

CHAPTER 5: LAND USE

OVERVIEW

The Land Use Chapter is comprised of two (2) major components: 1) the General Development Policies and 2) the Land Use Groups. The General Development Policies establish guidelines and recommendations for the evaluation of development in the county. These policies should apply to all land uses on a countywide basis regardless of development type.

Land Use Groups include the individual land use categories and their respective recommended densities. The land use categories are grouped together as follows: Rural, Residential, Mixed-Use, Office/Service/Industrial, Retail/Commercial, and Civic. The characteristics of each Land Use Group are detailed in a series of “Keystone Policies” which identify the desired development character within each group and function as guiding policies for development. Following the Keystone Policies are the specific land use categories, which in combination with the Future Land Use Map, define the specific location, density and development intensity for land uses.

These land use recommendations have been made after considerable study and examination of the county’s physical conditions and development trends and are closely tied to the transportation and public facilities recommendations made in other chapters of the Plan. The county will use the land use recommendations provided in this Plan when considering rezoning applications and other requests for development approval to promote healthy growth.

GENERAL DEVELOPMENT POLICIES

In addition to the Keystone Policies in each Land Use Group, the following General Development Policies will be used when addressing development and land use issues in the county.

1. Ensure public facilities are in place or will be available to adequately serve and support new development. Only approve new development upon demonstration that adequate public facilities, as established in this Plan, are or will be available at the time of completion to maintain the desired levels of service.
2. Encourage the design of new development to be compatible with and complementary to existing land uses. Incompatible uses should not be closely located. Site design and buffering should be used to the maximum extent feasible to reduce the impacts on adjacent properties, especially between residential and nonresidential areas.
3. Encourage the design of new development, whether public or private, to be respectful of identified historic or natural resources. Incorporate the preservation and restoration of existing features to the maximum extent feasible.
4. Encourage new development to be designed to provide interconnectivity with existing and future developments through the use of stub streets.

5. Ensure subdivision and site layouts of new development are planned in consideration of the future use (as recommended by this Plan) of currently undeveloped land in the general vicinity to create interconnected neighborhoods.
6. Encourage compatible infill, redevelopment and development in proximity to existing development and services when appropriate to avoid “leap frog” growth patterns which may result in higher service costs.
7. Discourage strip development along existing or new thoroughfares. This practice creates an undesirable development pattern and causes traffic and access issues, as well as preventing access from major corridors to large tracts of land that may be developed at a later time.
8. Continue to incorporate environmental quality protection measures into the development review process, particularly related to runoff, stream protection, air quality and noise.
9. Encourage developments to be designed to minimize adverse environmental and fiscal impacts.
10. Promote the integration of Best Management Practices (BMPs) and other stormwater management techniques established by the county into the design of new development and redevelopment to ensure that individual developments ultimately function as an integrated system.
11. Encourage developments to be designed to minimize disruption to life and property resulting from erosion and flooding.
12. Encourage the preservation of private open space by supporting the use of conservation and open space easements to preserve land use in each Land Use Group/Classification, provided such easements do not adversely impact planned infrastructure or the pattern of development in the area.

LAND USE GROUPS

The Land Use Groups establish a general character for groupings of the specific land use categories and cover areas such as quality, land use relationships and public service provision. “Keystone Policies” are established for each group to provide general development guidance for these areas. Additional design guidance is provided in Chapter 6: Community Character of this Plan and in the *Design Guidelines Manual* which will be developed as part of the Plan’s implementation.

Rural

Rural character is desirable in Henrico County and helps contribute to the array of living choices. Agricultural uses, although changing, are still a viable land use and should be preserved, while allowing reasonable opportunities for new growth.

The Rural land use group applies to areas characterized primarily by agricultural uses, land maintained in its natural state, and large tract residential development. These areas currently have limited availability of water and sewer services, and require on-site provision of these utilities. Road infrastructure within these areas is characterized by paved roads with ditch drainage.

