Proposed Future Land Use Category Descriptions

(associated with the proposed new Future Land Use Map)

The descriptions below explain what the Future Land Use Categories mean and what uses are allowed in each of the category types.

Agriculture:

The agriculture land use category includes agricultural and silvicultural activities, as well as solar farms. Residential dwelling units are permissible at a density of one (1) unit per ten (10) acres, except where a conservation subdivision is proposed. A conservation subdivision design allows a density of one (1) unit per five (5) acres, and it requires clustering. A conservation subdivision shall meet the requirements and design and open space standards set forth in the land development regulations. The maximum building height is forty (40) feet.

Business Industrial:

The business industrial land use category is intended to allow commercial, office, and industrial uses in areas near the Marion County Airport. Uses may include: office/business parks, corporate parks, research and development facilities, technology and biotechnology uses, light manufacturing and assembly, warehousing, storage, distribution, wholesaling, business incubators, and retail sales and services. Industrial uses in this category are intended to provide for the manufacture of small articles and products that do not involve the use of any materials, processes, or machinery or production of a product likely to be detrimental to nearby or adjacent residential or business properties. This land use category does not allow large-scale data centers. The maximum height is three (3) stories and will be controlled further by Airport Hazard Zoning Regulations. Access shall be from arterial streets. The City shall add a new zoning district to implement the Business Industrial land use category. Land development regulations shall specify the types and distribution of uses, design criteria, landscaping, and buffering requirements.

Commercial:

The commercial land use category includes uses such as retail, entertainment, restaurants, offices, medical facilities, personal services, trade services, wholesale and discount establishments, storage facilities, lodging establishments, recreational vehicle parks, fueling facilities, rental establishments, houses of worship, civic, social, and fraternal organizations, assisted living facilities, and facilities for repair and maintenance of vehicles. This land use category does not allow large-scale data centers. The maximum building height is forty (40) feet by right and six (6) stories by a special exception process as specified in the land development regulations. Land development regulations shall continue to specify criteria for the siting of light industrial uses such as warehousing and distribution facilities, research and

development facilities, medical and dental laboratories, and light assembly and fabrication facilities. Land development regulations shall continue to specify supplemental review criteria for certain uses requiring additional conditions and/or design standards to ensure safety and compatibility with neighboring properties or uses.

Conservation:

The conservation land use category is intended to protect sites that should have extremely limited development due to environmental constraints, ownership for conservation purposes, recorded conservation easements, or areas designated as permanent buffers between land uses. Wetlands, designated habitats, and river islands may be designated in the conservation land use category. Permissible development is limited to passive recreation, such as unpaved jogging or walking trails, picnic areas without pavilions, boardwalks, docks (with appropriate permitting), or viewing platforms. No buildings are permissible, except public restrooms or educational or interpretative structures. Privately held properties within this land use category may be allowed to develop a single-family dwelling on an existing lot of record or single-family dwellings at a density of one (1) unit per ten (10) gross acres, except where a conservation subdivision is proposed, provided there is sufficient environmentally suitable land area for development consistent with the existing land development regulations. An environmental resources assessment, provided by the applicant, shall be required to demonstrate the environmentally suitable area on the property. A conservation subdivision allows a density of one (1) unit per five (5) acres, and it requires clustering to protect and manage conservation resources in perpetuity through the use of an open space management plan and conservation easements. A conservation subdivision shall meet the requirements and design and open space standards set forth in the land development regulations.

Parking areas shall be subject to the following design requirements: unless porous paving materials are used, only access aisles and handicapped parking spaces are allowed to be paved. Clearing on any sites designated as conservation land use shall be limited to the minimum needed to provide access, trails, or play areas, and in no case shall exceed ten (10) percent of a site. Native vegetation or vegetation necessary to ensure the viability of designated habitat shall be preserved and protected to the maximum extent feasible.

The City shall add additional zoning districts in the land development regulations that implement the Conservation land use category. These may include a new Conservation zoning district and the inclusion of the Agriculture zoning district. In the interim period until the new implementing zoning districts are added, privately-owned parcels may utilize the development provisions included in this policy.

High-Density Residential:

The high-density residential land use category allows single-family, two-family, attached single-family (townhouses), multifamily dwelling units, mobile home parks, and customary

residential accessory uses. Multifamily structures shall have at least two dwelling units per building. The maximum density is 12.0 units per gross acre. Buildings shall not exceed forty (40) feet in height. Multifamily development shall be located to provide direct access to a collector road where available. Home occupations shall be allowed under certain limitations specified in the land development regulations. Land development regulations shall specify criteria (which may include a requirement for a Special Exception) for the siting of low-intensity residential facilities to accommodate special need populations such as in assisted living facilities or community residential homes and appropriate institutional facilities such as, but not limited to, houses of worship, public and private schools (except college/university), and libraries.

Low-Density Residential:

The low-density residential land use category allows single-family detached dwelling units and customary residential accessory uses. The maximum density is 2.5 dwelling units per gross acre. Buildings shall not exceed forty (40) feet in height. Home occupations in conjunction with single-family dwellings shall be allowed under certain limitations specified in the land development regulations. Land development regulations shall specify criteria (which may include a requirement for a Special Exception) for the siting of low-intensity residential facilities to accommodate special need populations such as in assisted living facilities or community residential homes and appropriate institutional facilities such as, but not limited to, houses of worship, public and private schools (except college/university), and libraries.

