.

Parking and utilities for multi-family and commercial buildings should be oriented toward the rear of buildings away from the street and front facade.

Building design is sensitive to its relationship to adjacent uses.

Neighborhood Centers are typically located on arterial or collector roads.

INTENSITY

Residential density is eight units per acre or greater, requiring connections to public sewer and water.

The ability to achieve higher densities may be limited by site considerations, like lot size, setbacks, floodplain, and slope.

Commercial and mixed-use buildings may range from small (1,000 square feet) to an anchor size (45,000 square feet). A grocery store is a typical anchor.

MOBILITY AND ACCESS

A mix of land uses and access to nearby destinations and amenities encourages walking, biking, and transit use.

All roads should provide non-motorized facilities. Additional separation for non-motorized facilities, such as protected or buffered bike lanes, boulevard sidewalks, and enhanced crossings, are needed when vehicle speeds and traffic volume increase.

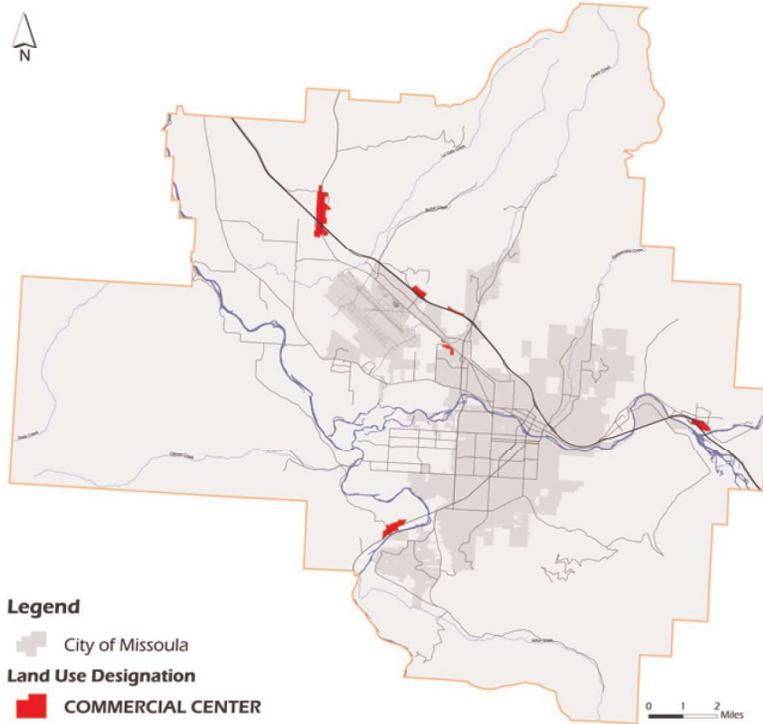
Arterial and collector roads are in a traditional grid pattern, or irregular pattern depending on topography.

The local street network disperses traffic through a well-connected grid system, or an irregular system depending on topography, with short block lengths.

COMMERCIAL CENTER

GOALS

- Provide opportunities for retail, service, and employment.
- Provide for a mix of primarily commercial and higher intensity residential choices in a well-connected, walkable pattern.



Commercial Center is 540 acres, 0.4% of the planning area.



LAND USES

Land uses primarily consist of auto-oriented retail, lodging, offices, food service, and automobile service.

Secondary uses may include residential.

CHARACTER

Buildings are typically single-use or small to large shopping centers.

Parking and utilities for multi-family and commercial buildings should be oriented toward the rear of buildings away from the street and front facade.

Overtime, these areas are expected to redevelop and experience infill, transitioning to a more vertically mixed-use place.

Buildings are sited with a minimum distance from streets and lot lines.

INTENSITY

Buildings generally range from small (1,000 square feet) to large (80,000 square feet or more).

Residential density is eight units per acre or greater, requiring connections to public sewer and water.

The ability to achieve higher densities may be limited by site considerations, such as lot size, setbacks, floodplain, and slope.

MOBILITY AND ACCESS

Typically located along arterial roads and near interstate interchanges.

Although specific land uses on these roads may be auto-oriented, a variety of modes should be accommodated, including pedestrian, bike, and transit facilities. Additional separation for non-motorized facilities, such as protected or buffered bike lanes, boulevard sidewalks, and enhanced crossings, are needed when vehicle speeds and traffic volume increase.

