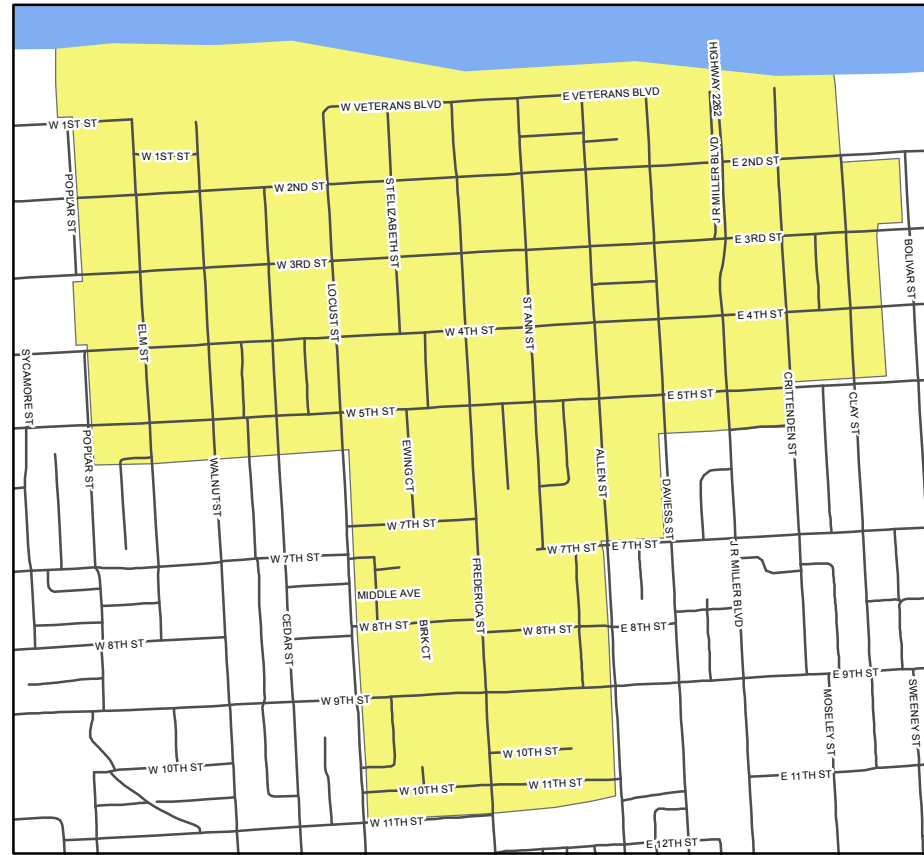
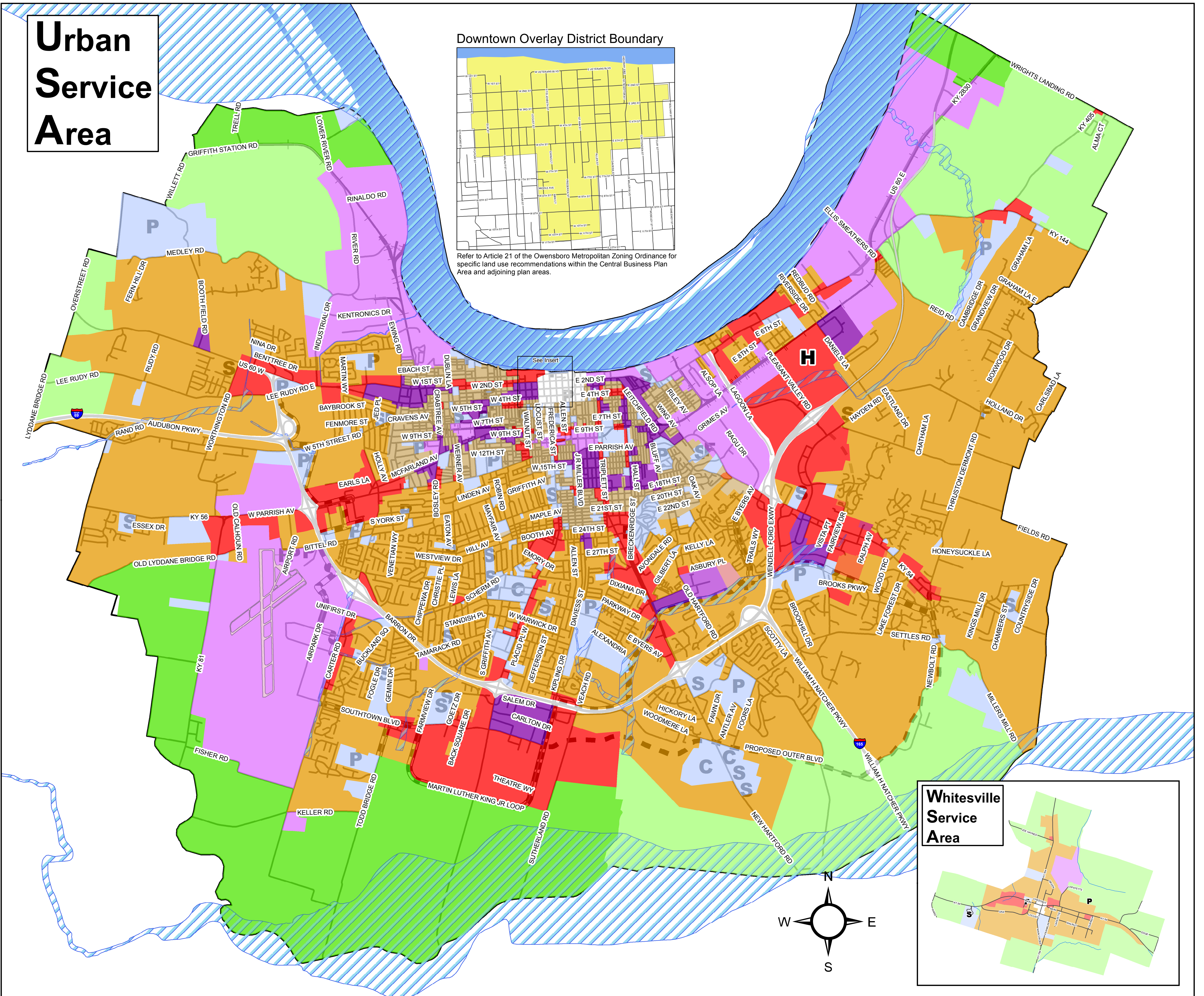