The Rural areas are primarily located around the perimeter of the eastern end of the county with a few locations along the western portion of the county. The natural geology and drainage of the eastern portion of the county places some limitations on the development capacity of land in the Rural areas. The Rural areas will likely experience pressure for growth in the near future but are not the primary growth areas.

Keystone Policies

The following keystones will be used when addressing development and land use issues in the Rural areas.

1. Promote a continuation of the historic, rural pattern, including farms, pasture land, and preserved natural and historic sites as the desired character for these areas. Accommodate new residential development but encourage it to occur on either very large lots, or in a conservation subdivision format, as described in Chapter 6: Community Character.
2. Since access to public sewer and water may be limited in Rural areas, new residential development proposals should be reviewed to assess the suitability of on-site water and sewage treatment.

RURAL KEYSTONES
<ul style="list-style-type: none"> ▪ Conservation Subdivisions ▪ On-Site Water & Sewer ▪ Environmental Protection ▪ Agricultural Transitions

3. Encourage the use of regulatory measures such as stream setbacks to place a priority on preserving and protecting environmentally sensitive features such as stream corridors, wetlands and other features contributing to water quality in Henrico County and Virginia.
4. Promote the idea of agriculture as a desirable use, subject to potential change and transition to other more intense uses. While the open nature of agriculture is enjoyed by many, and the open space is a valued community amenity, discourage the view of agriculture as permanent open space, and do not expect farmers to carry the burden of providing this amenity.
5. Encourage creative, unique and niche forms of agricultural such as farmers' markets, agri-tourism and value-added opportunities.
6. Encourage the use of agricultural science-based Best Management Practices to minimize erosion and groundwater and surface water contamination.
7. Encourage low density rural residential development to areas that minimize conflicts between residential and agricultural land uses and maintain rural character of the county.

Land Use Classifications

The following land use classifications are included in Rural areas though Open Space/Recreation and Environmental Protection Areas may be focused throughout the county:

Open Space/Recreation (OS/R)

The Open Space/Recreation designation applies to land intended for public and/or private use. The recommended uses for these areas include passive or active recreational activities or permanent preservation of natural open qualities.

Environmental Protection Area (EPA)

Environmental Protection Areas apply to locations where no future development is planned to occur due to the location of Chesapeake Bay Preservation Areas and the one-hundred (100)-year floodplain; however, if development impacts can be mitigated to prevent deterioration of environmental quality, limited development is permitted in these areas. Extra sensitivity during development or use is required to protect the environment, public health, safety and welfare in EPAs.

Prime Agriculture (PA)

Prime Agricultural areas are areas especially suitable for agricultural use because of soil conditions and/or land which is currently being used for agricultural purposes. This classification generally corresponds with the A-1 zoning district.

Rural Residential (RR)

Rural Residential areas are intended for detached, single-family residential and agricultural uses that maintain a rural character. Residential lots should be large (no less than one (1) acre) or homes should be clustered on smaller lots to preserve large tracts of natural areas and open space. Setbacks, residential landscaping and site design should be used to maintain a rural character of open space and wooded areas.

Residential

Residential use is the most dominant land use in the county. Recognizing the need to accommodate future growth, the Future Land Use Map includes significant areas planned for development as residential uses.

The county recognizes the importance of providing a variety of housing opportunities and housing types to address the goals of this Plan. The Residential areas identified in this Plan are intended to provide these opportunities. Most of the residential land use classifications focus on single-family residential neighborhoods of established and future homes. The residential classifications range from suburban single-family subdivisions to more established urban neighborhoods with single-family detached and attached housing, multi-family condominiums and apartment complexes.

Keystone Policies

The following keystones will be used when addressing development and land use issues in the Residential areas.

1. Promote high-quality development through compliance with site plan review and the *Design Guidelines Manual*, particularly related to landscaping; traffic and pedestrian circulation; signage; and building design, placement and orientation.
2. Focus on promoting a high quality of life for residents by providing safety and stability within the neighborhoods.
3. Encourage a variety of compatible housing options. While large, single-family homes are desirable, so are other types of housing which are compatible with the demands of

**RESIDENTIAL
KEYSTONES**

- **Quality Design**
- **Safety**
- **Variety**
- **Compatible Transitions**
- **Vehicular & Pedestrian Connectivity & Circulation**
- **Environmental Quality**
- **Adequate Public Facilities**
- **Appropriate Noise Levels**
- **Location Compatibility**
- **Equitable Distribution**
- **Ownership/Rental Balance**
- **Equitable Housing Programs**

non-traditional families, such as smaller homes or condominiums for young professionals or “empty nesters.” A range of ownership or rental opportunities is also encouraged.