Arterial and collector roads are in a traditional grid pattern, or irregular pattern depending on topography.

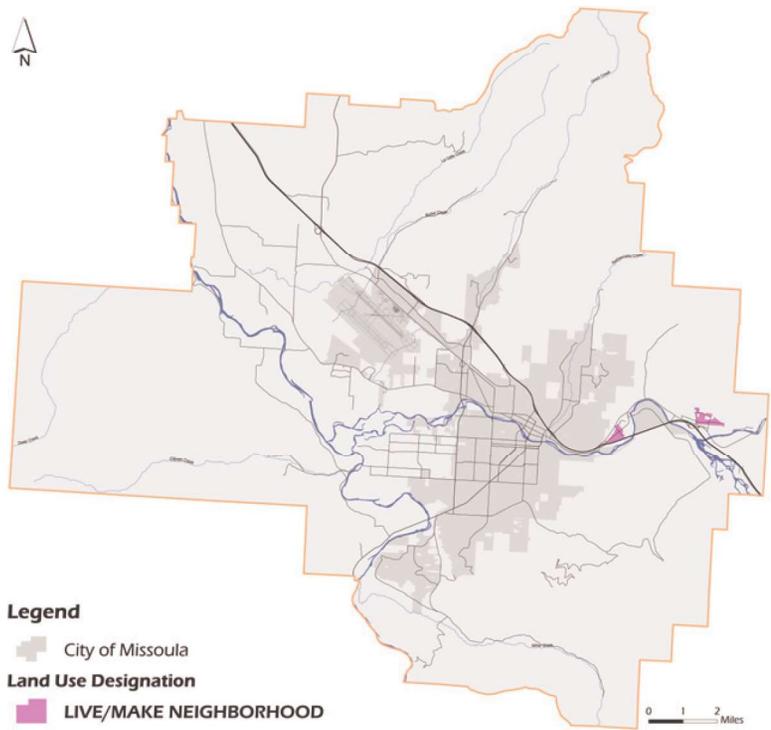
The local street network disperses traffic through a well connected-grid system, or an irregular system depending on topography, with short block lengths.

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LIVE/MAKE NEIGHBORHOOD

GOALS

- Contribute to economic diversity in the county by providing places for entrepreneurs and artisans to live and work, create, or make in a manner that respects the predominately residential character of the neighborhood.



Live/Make Neighborhood is 215 acres, 0.1% of the planning area.



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LAND USES

Land use is predominantly residential.
Secondary uses associated with residential use include small-scale manufacturing, fabrication, commercial kitchens, and artist studios.
On-site retail is not appropriate.
Outside of the resident(s), very few to no employees work on site.

CHARACTER

Residential buildings are predominately single-family dwellings with some two-family dwellings.
Multi-family dwellings may be appropriate when creating permanently affordable housing.
Buildings are sited with a minimum distance from streets and lot lines.
Business buildings must be associated with a primary residence, either on the property with the residence or adjacent to it under the same ownership.
Business buildings require additional buffering and design considerations to mitigate impacts.

INTENSITY

Residential densities range between three units per acre and 11 units per acre.
Business buildings are typically small in scale (1,000 square feet to 10,000 square feet).
Density bonuses may be available if development creates permanently affordable housing.
This level of density requires access to public sewer and water.

