GROWTH, EQUITY, & CONSERVATION MAP CHARACTER SUMMARY

CATEGORY	DESCRIPTION	WASTE & WATER	DENSITY	LAND USES
PROTECTED PUBLIC LANDS	No or extremely limited development is anticipated. Includes federal, state, or county government-owned land that is maintained in a natural state, and lands with a publicly owned conservation easement.	Private septic Private wells	No new residential development.	PRIMARY: National forests, state parks, watersheds. SECONDARY: Conservation lands.
CONSERVATION WORKING LANDS	Working agricultural lands or homesteads where extremely limited development is anticipated. Preference that the land remain dedicated to agricultural, forest, or other open space uses.	Private septic Private wells	Very low density: 1 unit per 10 acres gross density for the area.*	PRIMARY: Working farms, forests, agritourism uses. SECONDARY: Small, rural activity centers and low-density, rural residential.
PROPOSED RIVER CORRIDOR	Intended to limit the type and intensity of new development within flood-prone areas, and prioritize flood storage, wildlife habitat, agriculture, and recreation. New development should minimize impervious surfaces, and be limited to uses related to the river, recreation, agriculture, or small businesses that serve the surrounding neighborhood. Very low density single family development is permitted.	Private septic Private wells	Very low density	PRIMARY: Flood storage areas, wildlife habitat, agriculture, and recreation SECONDARY: Limited commercial that supports river activities, recreation, agriculture, and the immediate neighborhood
RURAL COMMUNITY	Mix of rural uses, including low-density residential, some agricultural and forested working lands, and limited commercial to support the rural community. Can include conservation subdivisions, which protect land in exchange for more residential units on smaller lots.	Private septic Private wells Community system	Low Density: 1 unit per 2 acres gross density for the area (unless using conservation subdivision).*	PRIMARY: Rural residential, conservation subdivisions, working farms and forests. SECONDARY: Limited rural-scale commercial development, and solar farms.
RURAL CENTER ★	Rural areas located in the crossroads of low density rural development or along major rural roads that serve as small activity centers. Opportunities for place-based economic development that creates rural-scale businesses.	Private septic Private wells	Very low density: 1 unit per 2 acres acres gross density for the area.*	PRIMARY: Rural-scale commercial, offices, and institutional uses such as community centers. SECONDARY: Heavy commercial uses that support agricultural industries, rural residential.
MIXED USE NEIGHBORHOOD	Existing residential neighborhoods and undeveloped areas for medium- to high density residential. Infill and redevelopment opportunities for additional housing. Increased density through renovations or new middle housing types. New high-density developments should be designed to be compatible with the surrounding neighborhood.	Public sewer Public water Private septic Community system	4 to 18 units per acre. Up to 30 dwelling units per acre with a percentage of affordable units.	PRIMARY: Single-family detached, cottage-style, middle and manufactured housing and home parks, and multi-family residential. SECONDARY: Neighborhood commercial, retail and offices, civic uses, and public amenities.
MIXED USE AREA 1	Lands along partially developed corridors with a mix of residential and commercial or retail developments. Intended to support further planned development and to encourage the full range of services and amenities to the surrounding neighborhoods. Envisioned to be compact, walkable, and well-connected and include mixed uses.	Public sewer Public water	10 to 20 units per acre. Up to 30 units per acre with a percentage of affordable units.	PRIMARY: Community commercial, retail, and offices; limited-intensity manufacturing, some flexibility for larger footprint business or industrial parks. SECONDARY: Middle housing, and civic/public uses.
MIXED USE AREA 2	Large-scale, intensive economic development such as industrial or office/industrial flex. Flexibility for commercial and medium-density housing to allow workers to live nearby. Focus on campus-style development that promotes internal and adjacent property connectivity, and is compact, walkable, well-connected, and includes mixed land uses.	Public sewer Public water	10 to 18 units per acre. Up to 30 units per acre with a percentage of affordable units.	PRIMARY: Industrial parks, large commercial or business campuses, and manufacturing centers. SECONDARY: Multi-family residential, limited retail to support surrounding uses, recreation.
PROPOSED NEIGHBORHOOD CENTER	Higher intensity neighborhood center with a mix of denser housing, commercial, and employment land uses. Primarily intended to serve the daily needs of the local community, and provides important transportation connections to transit and pedestrian systems.	Public sewer Public water	16 to 20 units per acre. Up to 30 units per acre with a percentage of affordable units	PRIMARY: Neighborhood-level commercial, employment, and high-density residential SECONDARY: Lite manufacturing, missing-middle residential
WALKABLE DESTINATION CENTER	PROPOSED REVISION: High density, mixed-use center with a downtown-feel. Well connected, walkable street network, transit access, and suitable land for development. Accommodates higher levels of employment, civic, and commercial land uses, as well as high-density residential. Includes placemaking, wayfinding, and other engaging features for residents and visitors.	Public sewer Public water	16 to 24 units per acre. Up to 40 units per acre with a percentage of affordable units.	PRIMARY: Employment, office, civic, commercial, retail, lite manufacturing, mixed-use residential. SECONDARY: High density residential
INSTITUTIONAL	Large, private land holdings held in single ownership or held collectively by related entities for the purposes of tourist facilities, conference or resort centers, and other uses.	Public sewer Public water	Low density; Development evaluated with Small Area Planning	PRIMARY: Large tourist-related facilities, summer/day camp properties, conference centers, historical institutions, educational campuses. SECONDARY: Residential uses, lodging, and retail and office that support the site.

TERMS:

Middle Housing: Cottage style single-family, townhomes, duplex, triplex, quadplex, apartments, and condominiums, etc.
Civic and public uses: Parks, schools, government service buildings, etc.

*Individual property densities vary.