4. Avoid encroachment of nonresidential uses into Residential areas. Use transitional uses, open space and creative site configurations to buffer and reduce the impact of nonresidential uses in Residential areas.
5. Use the road network in Residential areas to promote safety and connectivity with existing and future development. Rather than focusing traffic on a few arterial or collector streets, more “through streets” are encouraged to disperse traffic and to reduce its isolated impacts at certain points.
6. Encourage sidewalks and other pedestrian facilities in new developments. Connections to other neighborhoods and key destinations such as schools, libraries and parks are also encouraged.
7. Promote development at densities which can be supported by the natural site conditions, availability of public facilities and the transportation network.
8. Use environmental quality reviews in the development review process, particularly related to runoff and stream protection.
9. Discourage residential uses within areas that project a seventy (70) DNL or more intense noise level.
10. Multi-family homes should enhance the overall land use pattern through their proximity to arterial roadways, shopping areas and primary service areas.
11. Encourage residential units in vertical, Mixed-Use developments to promote housing opportunities near existing and future employment centers. (See *Mixed-Use Keystone Policy 12.*)
12. Evenly distribute housing for the elderly and disabled throughout the county in proximity to locations with concentrations of services.
13. Encourage an adequate supply of rental properties which are well maintained and promote the stability of the overall community.
14. Encourage programs that promote homeownership and vitality in the community for a range of income levels.

Land Use Classifications

The following land use classifications are included in the Residential areas:

Suburban Residential (SR)

Suburban Residential applies to existing and new residential neighborhoods that are limited to detached, single-family residential uses. Typical suburban development patterns/styles with curvilinear roadways are present and common in these areas. Emphasis should be placed on interconnection of roadways and sidewalks.

There are two (2) categories of Suburban Residential which vary by density.

Suburban Residential 1 (SR1) - density should not exceed 2.4 units per acre

Suburban Residential 2 (SR2) - density should not exceed 3.4 units per acre

Urban Residential (UR)

Urban Residential applies to existing and new residential neighborhoods that exhibit many characteristics of Traditional Neighborhood Development and are more urban in character than the Suburban Residential classification. Urban Residential is recognizable by an interconnected grid street pattern and small lots with shallow front yards.

These areas are limited to residential uses, although a variety of housing types is appropriate in Urban Residential neighborhoods including detached, single-family homes, attached/two-family homes, townhouses, condominiums and zero lot line homes. Existing Urban Residential neighborhoods of exclusively single-family homes should be maintained as such. Residential densities in an Urban Residential neighborhood should range from 3.4 to 6.8 units per acre.

Multi-Family Residential (MFR)

Multi-Family Residential applies to existing and new areas where multi-family dwellings such as apartments, townhouses and condominium complexes are appropriate. Transitions to surrounding uses, access to the road network, high-quality development and appropriate site design are important in Multi-Family Residential areas. Densities in Multi-Family Residential areas should not exceed 19.8 units per acre.

Mixed-Use

The Mixed-Use group provides new land use concepts in Henrico County, which are being used with increasing frequency as Urban Mixed-Use (UMU) zoning is applied throughout the county. Mixed-Use categories promote master-planned developments with a blend of residential, commercial, office uses and civic/open spaces. A well-designed, mixed-use development typically reduces automobile trips, incorporates and

preserves unique environmental features, promotes the efficient use of land, provides access to amenities at a local level, creates regional draws for commerce and provides the ability to create unique communities in the county.