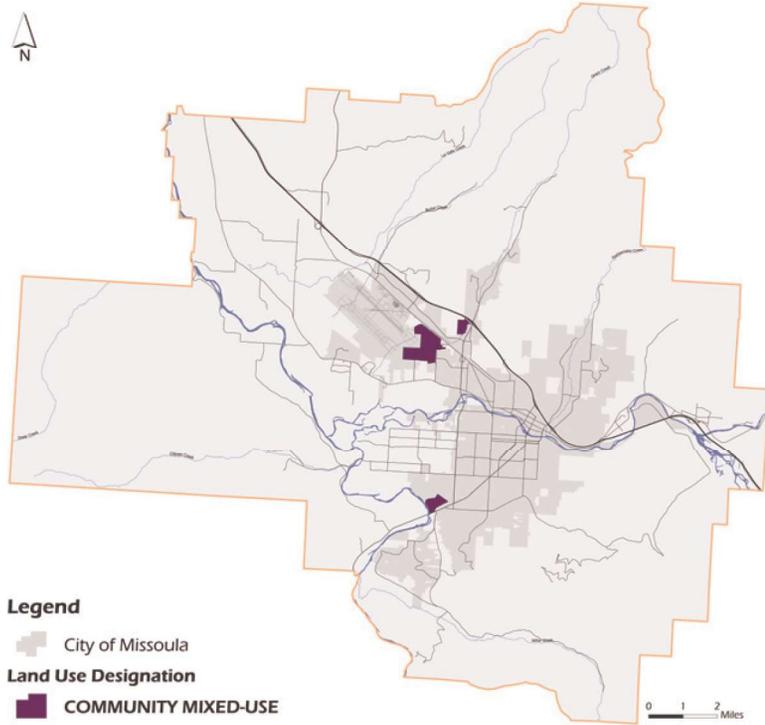
MOBILITY AND ACCESS

A mix of land uses and access to nearby destinations and amenities encourages walking, biking, and transit use.
All roads should provide non-motorized facilities. Additional separation for non-motorized facilities, such as protected or buffered bike lanes, boulevard sidewalks, and enhanced crossings, are needed when vehicle speeds and traffic volume increase.
Arterial and collector roads are in a traditional grid pattern, or irregular pattern depending on topography.
The local street network disperses traffic through a well-connected grid system, or an irregular system depending on topography, with short block lengths.

COMMUNITY MIXED-USE

GOALS

- Accommodate a substantial portion of future growth.
- Provide for a mix of primarily residential, commercial, and civic activity in a well-connected, walkable pattern.
- Provide opportunities for retail, service, and employment.
- Accommodate higher intensity residential choices that contribute to countywide housing diversity.



Community Mixed-Use is 708 acres, 0.5% of the planning area.



LAND USES

Land use is a mix of residential, neighborhood services, offices, retail and institutional uses. Master planning may be necessary to determine location of facilities, like parks, open space, agriculture, roads, non-motorized facilities, storm water, water, and sewer.

CHARACTER

Currently, these areas are primarily undeveloped but adjacent to appropriate levels of infrastructure and services.

A mix of building types will provide for a range of housing options and mix of uses. Single-family, two-family, and multi-family dwellings are the primary residential building types. A mix of uses can be both horizontally and vertically integrated. Building design is sensitive to its relationship to adjacent uses.

Building fronts and entrances are oriented towards the street. Parking and utilities for multi-family and commercial buildings are oriented toward the rear of buildings away from the street and front facade.

Commercial uses are typically located on arterial or collector roads.

INTENSITY

Average residential density is 15 units per acre.

Commercial and mixed-use buildings may range from small (1,000 square feet) to an anchor size (45,000 square feet or greater if vertically integrated).

MOBILITY AND ACCESS

A mix of land uses and access to nearby destinations and amenities encourages walking, biking, and transit use.

All roads should provide non-motorized facilities. Additional separation for non-motorized facilities, such as protected or buffered bike lanes, boulevard sidewalks, and enhanced crossings, are needed when vehicle speed and traffic volume increase.

Arterial and collector roads are in a traditional grid pattern, or irregular pattern depending on topography.