# Urban Service Area

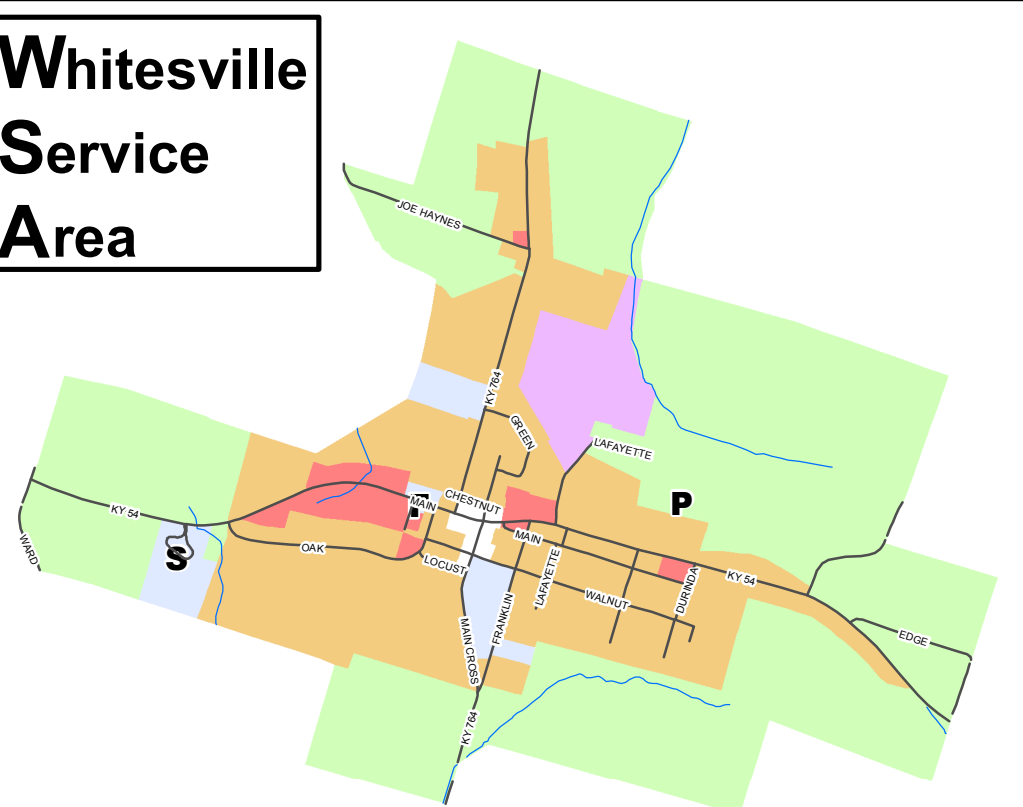
## Downtown Overlay District Boundary



Refer to Article 21 of the Owensboro Metropolitan Zoning Ordinance for specific land use recommendations within the Central Business Plan Area and adjoining plan areas.