There are several locations in Henrico County where unique features lend themselves to a Mixed-Use, master-planned type of development. These features include: large tracts of undeveloped land; large tracts of land with environmentally sensitive areas, which can be developed with special considerations to protect and incorporate these features into a unique community; access to regional transportation; redevelopment and infill in under-developed locations; and others.

Keystone Policies

The following keystones will be used when addressing development and land use issues in the Mixed-Use areas.

1. Mixed-Use developments are targeted for large tracts of land which should be developed in phases or at one time under an approved master plan for the site.
2. Mixed-Use developments may be appropriate, pursuant to an approved master plan, on infill or redevelopment sites to intensify land uses in areas where public facilities are currently available.
3. Encourage all Mixed-Use developments to meet the quality standards in the *Design Guidelines Manual* or as adopted by the county, related to site layout; building configuration, materials, massing, shape and height; landscaping; signage; parking lot aesthetics and functional design; pedestrian circulation; lighting; stormwater management; environmental protection; mass transit access; and others.
4. Encourage the development of an overall architectural theme for each Mixed-Use project to create a unique community character.
5. Encourage the incorporation of public open spaces in Mixed-Use developments.

MIXED-USE KEYSTONES
<ul style="list-style-type: none"> ▪ Master-Planned ▪ Economic Development ▪ Quality Design ▪ Unique Character ▪ Public Open Spaces ▪ Vehicular & Pedestrian Connectivity & Circulation ▪ Adequate Public Facilities ▪ Incorporated Environmental Features ▪ Vertically Mixed-Uses

Promote the design of informal passive spaces and formal or active open spaces, for example plazas, parks, walking/jogging trails, to function as integrated and functional elements of the overall development. Passive

open space used to complement the built environment and preserve natural features is also encouraged.

6. Encourage pedestrian orientation as the emphasis of Mixed-Use developments when designating buildings and public spaces. Discourage the accommodation of the automobile as a prominent land use or dominant visible feature. Promote structured parking to preserve land area within Mixed-Use developments for open space or for more economically beneficial uses.
7. Promote the careful planning and management of traffic circulation and access so each Mixed-Use development operates as a coordinated circulation system. A strong interconnected street network is essential to the function of Mixed-Use areas. These systems need not be a typical grid but may retain some curvilinear characteristics with sufficient crossroads and access locations to promote adequate levels of service as specified in this Plan.
8. Coordinate the intensity of Mixed-Use developments with the provision of adequate public facilities. When possible, sites for new public facilities are encouraged to be incorporated into the overall design of the Mixed-Use development. Uses such as schools, libraries, post offices and safety service offices are compatible elements to include within a Mixed-Use development.
9. Mixed-Use developments should endeavor to maximize investments made by the public and private sectors.
10. Use the *Design Guidelines Manual* recommendations for Mixed-Use developments to encourage opportunities for economic development.
11. Encourage the preservation and incorporation of unique or sensitive environmental features into the overall design of Mixed-Use developments.
12. Strongly encourage vertical mixed uses in Urban Mixed-Use and Traditional Neighborhood Developments areas. Individual structures should include commercial uses on the lower stories, offices on secondary stories and residential uses on upper stories.

Land Use Classifications

The following land use classifications are included in Mixed-Use areas.

Suburban Mixed-Use (SMX)

Similar in development form to the Suburban Residential areas, Suburban Mixed-Use applies to new and existing areas that are characterized by curvilinear street patterns, moderate density residential areas and other typical suburban development patterns and styles. This designation is intended to allow cohesive development of land under a master plan that creates a community rather than a series of isolated subdivisions. These

types of developments are similar to Twin Hickory, Wyndham and Wellesley.

The SMX classification encourages unified, high-quality developments that are phased with the provision of necessary infrastructure improvements. A variety of housing types is appropriate in Suburban Mixed-Use communities including detached, single-family homes, attached/semi-attached single-family homes, townhouses, condominiums and zero lot line homes. The overall gross residential densities should not exceed four (4) units per acre in a development, but may include a combination of housing types. Residential uses are the priority in a Suburban Mixed-Use community, but a minimum of five percent (5%) of the area should be dedicated to nonresidential uses and should contain both open space/recreation office/service and commercial uses. A minimum of fifteen percent (15%) of the land area in a master-planned SMX community should be dedicated to open space/recreation and/or preservation of significant natural resources.