Medium-Density Residential:

The medium density residential land use category allows single-family and two-family dwelling units and customary residential accessory uses. In addition, when implemented by R-3 zoning, small-scale multifamily dwelling uses are allowed in this land use category. The maximum density is 5.0 dwelling units per gross acre. Buildings shall not exceed forty (40) feet in height. Home occupations in conjunction with single-family dwellings shall be allowed under certain limitations specified in the land development regulations. Land development regulations shall specify criteria (which may include a requirement for a Special Exception) for the siting of low-intensity residential facilities to accommodate special need populations such as in assisted living facilities or community residential homes and appropriate institutional facilities such as, but not limited to, houses of worship, public and private schools (except college/university), and libraries.

Mixed-Use:

The mixed-use land use category includes the following uses: residential and customary residential accessory uses, neighborhood scale commercial/office uses (includes retail, financial services, professional services, personal services, restaurants, transient lodging, and

bed and breakfast establishments), institutional uses (including schools, civic, cultural, houses of worship and similar uses), and recreational vehicle parks. The Planned unit development (PUD) zoning district regulations shall implement the mixed-use land use category including the scale, intensity, height, and design standards for residential and non-residential development within the PUD. The PUD zoning district regulations shall include the following provisions:

A. A development shall contain a mix of uses within the following ranges measured by acreage: Residential uses or recreational vehicle parks (40-80%) and non-residential uses (20-60%). Active or passive recreation or community facilities that are open to the public (may include a fee) may count for up to 10% of the required non-residential uses.

B. A development site with ten (10) or more acres may have community scale commercial or office uses.

C. The base density shall be five (5) dwelling units per gross acre where the development is served by central water and sewer. The maximum residential density is twelve (12) units per gross acre based on bonus provisions specified in the land development regulations.

D. The maximum impervious surface in a mixed-use development is sixty-five (65) percent.

E. All development shall be designed to ensure compatibility with adjacent development, based on concepts such as transition of building height, buffering, building orientation, and location and design of site features such as parking, outdoor lighting, and equipment.

F. All uses, including accessory structures, mechanical and service equipment, and utility structures shall be integrated with the design of the principal building. Mechanical, service, and utility equipment shall be screened.

G. When an amendment to the Future Land Use Map is proposed to apply the mixed-use land use category, a minimum of five (5) acres is required.

H. A recreational vehicle park shall be subject to specific design standards to ensure compatibility and safe layout of vehicle sites and amenities. The maximum density of RV sites within a park is twelve (12) sites per gross acre.

Not Designated:

This means that the subject property, or a portion of that property, did not receive a Future Land Use Category designation during the adoption of the previous Comprehensive Plan.

Public and Institutional Facilities:

The public and institutional facilities land use category includes public and private schools,

government offices, public works buildings and yards, community centers, solar farms, civic, social and fraternal organizations, houses of worship, utilities, cemeteries, public parks, and similar uses typically owned or operated by public agencies, non-profits, or quasi-public agencies. The maximum building height by right is forty (40) feet and six (6) stories by a special exception process as specified in the land development regulations.

Recreation:

The recreation land use category includes, but is not limited to, active or passive parks, community centers, golf courses, playgrounds, ball fields, ball courts, stables, swimming pools or beaches, water-related or water-dependent uses such as boat ramps, fishing docks and piers, and areas for-recreational activities such as picnicking, jogging cycling, and hiking, public or private. The maximum impervious surface is forty (40) percent. The maximum building height is forty (40) feet.

Traditional Neighborhood:

The traditional neighborhood land use category may include the following uses (as permitted by the implementing zoning district): residential, neighborhood scale commercial, neighborhood scale office, artisan uses, personal service, civic, cultural, and fraternal organizations, transient lodging, bed and breakfast establishments, houses of worship, and financial services

The following location and design standards apply in all implementing zoning districts:

A. A single platted lot may be developed for a single use.

B. A single platted lot may contain a nonresidential use and one (1) dwelling unit, provided that the zoning district allows residential use and the dwelling unit is located on a second floor or to the rear or side of the business use, either attached or detached from the principal building.

C. A development proposed for two (2) or more lots may contain a single use or a mixture of uses. When mixed uses are proposed, no more than fifty (50) percent of the development acreage shall be devoted to residential uses. When residential uses are proposed, either single-family or multifamily is acceptable. Density shall not exceed eight (8) units per gross residential acre.

D. Transient lodging and bed and breakfast uses shall be limited to an equivalent of eight (8) units per gross acre. Each guest bedroom shall be considered a unit.

E. Uses which have a minimum of 100 feet of frontage on West Pennsylvania Avenue (east of Bostick Street to the Rainbow River) or Cedar Street (east of SW 210th Avenue

to Park Avenue) may have up to twelve (12) dwelling units per gross acre, when permitted by the implementing zoning district.

F. The maximum impervious surface for all sites is sixty-five (65) percent.

G. Parcels with five (5) or more acres shall contain at least two (2) different uses. Single-use development is not permissible. Residential uses shall not exceed sixty-five (65) percent of the development site.

H. When an amendment to the Future Land Use Map is proposed to apply the traditional neighborhood land use category, a minimum of five (5) acres is required unless the proposed site is contiguous or adjacent to property with the traditional neighborhood land use category to form a natural extension.

I. Where neighborhood scale development is proposed, no individual building shall exceed 3,000 square feet of ground floor area (building footprint).

J. The maximum building height is forty (40) feet.

K. Parking lots within the traditional neighborhood land use category shall be designed to ensure that no contiguous row of parking includes more than ten (10) parking spaces.

L. All uses, including accessory structures, mechanical and service equipment, and utility structures shall be integrated with the design of the principal building(s) on the site. Mechanical, service, and utility equipment shall be screened.