## Whitesville Service Area



## LAND USE PLAN MAP

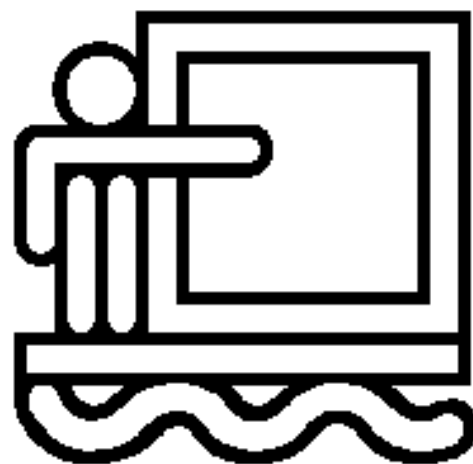
### Land Use Key

Map Colors	Land Use Plan Map PLAN AREAS	Land Uses appropriate in GENERAL LOCATIONS	Land Uses appropriate in LIMITED LOCATIONS	Land Uses appropriate in VERY-LIMITED LOCATIONS
	CENTRAL RESIDENTIAL	Urban Low-density Res. (4) Urban Mid-density Res. (5) Urban High-density Res. (6)	Professional/Service (7) General Business (11)	Central Business (8) Light Industrial (13)
	URBAN RESIDENTIAL	Rural Small-lot Res. (3)	Urban Low-density Res. (4) Urban Mid-density Res. (5) Professional/Service (7) Neighborhood Business (9)	Highway Business (10) General Business (11) Light Industrial (13) Heavy Industrial (14)
	URBANE RESIDENTIAL	Rural Small-lot Res. (3) Agriculture/Forestry (15)	Professional/Service (7) Neighborhood Business (9) Light Industrial (13) Heavy Industrial (14)	Urban Low-density Res. (4) Urban Mid-density Res. (5) General Business (11)
	PROFESSIONAL/ SERVICE	Professional/Service (7)	Urban Mid-density Res. (5)	Urban Low-density Res. (4) General Business (11) Light Industrial (13) Heavy Industrial (14)
	CENTRAL BUSINESS	Central Business (8)	Urban High-density Res. (6)	General Business (11) Light Industrial (13)
	BUSINESS	Neighborhood Business (9) Highway Business (10)	General Business (11) Urban Mid-density Res. (5) Light Industrial (13)	Urban Low-density Res. (4) Central Business (8) Heavy Industrial (14)
	BUSINESS/ INDUSTRIAL	General Business (11) Light Industrial (13) Business/Industrial (12)		Central Business (8) Heavy Industrial (14)
	INDUSTRIAL	Light Industrial (13)	Heavy Industrial (14) Professional/Service (7) Highway Business (10)	Central Business (8) General Business (11)
	URBAN COMMUNITY	Rural Small-lot Res. (3) Agriculture/Forestry (15)	Urban Low-density Res. (4) Urban Mid-density Res. (5) Professional/Service (7) General Business (11) Light Industrial (13)	Heavy Industrial (14)
	URBAN REFERENCE	Agriculture/Forestry (15) Rural Farm Residential (1) Rural Large-lot Res. (2)	Unique Resource (17) Coal Mining (16) Light Industrial (13) Heavy Industrial (14)	Rural Small-lot Res. (3) Urban Low-density Res. (4) Professional/Service (7) General Business (11)
	URBAN MAINTENANCE	Agriculture/Forestry (15) Rural Farm Residential (1) Coal Mining (16)	Unique Resource (17) Rural Large-lot Res. (2) Light Industrial (13) Heavy Industrial (14)	Professional/Service (7) General Business (11)
	WATER/ FLOODWAY	Agriculture/Forestry (15)	Unique Resource (17)	

# Numbers following land uses refer to specific criteria and use definitions (other side of sheet)  
All land uses are subject to applicable criteria concerning the environment, urban services, and general development patterns.

