

SUBURBAN VILLAGE

A future land use area that represents the focus of surrounding, generally lower intensity commercial, institutional and residential growth for a broad mixture of surrounding development. New neighborhood development occurs in close proximity to institutional, office and retail uses. Cluster developments and greenways are encouraged in conjunction with formerly rural land uses focusing on environmental and building and site design innovation.

Land Use Types

Agricultural Production and Services - Services supporting the remaining agricultural community such as farm management, horticultural and veterinary services.

Parks and Outdoor Recreation/Ecotourism - Public and private recreation from small-scale community-based facilities to regional attractions with greenway linkages as appropriate. Also encouraged are ecotourism businesses that supply a niche market, usually outdoor oriented.

Residential - Suburban densities (up to six units per acre) of single and two-family housing, attached, detached, zero-lot line, cluster, low density multi-family, townhouses and garden apartments.

Community Activity Centers - Public and private facilities serving surrounding residents including schools, religious assembly centers, community clubs and meetings areas with linkages to residential areas by greenways, bike and pedestrian paths wherever possible.

Commercial - Convenience retail establishments supplying limited goods and services to village residents. Planned small-scale or cluster retail such as local target area shopping centers with specialty businesses and personal services. Also found are small highway retail establishments providing goods and services to passing motorists. Such facilities should be designed to complement the suburban surroundings.

Land Use Determinants

Existing Land Use Pattern - Locations where low- to middle-density residential, institutional and commercial uses are established, connected to existing, sometimes transitional rural residential, agricultural and open space uses.

Rural/Suburban Sector - Locations on the fringe of the urban service area.

Access - Locations served by an arterial highway and a well-defined secondary street.

Environmental Capacity - Locations where physical land characteristics, especially topography, have and continue to provide the opportunity for suburban development.

Utility Availability - Locations where public water and sewer are in close proximity to the urban service area and expansion of these services is likely.