

GENERAL FUTURE LAND USE CATEGORIES

for the

2013 CENTRE REGION COMPREHENSIVE PLAN UPDATE

Agriculture - This category is for land dedicated to farming (fields, lots, pastures, farmsteads, specialty crops, livestock production, etc.), agriculture, or similar agrarian land uses primarily located in rural areas where urban services are limited or do not exist. Residential land uses associated with the agricultural land use (such as a farmhouse) may be included in this category.

Downtown District - This category is for land uses that exhibit a higher density and intensity of urban development including a mix of commercial, office, public/institutional, and residential uses that support a central business, civic and/or cultural district. Land uses in this category typically occur in developments of a scale that promote bicycle, pedestrian and transit amenities over single occupant vehicle services.

Commercial/Office - This category is for land dedicated to non-industrial business uses, including retail sales, professional offices, general services, or entertainment facilities. Commercial and office uses may be located as a single use in one building or grouped together in a shopping center or office building.

Forest - This category is for land uses that include public or private areas that are primarily in timber. This category may also include commercial timber or pulpwood harvesting. Areas such as national, state, or local parks are not included in this category and are more accurately categorized in the Parks/Recreation/Conservation category.

Industrial/Office - This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or office uses associated with light manufacturing operations such as research and development.

Mixed Use - This category is used for areas that have a mix of urban uses such as Commercial/Office, Industrial/Office, Residential, or Public/Institutional uses. The Mixed Use category is best utilized when there is no single use that is located in a development. For example, a residential area with a park or school would be classified as residential; however a development with residential uses above commercial storefronts would be identified as mixed use.

Parks/Recreation/Conservation - This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses.

Public/Institutional - This category includes certain state, federal or local government uses, and institutional land uses. Public uses include municipal buildings, police and fire stations, museums, libraries, post offices, schools, or similar uses. Examples of institutional land uses include colleges; churches; cemeteries; hospitals; housing for elderly, seniors, or the disabled; and similar uses. Facilities that are publicly owned, but would be classified more accurately in another land use category are not included in this category. For example, publicly owned parks and/or recreational facilities are categorized in the Park/Recreation/Conservation category; landfills are included in the Industrial/Office category; and general office buildings containing government offices in the Commercial/Office category.

Residential - The residential land use classification is used for properties that are residential in nature. This includes all aspects of residential uses such as single-family, two-family, duplex, multi-family, and mobile homes.

Transportation/Communication/Utilities - This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, transmission substations, or other similar uses.