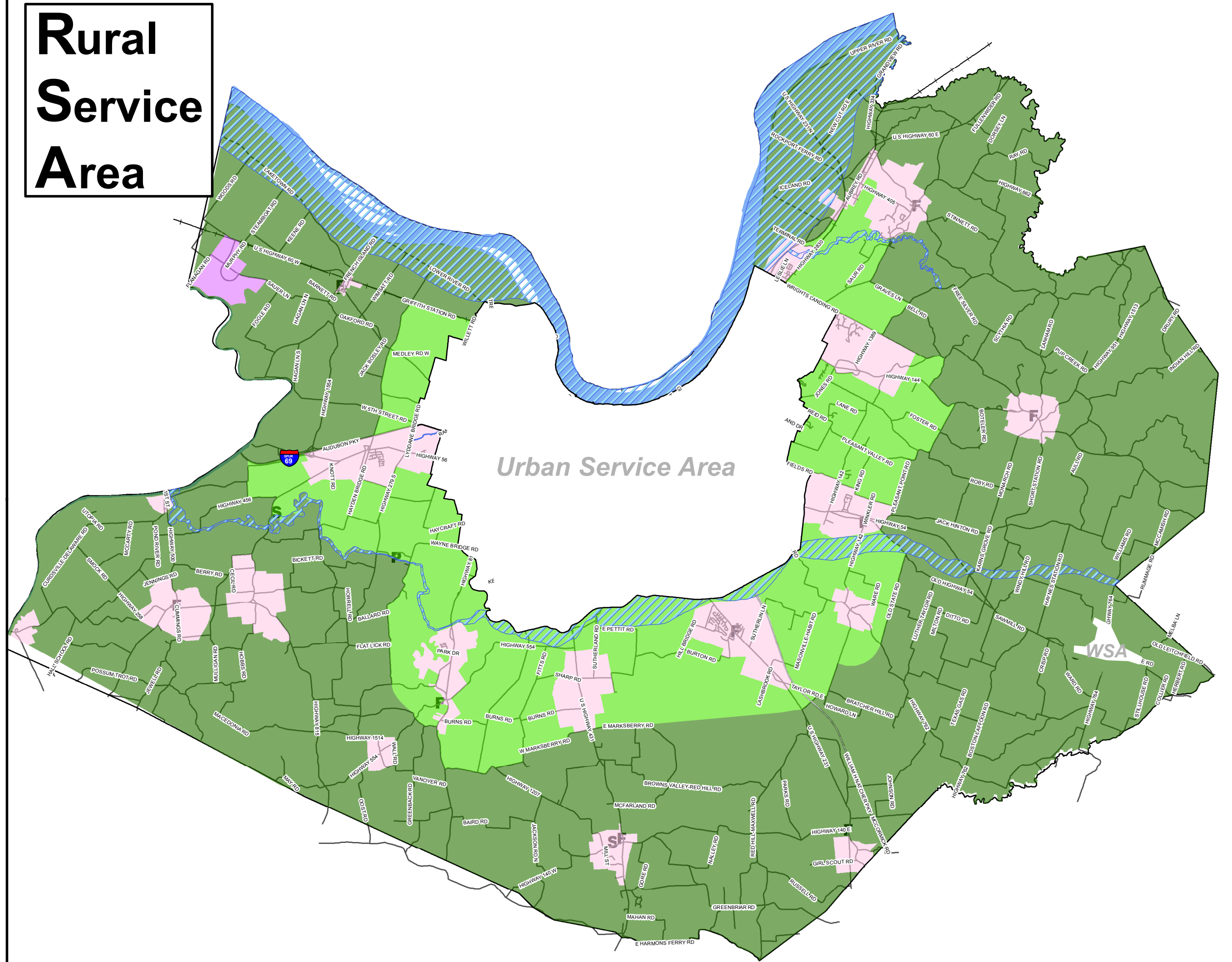
## Legend

- P** Public Park
- C** College
- H** Hospital
- F** Fire Station
- S** School
- Roadway
- - - Proposed Roadway
- Railroad
- Greenbelt
- Creek
- Plan Area



OWENSBORO  
METROPOLITAN  
PLANNING  
COMMISSION

## Rural Service Area



# LAND USE PLAN

## Comprehensive Plan - Section 440

This sheet summarizes the LAND USE PLAN, Section 440 of the *Comprehensive Plan for Owensboro, Whitesville, & Davies County, Kentucky*, adopted by the Owensboro Metropolitan Planning Commission. Only the most vital information is included on this sheet. Please refer to the full text of Section 440 for background or additional information. This symbol indicates where such information has been omitted. The Land Use Plan is made up of three elements: Land Use Plan Map, Land Use Key, and Land Use Criteria.

**LAND USE PLAN MAP (other side)** The most important features of the Land Use Plan Map are the 12 types of Plan Areas it depicts, each shown in a different color. The Land Use Plan Map also summarizes various aspects of the Comprehensive Plan including future highway corridors, planned parks, etc. ■

**LAND USE KEY (other side)** Includes the colors and titles of the 12 Plan Areas. For each Plan Area, particular land uses are listed to indicate that they may be up appropriate within that Plan Area - in either general, limited, or very-limited locations - subject to particular land use criteria. Land uses not listed under a Plan Area in the Land Use Key are not recommended within the Plan Area. ■

**LAND USE CRITERIA (this side)** All land uses listed in the Land Use Key are subject to applicable GENERAL LAND USE CRITERIA, which concern the **Environment (E), Urban Services (U), and Development Patterns (D)**. Each land use is further subject to **SPECIFIC LAND USE CRITERIA**. ■

## DESCRIPTION OF THE PLAN AREAS

### Central Residential Areas (*light brown*)

Contain the oldest residential areas of Owensboro, with a wide mixture of dwelling densities, and full urban services. Much existing housing is undergoing rehabilitation, and some is being replaced by new single-family or multi-family housing. However, dwellings adjoining existing nonresidential uses and front upon arterial streets, some conversion to or replacement by nonresidential uses is anticipated.

### Urban Residential Areas (*yellow ochre*)

Contain large concentrations of stable housing connected to sanitary sewers. They also contain the most appropriate locations for future urban residential development, because of near-term plan proposals for sanitary sewer expansions and availability of other urban services. Certain types of expanded or new nonresidential centers may be appropriate in limited locations within these areas.

### Future Urban Areas (*yellow green*)

Contain agricultural uses, rural housing with septic tanks, and a few scattered urban residential subdivisions served by small sewage treatment plants. In the long-term, municipal sewers are proposed for these areas. However, near-term development will largely be served by septic systems. Certain types of expanded or new nonresidential centers may be appropriate in limited locations within these areas.

### Professional/Service Areas (*light blue*)

Primarily contain existing professional/service uses.

### Central Business Areas (*gray*)

Contain the existing Central Business Districts of Owensboro and Whitesville.

### Business Areas (*red*)

Contain existing locations and recommended future locations of general, highway or neighborhood business uses or zones.

### Business/Industrial Areas (*yellow*)

Contain existing random mixtures of general business and industrial uses and zones.

### Industrial Areas (*light violet*)

Contain existing locations and recommended future locations of light or heavy industrial uses or zones.

### Rural Community Areas (*pink*)

Contain historical concentrations of small-lot rural housing, as well as limited nonresidential developed uses serving the Rural Service Area. Generally, there are no sanitary sewers in these areas.

### Rural Preference Areas (*light green*)

Primarily contain agricultural uses, with scattered rural housing served by septic tanks, and occasional sites of other uses.

### Rural Maintenance Areas (*dark green*)

Primarily contain agricultural and coal mining uses, with sparse rural housing served by septic tanks, and occasional sites of other uses.

### Water/Floodway Areas (*aquamarine*)

Contain major bodies of water and their floodways.


## SPECIFIC LAND USE CRITERIA

Sixteen separate land use categories are established in the Land Use Plan. Each land use category is referenced by the number found in the Land Use Key, and is subject to both the **GENERAL CRITERIA** in the previous subsection and the following **SPECIFIC CRITERIA** listed for each use.

### (1) Rural Farm Residential Use

consists of single-family dwellings located on large agricultural tracts in rural areas.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Rural Preference	General	(a) & (b)
Rural Maintenance	General	(a) & (b)

(a) **Large tracts with agricultural potential** Each dwelling should be located on a separate, large tract that has potential for productive agricultural use.

(b) **Access to existing public road via private drive** Each dwelling/tract should have access to an existing public road; public roads should not be created solely to provide access. Access should be provided by a private drive. No more than two dwelling/tracts should share a single private drive where it connects with a public road.

