Land Use Element Summary Page I-28-C and D

NEIGHBORHOOD BOUNDARY

Intent: This future land use category is intended to create a transition area between residential development and more intensive development such as higher density multi-family and higher intensity non-residential development while still preserving roadway capacity through access management practices.

Allowable Uses: Low-density residential including duplexes, townhomes, triplexes, and quadplexes; and non-residential development scaled to serve the surrounding neighborhood such as limited retail, offices, bed and breakfast inns and community services. The implementing zoning district(s) within the land development regulations shall further specify the allowable uses. The use must not cause excessive traffic, noise, light, odor, or dust impacts. Auto-oriented uses, such as gas stations or any other use having drive-through facilities, are not allowed in order to protect neighborhoods from any negative impacts associated with increased vehicular traffic.

Intensity/Density: Density and intensity standards for residential and non-residential development shall be established within the implementing zoning district's development standards. In no case shall the maximum density established exceed eight (8) dwelling units per acre. Residential and non-residential structures shall not exceed 2 stories in height including floors devoted to parking facilities. Non-residential structures are permitted up to a maximum of 5,000 square feet of gross building floor area per parcel and 10,000 square feet of gross building floor area per acre provided that both standards are met.

Design Standards: The land development regulations shall establish design standards to promote compatibility with adjacent residential development. These standards shall address elements such as roof, building scale, color, exterior building materials, building front setback, architectural style, buffering, landscaping, solid waste disposal, parking, lighting, and signs.

Location and Orientation: This category shall be located adjacent to residential neighborhoods and is limited to locations on roads with high traffic volumes, and on the edges of existing and future residential neighborhoods. This land use category shall not be applied within the interior of an existing neighborhood. Those properties currently within the Lake Protection land use category may not be amended to the Neighborhood Boundary land use category. The geographic extent of this category shall not exceed a depth greater than 350 feet or one lot whichever is less. For properties located at an arterial/local, arterial/major collector, or arterial/minor collector intersection, non-residential development must front the arterial road.

Access Management: The land development regulations shall specify specific vehicular access management requirements that will serve to mitigate possible negative impacts to roadways associated with the implementation of this category.

Implementation: The provisions of this land use category shall be implemented through the creation of one or more zoning districts and this land use category shall not become effective until such time as the implementing zoning districts are adopted. These zoning districts may further define and limit the provisions contained within the Comprehensive Plan regarding this land use category as well as establish criteria governing the permitted location of this category. Applicants seeking to amend the Future Land Use Map designation for a requested parcel to the Neighborhood Boundary land use category shall specify the appropriate zoning district at the time application is made for a Comprehensive Plan amendment.