

# MONROE COUNTY URBANIZING AREA FUTURE LAND USE TYPES

## EMPLOYMENT

Employment-oriented uses include light industrial, manufacturing and assembly, research and development facilities, flex/office space, construction trades, warehousing and other types of commercial uses that may not be easily integrated into a mixed-use environment. These uses may require large, isolated sites for large-format facilities, or multiple facilities may be organized into coordinated campus-style or industrial park settings. Special attention should be paid to vehicular access management, buffering and landscape aesthetics, building and parking orientation, and basic architectural design standards. Business support services are encouraged to be integrated into larger employment areas.

## MIXED-USE NEIGHBORHOOD

Mixed-use neighborhoods are the densest, most pedestrian-oriented development types in the Urbanizing Area. This land use type will vary in terms of form, scale, character, and the specific mix of uses, depending on location, access considerations and existing development context. Uses may be integrated vertically within buildings, such as residential or office over ground-floor retail, or horizontally among single-use buildings that are closely coordinated with one another. Mixed use areas may take the form of linear corridors along major roadways, large districts that serve as regional destinations for commerce, dining and entertainment, or small nodes at crossroads that serve nearby residential neighborhoods or employment areas.

## MIXED RESIDENTIAL NEIGHBORHOOD

Mixed residential neighborhoods accommodate a wide array of both single-family and multi-family housing types, integrated into a cohesive development. These neighborhoods are intended to serve growing market demand for new housing choices among the full spectrum of demographic groups. Residential buildings should be compatible in height and overall scale, but with varied architectural character. These neighborhoods are located immediately adjacent to mixed use neighborhoods, providing a residential base to support nearby commercial activity within a walkable or bicycle-accessible distance.

## SUBURBAN RESIDENTIAL

Suburban residential developments include existing low-density single-family subdivisions and isolated multi-family apartment complexes. Different housing types are typically segregated, with multiple buildings having a similar or identical appearance. This land use type is not intended for extensive application beyond existing or currently planned developments, or where new suburban residential development would most appropriately coordinate with adjacent developments within this category.

## CONSERVATION COMMUNITY

Conservation communities are master planned developments designed to preserve significant amounts of open space as a community amenity. In the Urbanizing Area, these communities are likely to be entirely residential, but may incorporate mixed use and commercial development at major intersections, where supported by the market. These neighborhoods may include a mixture of housing types, but typically with an emphasis on small single-family lots, clustered together in the most suitable areas for development while preserving environmentally sensitive and scenic lands.

## RURAL TRANSITION

Portions of the Urbanizing Area, primarily to the east and south, are not suitable for intensive development due to access, infrastructure and environmental constraints. These areas offer an opportunity to transition the scale and intensity of development along the urban to rural transect. Residential uses are low in density, primarily single-family, and typically are located along existing rural roadways, rather than in subdivisions. Larger scale agricultural uses may occur within this area.

## PARKS AND OPEN SPACE

Open space includes public parks and privately-owned lands dedicated for active or passive recreation or environmental preservation. Examples include Karst Farm Park, Will Detmer Park, and portions of both residential and non-residential development areas reserved as open space. Protected open spaces include floodplains and riparian corridors where development is either prohibited or strongly discouraged. The Land Use Plan is not intended to illustrate all lands intended for preservation; future open space areas will be determined through the County's parkland acquisition process and the private development plan review process.

## QUARRY LANDSCAPES

Quarry landscapes are found throughout the Urbanizing Area, primarily in the south and west portions of the area. These include actively mined and abandoned quarries, a number of which are either listed or eligible for inclusion on the National Register of Historic Places as Historic Landscape Districts. This land use type may also include lands owned by quarry operators and reserved as buffers to surrounding uses or potential quarry expansion areas. A number of quarries are also located immediately adjacent to the Urbanizing Area boundary. Quarry lands should be preserved to the extent possible for continued mining operations as part of the local economy. Where active mining is no longer viable, quarry landscapes should be preserved and integrated into a comprehensive open space system. However, other types of development may occur within and adjacent to abandoned quarries if sensitively sited to preserve visual and physical access, and designed to be compatible with other surrounding land uses.

## CIVIC/INSTITUTIONAL

Civic and institutional uses include educational and religious facilities and other types of public and private facilities intended for public assembly and gathering. This land use category also includes public utilities and publicly-operated transportation facilities such as the Monroe County Airport and Dillman Wastewater Treatment Plant. As with parks/open space, the Land Use Plan is not intended to illustrate all individual institutional facilities. Various types of civic uses may be incorporated into any of the other land use types, if designed and operated to fit within the surrounding development context.