

NEIGHBORHOOD CONSERVATION

A future land use area where established single-family neighborhoods are delineated, and the conservation of the existing development pattern is encouraged.

Land Use Types

Single-Family Residential - Attached and detached housing at a reasonable density that is not significantly higher than the existing neighborhood. Infill lots or community re-development should be designed to be sensitive to the surrounding neighborhood but can be at reasonably higher density. New single-family residential developments should incorporate greenways and bike and pedestrian trails. Cluster developments are encouraged.

Neighborhood Institutional Centers - Uses that serve the neighborhood residents including parks, schools, religious assembly facilities, recreational and park facilities, community meeting areas and clubs. These facilities should be linked to the residential areas by greenways, bike trails and pedestrian paths.

Neighborhood Commercial - Low impact services to serve the local neighborhood that are consistent with design guidelines.

Land Use Determinants

Existing Land Use Pattern - Locations where limited density residential subdivisions have been platted and developed.

Existing Zoning - Locations where limited density residential zoning has been established.

Expansion Areas - Locations where the expansion of the existing development pattern is logical.

Infill Development - Locations where infill areas complement the surrounding development pattern.

Access - Locations served by a local street system.

Urban Sector - Locations served by urban services.