### (2) Rural Large-lot Residential Use

consists of single-family dwellings located on large nonagricultural lots in rural areas.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Rural Preference	General	(a), (b) & (d)
Rural Maintenance	Limited	(a), (c) & (d)

(a) **Separate, large, well-proportioned lots** Each dwelling should be located on its own individual lot that fronts on a public road or street. Lots should be large enough in size and width to avoid the creation of excessive numbers of lots or odd-shaped lots.

(b) **Frontage on existing roads or on new streets** In Rural Preference plan areas, new lots must front existing public roads or streets, or may front new subdivision streets that should be constructed to urban specifications, including sidewalks and gutters.

(c) **Frontage only on existing roads or subdivisions** In Rural Maintenance plan areas, new lots should front upon existing public roads or streets. Public roads or streets should not be created or extended to provide for new lots.

(d) **Coal mining advisory** Prospective lot owners should be advised of the potential for coal mining activity in rural areas.

### (3) Rural Small-lot Residential Use

consists of single-family dwellings located in areas without sanitary sewer systems, where development densities approach urban levels due to concentrations of small lots. This use is typically found in Rural Communities, and in Future Urban areas and remote portions of Urban Residential areas where planned sanitary sewers have not yet been extended.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Urban Residential	General	(a) & (b)
Future Urban	General	(a) & (b)
Rural Community	General	(a) & (b)
Rural Preference	Very-Limited	(a), (b), (c) & (d)

(a) **Separate lots fronting on public roads or streets** Each dwelling should be located on its own individual lot that fronts on a public road or street. New subdivision streets should be constructed to urban specifications, including curbs & gutters.

(b) **Lot sizes adequate for septic tank systems** Lots should be large enough in size to assure satisfactory operation of conventional septic tank systems as regulated by state law.

(c) **Only logical expansions of limited scope** In Rural Preference plan areas, completely new locations of Rural Small-lot Residential use should not be established. However, existing areas of this use may be expanded onto contiguous land, but should not significantly increase the extent of such uses in the vicinity, and should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.

(d) **Coal mining advisory** In Rural Preference plan areas, prospective lot owners should be advised of the potential for coal mining activity in rural areas.

### (4) Urban Low-density Residential Use

consists of dwellings usually single-family located near or with sanitary sewers, at densities generally up to 9 dwelling units per acre. This use exists widely in Central Residential and Urban Residential areas. Also, a few, scattered developments of this use are found in Future Urban areas and Rural Communities, served by small, independent sewage treatment plants. **Manufactured housing parks** are included in this category.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Central Residential	General	(a)
Urban Residential	Limited	(a) & (b)
Future Urban	Very-Limited	(a), (b) & (c)
Professional/Service	Very-Limited	(a), (b) & (c)
Business	Very-Limited	(a), (b) & (c)
Rural Community	Limited	(a) & (b)
Rural Preference	Very-Limited	(a), (b), (c), (d) & (e)

(a) **Building and lot patterns** Building and lot patterns should conform to the criteria for "Urban Residential Development" (D6).

(b) **Existing, expanded or new sanitary sewers** Urban Low-density Residential uses should occur only where sanitary sewer systems exist or may be expanded, or where new systems may be properly established.

(c) **Only logical expansions** Existing areas of Urban Low-density Residential uses may be expanded onto contiguous land. An expansion of this use should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.

(d) **New locations near major streets** In Urban Residential, Professional/Service, Business, and Rural Community plan areas, new locations of Urban Mid-density Residential use should be "major-street-oriented" (D2).

(e) **New locations adjoining nonresidential uses** If new locations of Urban Mid-density Residential uses are located in Professional/Service or Business plan areas, they should be sited on the fringes of such areas where they would serve as "buffer-uses" (D1).

### (5) Urban Mid-density Residential Use

consists of multi-family dwellings (apartments, condominiums) located in areas with sanitary sewers, at densities generally up to 25 dwelling units per acre. This use is commonly found in a variety of locations in Central Residential areas. It also is found in other urban areas, usually near major streets or on the fringes of nonresidential areas.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Central Residential	General	(a)
Urban Residential	Limited	(a), (b), (c) & (d)
Future Urban	Very-Limited	(a), (b), (c), (d) & (e)
Professional/Service	Limited	(a), (b), (c), (d) & (e)
Business	Limited	(a), (b), (c), (d) & (e)
Rural Community	Limited	(a), (b), (c), (d)

(a) **Building and lot patterns** Building and lot patterns should conform to the criteria for "Urban Residential Development" (D6).

(b) **Existing, expanded or new sanitary sewers** Urban Mid-density Residential uses should occur only where sanitary sewer systems exist or may be expanded, or where new systems may be properly established.

(c) **Logical expansions** Existing areas of Urban Mid-density Residential uses may be expanded onto contiguous land. An expansion of this use should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.

(d) **New locations near major streets** In Urban Residential, Professional/Service, Business, and Rural Community plan areas, new locations of Urban Mid-density Residential use should be "major-street-oriented" (D2).

(e) **New locations adjoining nonresidential uses** If new locations of Urban Mid-density Residential uses are located in Professional/Service or Business plan areas, they should be sited on the fringes of such areas where they would serve as "buffer-uses" (D1).

## GENERAL LAND USE CRITERIA

Where applicable, all land uses should comply with the following criteria concerning the **environment (E), urban services (U), and development patterns (D)**.