Traditional Neighborhood Development (TND)

TNDs are modeled after the pattern of development popular through the mid-1900's. The traditional neighborhood concept reflects human scale, walkable communities with a grid or frequently interconnected street network with alleys. A TND should have a mix of housing types, and small, local-scale retail and service uses that serve the local population and do not create excessive parking needs.

Because TNDs encourage vertically-mixed structures, traditional methods for density calculations are not adequate. Each site will be different, and the overall intensity of development must be addressed in the development review process based on the ability of public facilities and natural conditions of the site to support development. Residential is the primary use for a Traditional Neighborhood Development and, as a general guide, can support a density of twelve (12) units per acre on sixty percent (60%) of the land area. A minimum of twenty percent (20%) of the TND area should be dedicated to nonresidential uses and should include both office and commercial uses. Multi-story buildings with a vertical mix of uses are encouraged as focal points in TNDs. A minimum of twenty percent (20%) of the land area in a master-planned TND community should be dedicated to open space/recreation and/or preservation of significant natural resources.

Urban Mixed-Use (UMU)

Urban Mixed-Use areas are characterized by a range of residential, commercial, public, and semi-public uses. They emphasize pedestrian-oriented activity centers which may contain a mix of retail, office, multi-family residential, cultural, educational, open space, and other public and private uses, with a balance among the various uses. A mix of uses can occur in a single structure, in a group of structures on a parcel, or on a group of parcels; however, multi-story buildings with a vertical mix of uses

are encouraged. Greater regulatory flexibility is intended to encourage innovative and creative design and high-quality development and redevelopment. Rocketts Landing, West Broad Village, Highwoods at Innsbrook, and Staples Mill Centre are examples of Urban Mixed-Use areas in Henrico County.

Because UMUs encourage vertically-mixed structures, traditional methods for density calculations are not adequate. Each site will be different, and the overall intensity of development must be addressed in the development review process based on the ability of public facilities and natural conditions of the site to support development. However, as a general guide, UMU designated land can support residential densities of up to forty (40) units per acre on approximately sixty percent (60%) of the land area of the master-planned site. A minimum of twenty percent (20%) of the land area of a UMU should be dedicated to open space and protection of significant natural resources. Commercial and office/service uses should be developed in a UMU in a quantity that can balance the residential development.

Office/Service/Industrial

The relationship between land use and economic development is extremely important to the future financial stability of Henrico County. For many years, the county has maintained a development pattern that contributes to a good balance of residential and nonresidential land uses. The Office/Service/Industrial areas in the county are strong factors in the local and regional economy and offer a wide range of employment opportunities to Henrico residents. The employment and revenue generated in these locations are contributing factors to the high quality of life found in Henrico County.

In coordination with anticipated residential growth, the county is encouraging expansion of economically productive business uses. It is important to attract and establish new business development to maintain the desired balance of nonresidential development and residential development. The areas identified in the Future Land Use Map for Office/Service/Industrial uses should be viewed as limited resources, which should be protected and reserved for revenue-generating businesses to maintain the economic health of the county.

Keystone Policies

The following keystones will be used when addressing development and land use issues in the Office/Service/Industrial areas.

1. Strongly encourage new development in Office/Service/Industrial areas to meet quality standards related to site layout; building configuration, materials, massing, shape and height; landscaping; signage; parking lot aesthetics and functional design; pedestrian circulation; lighting; stormwater management; environmental protection; mass transit access; and others.