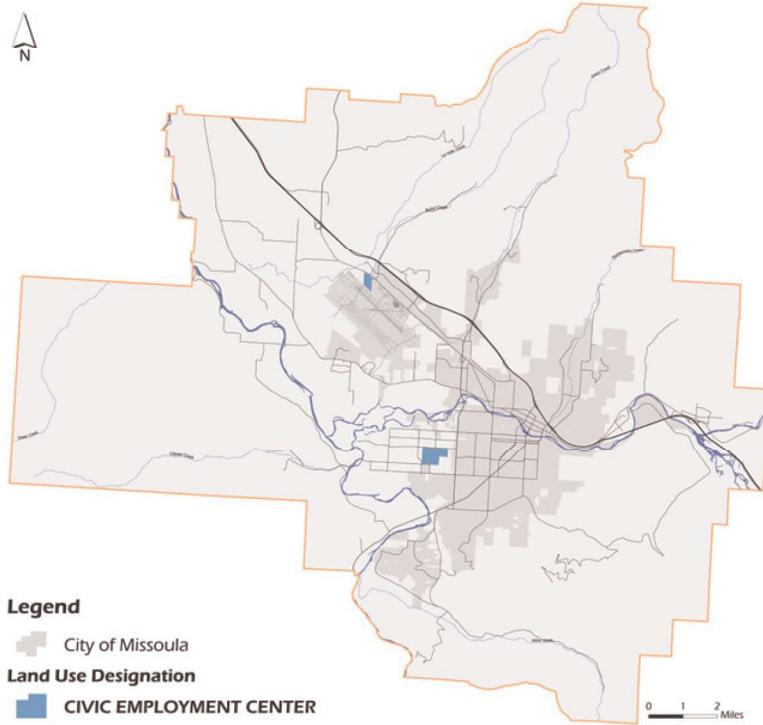
The local street network disperses traffic through a well-connected grid system, or an irregular system depending on topography, with short block lengths.

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CIVIC EMPLOYMENT CENTER

GOALS

- Provide for facilities that offer a public service or a variety of services stemming from a primary public need.
- Accommodates a concentration of jobs for a range of employment types.



Civic Employment Center is 266 acres, 0.2% of the planning area.

LAND USES

Land use is primarily civic/institutional uses which may be comprised of offices, flex space, light manufacturing, or distribution. Examples include airports, educational institutions, or health care facilities that require a significant amount of space for various activities. Depending on the purpose, residential uses, such as assisted living facilities, may be appropriate.

CHARACTER

These areas are typically master planned with a clear design and purpose for the primary user. Depending on the purpose of the primary user, setbacks or buffers from adjacent land uses should be required.

INTENSITY

Buildings support the need for distinct types of activities dependent upon the purpose of the primary user. Building types and sizes will vary depending on the purpose of the primary use.

MOBILITY AND ACCESS

Civic Employment Centers are typically located along arterial roads with connectivity to other areas in the community by transit and non-motorized facilities. Roads to and from this area should provide non-motorized facilities alongside or separated from the road. Additional separation for non-motorized facilities, such as protected or buffered bike lanes, boulevard sidewalks, and enhanced crossings, are needed when vehicle speeds and traffic volume increase. Roads within this area may provide non-motorized facilities depending upon the purpose of the primary user and the land use being accessed.

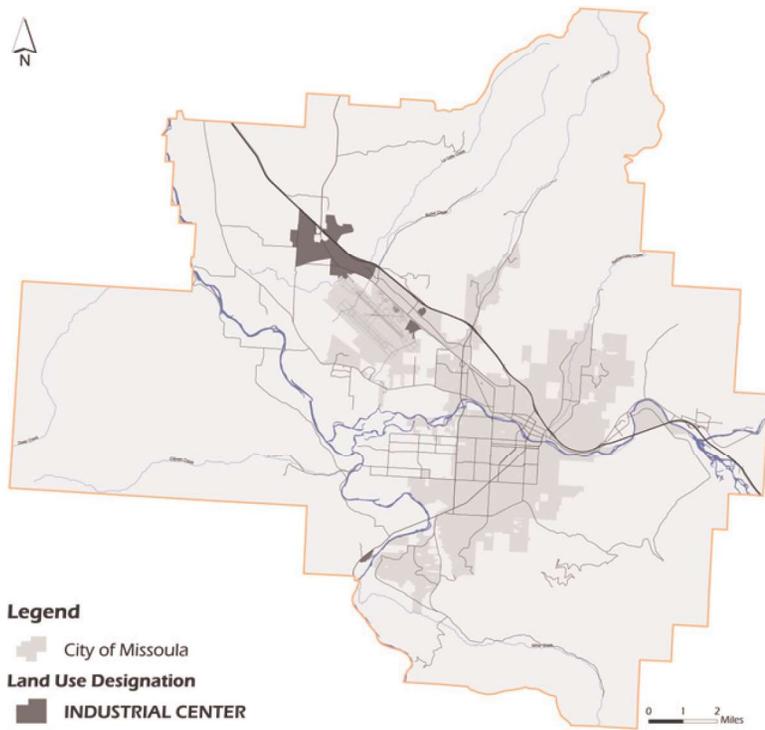


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INDUSTRIAL CENTER

GOALS

- Contributes to the county's economic base by providing places where people work, create, build, store, and distribute goods and services.