### (E) ENVIRONMENTAL CRITERIA (*Apply to all land uses*)

#### (E1) Floodplains

Buildings or structures should not be located in floodway areas, and floodways should not be filled. Buildings and structures may be located in flood-fringe areas, but should be elevated so that their first floors are above the 100-year flood elevation.

#### (E2) Steep Slope

Special design and construction techniques should apply in areas of steep slope (greater than 15% grade).

#### (E3) Historical & Archaeological Sites

Historical buildings should be assessed for their architectural or other historical significance, and when found significant, should be maintained and restored through sensitive adaptation. Areas that have been determined to contain significant archaeological sites should be completely protected from development. Other development sites should be assessed or their archaeological significance prior to development, and where appropriate, construction should be delayed until the site is adequately documented.

#### (E4) Soils

Appropriate procedures should be followed to avoid excessive soil erosion and airborne dust resulting from farming, site development, construction activities, or coal mining activities.

#### (E5) Plant and Animal Life

Identified wetlands and other special habitats for plants and animals should be protected through the establishment of natural reserves, whether in rural areas or as portions of developed sites.

### (U) URBAN SERVICES CRITERIA (*Apply to developed land uses*)

#### (U1) Roadway Capacity

All development sites/sho uld be accessible by vehicle, and traffic flow should be efficient and safe. The scope of any development, and the corresponding traffic it generates, should be commensurate with the capacity of existing and proposed roadways. Obviously, new roadways should be properly designed to provide for anticipated traffic patterns and volumes.

#### With Respect to Existing Roadways

A proposed development should not be approved if it would overburden the capacities of existing roadways or would create congestion at intersections, unless appropriate road improvements are currently planned or are committed to by the developer. As appropriate, road improvements may involve widening, straightening, reduction of vertical curves, or the addition of through traffic lanes, and deceleration or turn lanes for high-traffic driveways or street intersections.

#### (U2) Electricity Supply

Electricity should be available to all development sites.

#### (U3) Water Supply

Water lines of adequate size and fire hydrants with adequate flow should be required for all development sites.

#### (U4) Stormwater Disposal

Adequate storm water disposal should be provided for all development sites, which may necessitate significant improvements as appropriate. For development sites 10 acres or larger, storm water runoff should be detained so that the rate of runoff after development does not exceed the rate prior to development. For smaller sites in flood-sensitive areas, storm water runoff should be detained to the extent possible; such drainage problems may limit the intensity of development that is appropriate for a particular site.

### (U5) Sanitary Sewage Disposal

Sanitary sewers should be required for all urban residential uses and all planned Industrial Park (D7). For all other developed uses, including rural residential, connection to sanitary sewers should be required if available. If sanitary sewers are not available, appropriate onsite sanitary sewage systems should be required. Where conventional septic systems are used, lot sizes should be large enough to assure satisfactory operation of such systems for the types of occupancy intended.

### (D) DEVELOPMENT PATTERN CRITERIA (*Apply to developed land uses*)

#### (D1) Land-Use Intensity, Clusters, Buffers

Land uses of similar intensity should be clustered into larger areas to reduce the occurrence of incompatible boundaries between different uses. Also, incompatible boundaries may be avoided by orienting land uses of varying intensities so that a transition in intensity occurs gradually from one adjoining use or cluster of uses to the next.

#### "Buffer-Uses"

This criteria (enumerated later in this section) recommend that particular land uses are appropriate as "buffer-uses." This means that these moderate-intensity uses are considered appropriate when located where they will buffer higher-intensity land uses from lower-intensity land uses.

#### Landscape Buffers

Landscape buffers should be located between adjoining land uses that are incompatible with each other. The dimensions and materials of these landscape buffers should be proportional to the difference in intensity between the adjoining uses. ■

### (6) Urban High-density Residential Use

consists of multi-family dwellings (apartments, condominiums) located in areas with sanitary sewers, at densities that may exceed 25 dwelling units per acre. Since 1980, this use has been limited to locations in Central Residential and Central Business areas, as a redevelopment incentive.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Central Residential	General	(a)

(a) **Yard dimensions in proportion to building height** For buildings over three stories in height, building setbacks should be greater than normal for yards adjoining other properties the taller the building, the greater the setback.

(b) **Mixed-use buildings** In Central Business plan areas, residential uses may be located in the same building containing nonresidential uses. In such cases, residential and nonresidential uses should be located on separate floors. Dwelling-unit walls with windows should be set back from adjoining properties, to provide light and air, the higher the floor, the greater the setback.

### (7) Professional/Service Uses

include offices, parks, institutional buildings, and other places where people assemble for professional, medical, clerical, recreational, religious, cultural or similar purposes.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Central Residential	Limited	(a), (b) & (d)
Urban Residential	Limited	(a), (b) & (d)
Future Urban	Limited	(a), (b) & (d)
Professional/Service	General	(a)
Business(2007 update)	Limited	(a), (b) & (d)
Industrial	Limited	(a), (b), (d) & (e)
Rural Community	Limited	(a), (b) & (d)
Rural Preference	Very-Limited	(a), (b) & (c)
Rural Maintenance	Very-Limited	(a), (b) & (c)

(a) **Building and lot patterns** Building and lot patterns should conform to the criteria for "Nonresidential Development" (D7).

(b) **Logical expansions** Existing areas of Professional/Service use may be expanded onto contiguous land that abuts the same street(s). An existing area of general business zone may be used as criteria to support a Professional/Service use as a logical expansion since the general business zone permits all uses within the Professional/Service use category. If the contiguous land is located across an intervening street, the expansion should be at least one (1) acre in size, and it would serve as a "buffer-use" (D1). An expansion of this use should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.