2. When possible, encourage master planning for development of new Office/Service/Industrial areas.
3. Office/Service/Industrial areas should have convenient access to, and when possible, visibility from the regional transportation systems including highways, airport and rail.
4. Encourage vehicular access to be designed to maximize efficiency and minimize negative level of service impacts on the surrounding road network.
5. Promote the accommodation of a range of employment opportunities from local businesses and regional employers in the county, as both are important to the fiscal well-being of the county.
6. Encourage employment-generating uses to reuse or intensify existing land areas designated for Office/Service/Industrial uses, when appropriate.
7. Encourage the mitigation of potential environmental impacts of Office/Service/Industrial uses through appropriate site design, restorative landscaping, stormwater management and proper management of potentially hazardous technologies through the county's permitting system, in regard to air and water quality.
8. Strategically locate Office/Service/Industrial areas with access to other support services and amenities for employees such as restaurants, day care centers and personal services. Promote the location of these complementary uses in close proximity to Office/Service/Industrial areas, or integrated into a coordinated master plan for a development site.
9. When Office/Service/Industrial areas are located adjacent to existing or proposed residential development, encourage the use of appropriate landscaping and buffering to reduce the impacts of development on the adjacent residential areas.

**OFFICE/SERVICE/
INDUSTRIAL
KEYSTONES**

- **Quality Design**
- **Planned Development**
- **Highway Access**
- **Variety**
- **Revitalization & Infill**
- **Environmental Impacts**
- **Support Services**
- **Transitions**

Land Use Classifications

The following land use classifications are included in Office/Service/Industrial areas.

Office (OF)

Office areas are intended to accommodate office development of individual properties rather than an “office park.” A variety of office uses including professional or administrative offices, medical offices, studios for artists, child care centers, banks, employment agencies, funeral homes, etc., are permitted at varying intensities.

Office/Service (O/S)

Office/Service areas include a wide range of business, light industrial, office, research and development and related ancillary uses, such as restaurants. They generally take on the appearance of an office development, yet with warehousing capabilities. Employment/Office Centers often take the form of a “campus” in the integration and coordination of uses and quality and character of the development. These areas are prime locations in the county with good access to major road networks and an employment base, and should therefore be reserved for high-return employment generating uses such as office buildings or light manufacturing and warehousing operations.

Light Industry (LI)

Light Industry areas are intended for manufacturing, fabricating and warehousing establishments with the least potential for adverse impact on adjacent development. They include uses and provisions that mitigate noise, heavy truck traffic, fumes, vibration or other forms of pollution.

Planned Industry (PI)

Planned Industry is applied to areas intended to accommodate a variety of industrial establishments, which employ high environmental quality standards and have minimal impacts on adjacent uses. They require large tracts of land because of their nature and function. They provide shared access, coordinated design and a planned layout.

Heavy Industry (HI)

Heavy Industry is applied to areas intended to accommodate manufacturing and fabricating establishments which are generally characterized as producing noise, vibration, heavy truck traffic, fumes and other impacts, which may be objectionable to adjacent uses.

Retail/Commercial

Retail/Commercial areas provide valuable services and goods to citizens and employees in Henrico County. These areas should be located near Residential and Office/Service/Industrial areas to provide opportunities for commerce and personal services.

Existing Retail/Commercial areas in the county are concentrated around significant corridors. These areas can include either a single use or a conglomeration of uses. Specific uses in these areas can include general Retail/Commercial uses, offices, personal services, restaurants, hotels, and automotive related businesses. The development of Retail/Commercial areas in Henrico County takes form in strip malls, traditional enclosed shopping malls, lifestyle or outdoor pedestrian shopping malls and free standing stores or hotels with out-parcels. These areas address commercial and retail uses which are not part of a master-planned section in the Mixed-Use areas.

Retail/Commercial areas can have a range of characteristics depending on their primary markets. The larger scale, regional draws are more automobile-oriented and draw people from throughout the region. These areas are typically located near interstate access, and they may include shopping malls, and “big box” stores like grocery superstores, warehouse clubs, large specialty retailers and department stores. Typically, smaller accessory uses are located in these areas and include restaurants and smaller specialty retailers, often located on out-parcels or in smaller strip centers.

Other Retail/Commercial areas are usually intended to serve a more local or community need. These areas may have some of the same uses as the larger regional draws, but are less accessible to the interstates. They often offer more service-oriented uses like hair salons, tax preparation, pet care and banks; they may also include grocery stores, restaurants and office supply stores. These uses are often found in smaller centers, as single building developments and on out-parcels.

