All land uses are subject to applicable criteria concerning the environment, urban services, and general development patterns.
LAND USE PLAN

Comprehensive Plan - Section 440

LAND USE PLAN MAP (other side) - The map presents the land use classification and physical plan layout of the City of Owensboro. The map provides a visual representation of the land use classification and physical plan layout of the City. The map is color-coded to indicate different land use categories.

LAND USE KEY (other side) - This key provides a list of land use categories and their corresponding symbols. The key is used to interpret the color-coded map on the other side of this page.

DESCRIPTION OF THE PLAN AREAS

Central Residential Areas (light green) - These areas are located within the city limits and are characterized by high-density residential development. They are primarily composed of single-family homes and apartment complexes.

Urban Residential Areas (light green) - These areas are located within the city limits and are characterized by medium-density residential development. They are primarily composed of single-family homes, apartments, and townhouses.

Future Urban Areas (yellow) - These areas are located within the city limits and are characterized by future residential development. They are primarily composed of vacant land or land that is currently zoned for non-residential use.

Rural Preference Areas (red) - These areas are located outside the city limits and are characterized by low-density residential development. They are primarily composed of single-family homes and farmland.

Professional/Service Areas (purple) - These areas are located within the city limits and are characterized by professional and service-oriented development.

Central Business Areas (gray) - These areas are located within the city limits and are characterized by central business development.

Business/Industrial Areas (blue) - These areas are located within the city limits and are characterized by business and industrial development.

Rural Residential Areas (green) - These areas are located outside the city limits and are characterized by low-density residential development.

Rural Small Commercial Areas (brown) - These areas are located outside the city limits and are characterized by small commercial development.

Rural Commercial Areas (brown) - These areas are located outside the city limits and are characterized by medium to high-density commercial development.

LAND USE CRITERIA (this side)

Central Residential Areas (light green) - New locations should be developed as part of a larger housing development, and should be located in areas where existing infrastructure is sufficient.

Urban Residential Areas (light green) - New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient.

Future Urban Areas (yellow) - New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient.

Rural Preference Areas (red) - New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient.

Professional/Service Areas (purple) - New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient.

Central Business Areas (gray) - New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient.

Business/Industrial Areas (blue) - New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient.

Rural Residential Areas (green) - New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient.

Rural Small Commercial Areas (brown) - New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient.

Rural Commercial Areas (brown) - New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient.

SPECIFIC LAND USE CRITERIA

(1) Rural Farm Residential Use

New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient. New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient.

(2) Rural Large-Lot Residential Use

New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient. New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient.

(3) Rural Small-Lot Residential Use

New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient. New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient.

(4) Urban Single-Family Residential Use

New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient. New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient.

(5) Urban Multi-Family Residential Use

New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient. New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient.

GENERAL LAND USE CRITERIA

(1) Parcels

New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient. New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient.

(2) Environmental Criteria (Apply to all land use)

New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient. New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient.

(3) Signage

New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient. New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient.

(4) Highways

New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient. New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient.

(5) Neighborhood Business Uses (NBU) - These are allowed only in the community plan areas designated as "Urban Residential," "Central Residential," or "Urban Commercial/Industrial." NBUs are encouraged in the "Urban Residential" and "Central Residential" areas, and are prohibited in the "Urban Commercial/Industrial" areas.

(6) Bike Access

New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient. New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient.

(7) Urban Services (Apply to developed land use)

New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient. New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient.

(8) Utility Rights of Way

New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient. New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient.

(9) Water Supply

New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient. New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient.

(10) Power Supply

New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient. New locations should be developed in areas where infrastructure is available, and should be located in areas where existing infrastructure is sufficient.

SPECIFIC CRITERIA

(1) New locations of Business/Industrial uses should conform to the criteria for "Urban Commercial/Industrial" areas.

(2) New locations of Professional/Service uses should conform to the criteria for "Central Commercial/Industrial" areas.

(3) New locations of Rural Residential Development should conform to the criteria for "Rural Residential" areas.

(4) New locations of Rural Small Commercial Development should conform to the criteria for "Rural Small Commercial" areas.

(5) New locations of Rural Commercial Development should conform to the criteria for "Rural Commercial" areas.

DEFINITIONS OF IMPORTANT TERMS

"Building" - A structure, including any portion thereof, that is roofed and permanently affixed to the ground.

"Business" - Any commercial establishment that provides goods or services to the public.

"Development" - Any activity that results in a change in the condition of land, water, or air.

"Impact" - A measurable effect that results from the creation or operation of a development.

"Impact Fees" - Charges paid to the city by developers to offset the cost of providing public facilities.

"Neighborhood Business" - A small-scale business that is located in a business district, and is intended to serve the needs of the local community.

"Public Utilities" - Water, gas, and electric services that are provided to the public.

"Sign" - A device used to communicate information to the public.

"Subdivision" - The division of a parcel of land into two or more parcels for sale or development.

"Street" - A public roadway that is designed to accommodate vehicular traffic.

"Traffic" - The movement of vehicles on a roadway.

ZONING CHANGES VS. THE LAND USE PLAN

The City of Owensboro has the authority to make zoning changes that do not conflict with the Comprehensive Plan. Such changes are made to accommodate the needs of the community and to ensure that the development of the city is consistent with the goals and objectives of the Comprehensive Plan.