(c) **Expansions of limited scope** In Rural Preference and Rural Maintenance plan areas, an expansion of Professional/Service use should not significantly increase the extent of such uses in the vicinity.

(d) **New locations** New locations of Professional/Service use should be "major-street-oriented" (D2). Also, other than in Rural Community plan areas, a new location should be at least one (1) acre in size unless it would serve as a "buffer-use" (D1).

(e) **New locations in Industrial areas** If new locations of Professional/Service use are established in Industrial plan areas, they should be sited on the fringes of such areas where they would serve as "buffer-uses" (D1). New locations may also serve the same buffer function as part of a planned "Industrial Park" (D1).

(a) **Building and lot patterns** Building and lot patterns should conform to the criteria for "Nonresidential Development" (D7).

(b) **Logical expansions** Existing areas of Professional/Service use may be expanded onto contiguous land that abuts the same street(s). An existing area of general business zone may be used as criteria to support a Professional/Service use as a logical expansion since the general business zone permits all uses within the Professional/Service use category. If the contiguous land is located across an intervening street, the expansion should be at least one (1) acre in size, and it would serve as a "buffer-use" (D1). An expansion of this use should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.

(c) **Expansions of limited scope** In Rural Preference and Rural Maintenance plan areas, an expansion of Professional/Service use should not significantly increase the extent of such uses in the vicinity.

(d) **New locations** New locations of Professional/Service use should be "major-street-oriented" (D2). Also, other than in Rural Community plan areas, a new location should be at least one (1) acre in size unless it would serve as a "buffer-use" (D1).

(e) **New locations in Industrial areas** If new locations of Professional/Service use are established in Industrial plan areas, they should be sited on the fringes of such areas where they would serve as "buffer-uses" (D1). New locations may also serve the same buffer function as part of a planned "Industrial Park" (D1).

### (8) Central Business Uses

(Downtown Owensboro and Whitesville) include a broad range of commercial activities, including major governmental, professional, cultural, hotel, restaurant, specialty retail, and entertainment-related uses. These historical business districts, with older types of buildings located close to the street, are more pedestrian-oriented than newer types of business areas.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Central Residential	Very-Limited	(a), (b) & (c)
Central Business	General	(a)
Business	Very-Limited	(a), (b) & (c)
Business/Industrial	Very-Limited	(a), (b), (c) & (d)
Industrial	Very-Limited	(a), (b), (c) & (d)

(a) **Building and lot patterns** Building and lot patterns should conform to the criteria for "Nonresidential Development" (D7).

(b) **Only necessary, logical expansions** The Central Business districts of Owensboro and Whitesville are generally fixed areas, and expansion of their boundaries should be based upon significant findings that a community need exists for these districts to be expanded.

(c) **To serve the needs of existing establishments** In Central Residential, Business, and Business/Industrial plan areas, such an expansion should be contiguous to an existing boundary of the Central Business district, and should serve the needs of already located uses within the district.

(d) **To redevelop the Ohio riverfront east of Downtown** In the Industrial Plan area located at the east end of Downtown Owensboro, an expansion of Central Business uses should be encouraged that would enhance Downtown's cultural, entertainment, tourism and residential activities, especially development that would expand public access to the Ohio riverfront. Such expansions should proceed eastward in phases that are contiguous with previously established Central Business sites.

### (9) Neighborhood Business Uses

include convenience retail and personal service activities that are desirable within newly developing urban residential neighborhoods. These uses should be located in areas containing compatible professional/service uses. This use category was created in 1980, so that in newly developing areas, neighborhood-oriented businesses would be established and expanded in planned "Neighborhood Business Centers" (D7).

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Urban Residential	Limited	(a), (b), (c) & (d)
Future Urban	Limited	(a), (b), (c) & (d)
Business	General	(a), (b), (c) & (d)

(a) **Development plan** Neighborhood Business Centers should be initiated and expanded as integral units, according to formal development plans. Once a new center or expansion is proposed, submission of plans and the initiation of construction should occur in a timely manner. Building and lot patterns should conform to the criteria for "Nonresidential Development" (D7), and outdoor storage yards, with "Buffers for Outdoor Storage Yards" (D1).

(b) **New locations** New locations of Neighborhood Business Centers should be "major-street-oriented" (D2), at least five (5) acres in size, and located no closer than three-quarters (¾) of a mile to any other Neighborhood Business Center.

(c) **Logical expansions** Existing centers may be expanded onto contiguous land that abuts the same street(s), but should not grow larger in total area than fifteen (15) acres, not counting street light-of-way. If the contiguous land for expansion is located across an intervening street from the existing center, the expansion should be at least five (5) acres in size.

(d) **Market demand in the vicinity** In Future Urban plan areas, Neighborhood Business Centers should not be established or expanded unless adequate market demand exists within the vicinity to support a viable center.

### (10) Highway Business Uses

include community-wide and regional shopping centers, as well as some professional/service uses, and are typically located on the radial arterial streets in the Owensboro urban area. This use category was created in 1980, so that in newly developing areas, community-wide and regional-oriented businesses would be established and expanded in planned "Highway Business Centers" (D7).