LAND USES

Land use is a mix of office, research, studios, manufacturing, warehousing, and distribution.

CHARACTER

Buildings are typically single use but may host a mix of uses that integrate horizontally rather than vertically, having shared walls rather than shared ceilings or floors.

Buildings are sited with a minimum distance from streets and lot lines.

Development is sited away from streams, riparian corridors, and wetlands to protect sensitive natural features and waterways and fish and wildlife habitat and movement corridors.

INTENSITY

Building size varies depending on context and need and could range from small (1,000 square feet) to very large (over 150,000 square feet).

MOBILITY AND ACCESS

Industrial Centers are typically located along arterial roads, near or adjacent to rail, with connectivity to other areas in the community by transit and non-motorized facilities.

All roads should provide non-motorized facilities. Additional separation for non-motorized facilities, such as protected or buffered bike lanes, boulevard sidewalks, and enhanced crossings, are needed when vehicle speeds and traffic volume increase.

Industrial Center is 1,666 acres, 1.1% of the planning area.

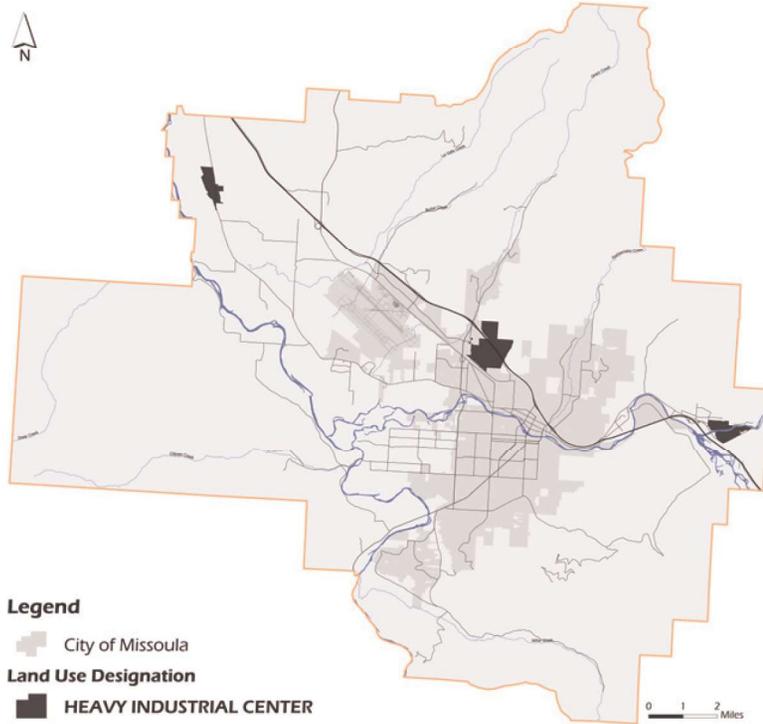


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HEAVY INDUSTRIAL CENTER

GOALS

- Contributes to the county's economic base by providing places where people manufacture, process, store, and distribute goods and services.
- Accommodates uses that may have impacts, such as noise, odors, clutter, or hazardous materials that require separation from other land uses.



LAND USES

In addition to Industrial Center uses, land uses include solid waste, power generation, processing, pipeline terminals, and similar uses.

CHARACTER

Heavy Industrial Centers may have uses that are incompatible with other land uses.

Buffers should separate this land use from less intense land uses.

Buildings are sited with a minimum distance from streets and lot lines.

Development is sited away from streams, riparian corridors, and wetlands to protect sensitive natural features and waterways and fish and wildlife habitat and movement corridors.

INTENSITY

Building size varies depending on context and need and could range from moderate (20,000 square feet) to very large (over 150,000 square feet).

MOBILITY AND ACCESS

Heavy Industrial Centers are typically located along arterial roads, near or adjacent to rail, with connectivity to other areas in the community by transit and non-motorized facilities.

Heavy Industrial Center is 1,210 acres, 0.8% of the planning area.



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