The smallest scale at which free-standing Retail/Commercial is typically developed is at a very local or neighborhood level. These Retail/Commercial areas serve a very tight geographic area and are typically small, free-standing buildings located at or near the intersection of arterial streets within neighborhoods. Typical neighborhood-scale commercial would include convenience stores, gas stations and small delis or markets.

Keystone Policies

The following keystones will be used when addressing development and land use in Retail/Commercial areas:

1. Strongly encourage all Retail/Commercial development to meet quality standards related to site layout; building configuration, materials, massing, shape and height; landscaping; signage; parking lot aesthetics and functional design; vehicular and pedestrian circulation; lighting; stormwater management; environmental protection; mass transit access; and others.
2. Discourage and avoid the strip development of major thoroughfares with new Retail/Commercial development. Promote concentrations of

Retail/Commercial uses in well-designed centers that apply appropriate access management techniques as the preferred configuration.

3. Access management should be vital to the success of Retail/Commercial uses. Access points should be designed to provide adequate visibility for businesses while mitigating negative impacts on the levels of service on the roadways.
4. When existing Retail/Commercial areas are redeveloped, give special attention to access management and site configuration to minimize traffic impacts often associated with strip development.
5. Promote the location of new Retail/Commercial development in a manner consistent with population projections and characteristics. Encourage access to grocery stores and services for populations using mass transit and/or pedestrian access.
6. Strongly encourage redevelopment of existing Retail/Commercial areas which have become less competitive or obsolete due to market changes. Redevelopment should be encouraged to use existing public facility availability, prevent vacant structures, and continue providing Retail/Commercial services to established neighborhoods in the county. (See Chapter 7: Planning & Economic Focus Areas.)
7. New development in Retail/Commercial areas should utilize effective buffers, screening, and site design to minimize potential conflicts with surrounding residential uses.

RETAIL/COMMERCIAL KEYSTONES

- **Quality Design**
- **Access Management**
- **Convenient Locations**
- **Revitalization & Infill**
- **Environmental Impacts**
- **Transitions**

Land Use Classifications

The following land classifications are included in Retail/Commercial areas.

Commercial Concentration (CC)

Commercial Concentration is applied to land intended for retail and/or wholesale sales and service establishments with coordinated design for shared parking areas and shared points of access to a roadway.

Commercial Arterial (CA)

Commercial Arterial is applied to land intended to accommodate both wholesale and retail sales and service establishments that may function independent of adjoining development and require individual access to a roadway.

Civic

Civic areas include locations for new and existing government facilities, schools, and semi-public uses such as churches, hospitals and other similar uses. Locational factors for future siting of civic or governmental/public facilities are addressed in Chapter 11: Public Facilities & Utilities.

Keystone Policies

The following keystones will be used when addressing development and land use in Civic areas:

1. Use the policies and recommendations in Chapter 11: Public Facilities & Utilities of this Plan as a guide for locating new government and public facilities.
2. Encourage all development in Civic areas to meet quality standards related to site layout; building configuration, materials, massing, shape and height; landscaping; signage; parking lot aesthetics and functional design; vehicular and pedestrian circulation; lighting; stormwater management; environmental protection; mass transit access; and others to set a good example for private development.
3. To reduce conflict with surrounding uses, promote the location of Civic uses on sites large enough to accommodate the use and provide adequate buffers between adjacent uses.
4. When feasible, Civic uses should respect and incorporate natural, historic and cultural resources into the design of the site.

CIVIC KEYSTONES

- **Quality Design**
- **Appropriate Locations**
- **Appropriate Transitions**
- **Incorporation of Resources**

Land Use Classifications

The following land use classifications are included in Civic areas.

Government (GV)

Areas designated as Government include a variety of non-recreational public uses and facilities that are government-owned (local, State or Federal).

Semi-Public (SP)

Areas designated as Semi-Public include a variety of quasi-public uses and facilities including but not limited to private schools, churches, nursing and convalescent care facilities and hospitals.

2026 FUTURE LAND USE MAP