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Urban Residential	Very-Limited	(a), (b), (c) & (d)
Business	General	(a), (b), (c) & (d)
Industrial	Limited	(a), (b), (c) & (d)

(a) **Development plan** Highway Business Centers should be initiated and expanded as integral units, according to formal development plans. Once a new center or expansion is proposed, submission of plans and the initiation of construction should occur in a timely manner. Building and lot patterns should conform to the criteria for "Nonresidential Development" (D7), and outdoor storage yards, with "Buffers for Outdoor Storage Yards" (D1).

(b) **New locations** New locations of Highway Business Centers should be sited in Business or Industrial plan areas, and should be "major-street-oriented" (D2), at least five (5) acres in size, and located no closer than three-quarters (¾) of a mile to any other Highway Business Center.

(c) **Logical expansions** Existing centers may be expanded onto contiguous land that abuts the same street(s). If the contiguous land for expansion is located across an intervening street from the existing center, the expansion should be at least five (5) acres in size.

(d) **Adequate market demand** Highway Business Centers should not be established or expanded unless adequate market demand exists to support a viable center.

## Landscapeing of Vehicular Use Areas

Open areas on which several vehicles would be located should be landscaped to improve the community's appearance and to reduce ambient noise, light glare, and air temperature. Landscaping should be located along streets and adjoining residential properties. Interior landscaping should be scattered about in larger vehicular use areas.

### "Buffers for Outdoor Storage Yards"

Outdoor storage areas for raw materials, building materials, building supplies, construction vehicles or equipment, materials to be used in manufacturing, manufactured products, or similar items should be screened from major community streets and from nearby non-industrial properties. Junk, salvage or scrap -iron yards should be completely screened from all adjoining streets and properties.

### Existing Wooded Areas Retained as Buffers

Existing wooded areas should be retained, especially in urban areas, to buffer incompatible land uses, reduce ambient air temperature, and regenerate oxygen.

### (D2) Land Use vs. Street Function

Particular land uses should conform to the close proximity to major streets because of the traffic levels they generate, the types of vehicles that frequent them, or their business expense needs. Close proximity to arterial streets is recommended for high-intensity uses such as highway business, general business, light industrial, and heavy industrial. Close proximity to other arterial streets or collector streets is recommended for moderate-intensity uses such as urban mid-density residential, professional/service, and neighborhood business.

### Transition in Land Use Intensity along Streets

The functional classification of a street and the intensities of land use should vary along the street. Where land use intensity does vary along a lower classification street, higher intensity uses should be located closer to intersections with higher classification streets, with a transition to lower intensity uses proceeding away from major streets. ■

### "Arterial-Street-Oriented Uses"

Specific criteria (enumerated later in this section) recommend that particular land uses be "arterial-street-oriented." This means that new locations of these uses should conform to the specific criteria or should be sited in areas where they would serve as buffers that frequent them, or their business expense needs. Close proximity to arterial streets is recommended for high-intensity uses such as highway business, general business, light industrial, and heavy industrial. Close proximity to other arterial streets or collector streets is recommended for moderate-intensity uses such as urban mid-density residential, professional/service, and neighborhood business.

### "Major-Street-Oriented Uses"

Specific criteria (enumerated later in this section) recommend that particular land uses be "major-street-oriented." This means that new locations of these uses should conform to the specific criteria or should be sited in areas where they would serve as buffers that frequent them, or their business expense needs. Close proximity to arterial streets is recommended for high-intensity uses such as highway business, general business, light industrial, and heavy industrial. Close proximity to other arterial streets or collector streets is recommended for moderate-intensity uses such as urban mid-density residential, professional/service, and neighborhood business.

### (D3) Intersection & Driveway Spacing Standards

Newly developed land should conform to the specifications of the "Intersection & Driveway Spacing Standards" described in Section 510: Highways, Streets & Roads. When previously developed sites or areas are redeveloped, existing nonconforming developments not conforming to driveway and driveway spacing should be altered to conform as closely as possible to the standards. Existing narrow lots should not be redeveloped individually, if significantly substandard driveway spacing would result.

### (D4) Roadway Buffer Standards

Newly developed land should conform to the specifications of the "Roadway Buffer Standards" described in Section 510: Highways, Streets & Roads. When previously developed sites or areas are redeveloped, existing nonconforming developments not conforming to roadway buffers should be altered to conform to the standards as closely as possible. Existing small lots should not be redeveloped individually, if significantly substandard roadway buffers would result. ■

### (D5) Lot Sizes and Proportions

The sizes and proportions of lots should be appropriate for the types of development located upon them. In general, lots should not be oddly shaped, such as too narrow, too shallow, or too deep, and should not contain unusable projections. Accordingly, minimum subdivision standards for lot sizes and proportions should be established for each zoning classification.

### (D6) Residential Development

In addition to other general and specific criteria that apply, residential development should conform to the following provisions:

#### "Rural Residential Development"

Residential development in rural areas outside of the Rural Communities should be allowed, but only to the extent that it does not significantly impinge on agricultural or natural resource-related activities. Residential lots should be of a large enough size and shape to be self-sufficient and not need external services. And, potential for future development should be considered. Land use intensity is a generally recommended land use in such rural areas. However, efforts should be taken to minimize the potential adverse impact of natural resource-related activities on rural residential development.

#### "Urban Residential Development"

In general, residential areas should promote a sense of community by providing a variety of housing types suitable to a variety of people. Housing densities should be consistent with the character of streets and urban services in the neighborhood. Buildings should be designed and sited so they do not become irritants within the neighborhood. When land is proposed for development or redevelopment for urban-density residential uses, such development should be designed as either a "regular subdivision" or a "planned development." ■