

Conditions for All Land Uses:

1. Existing trees and natural features should have minimal disturbance; invasive species or dead trees/plants may be removed
2. Sites should incorporate native plants into their landscape
3. New developments must provide sidewalks (or multi-use path per transportation plan); existing sidewalks shall be maintained per Town standards

Land Use Categories

I. Conservation

A. Locations:

1. floodway
2. floodplain
3. ridges and steep slopes
4. forests
5. wetlands

B. Uses:

1. Uses may include educational or tourism components
2. Wildlife and Nature Habitats (animals and plants)
3. Agriculture: flood-tolerant crops, forestry, etc.
4. Recreational areas: Mountain biking trails, walking, running, or hiking trails; bird and wildlife watching; fishing or hunting; sculpture trail or garden; en plein air painting

C. Conditions:

1. limitations on land alterations/grading, removing trees
2. Buildings and vehicle traffic should be minimal
3. Strategies to preserve sensitive areas may include bioswales to absorb stormwater, or using permeable pavers
4. Floodway/floodplain areas should have flood insurance and comply with applicable requirements

II. Residential—Platted

A. Locations: in or near the historic town plat, along Artist Dr. or east along SR 46/135

B. Uses:

1. Detached residential units (AKA single-family)
2. Duplexes
3. Multi-unit houses (3 or 4 units)
4. Townhouses or Condos
5. Apartments (5+ units; should we have unit max.#?)

C. Conditions:

1. For infill near downtown—driveways off the alley; complement surrounding scale
2. Entrances should face the public sidewalk/street
3. Front yards are recommended to be of similar size (topography-permitting)

III. Residential—Forests and Ridgelines

A. Locations: North and East of downtown; west of town if annexed

B. Uses: Mostly detached residential units; duplexes and ADUs permitted by special exception (not for short term rentals as a condition of the special exception)

- C. Conditions:
 - 1. Must connect to public utilities
 - 2. Avoid steep slopes or other erosion-prone locations
 - 3. Preserve existing tree canopy

IV. Downtown

- A. Locations:
 - 1. Follows Village Dist. Map, maybe extend to intersection at VanBuren and SR 46/135
- B. Uses:
 - 1. businesses
 - 2. retail
 - 3. restaurants
 - 4. artisans
 - 5. apartments (and established detached residential)
 - 6. lodging
- C. Conditions:
 - 1. buildings should be built up to the front property line; increased front yards may be permitted for outdoor dining or plaza space
 - 2. entrances should face the public sidewalk
 - 3. parking should be in a rear or side yard

V. Institutional

- A. Locations:
 - 1. near Downtown
 - 2. at intersections or along major traffic corridors
 - 3. on the edges of residential developments (avoid mid-block locations)
- B. Uses:
 - 1. Government facilities
 - 2. Libraries & Community Buildings
 - 3. Religious (Church)
 - 4. Schools
 - 5. Utility facilities
 - 6. Maybe social services/non-profits?
- C. Conditions: should develop design standards to promote quality

VI. Parks

- A. Locations: existing and proposed Parks
- B. Uses:
 - 1. Recreation areas
 - 2. Public Restrooms/Plazas
- C. Conditions: should have access to trails and sidewalks

VII. Business Mixed-Use

- A. Locations: Areas around SR 46/135 on the east side, maybe properties fronting on N SR 135
- B. Uses:
 - 1. Commercial/Service Businesses
 - 2. Retail
 - 3. Office
 - 4. Apartments
 - 5. Lodging
 - 6. Small-scale industrial (auto service, research and development, building contractors, brew/distilleries)
- C. Conditions:

1. Design Standards would allow larger buildings and parking areas
2. Have a minimum lot size for industrial (1+ acre)? Conditions for industrial?

VIII. Agriculture

- A. Locations: this is probably most applicable to potential annexation areas
- B. Uses:
 1. crops/farmland
 2. livestock
 3. residential
- C. Conditions: should be applied to sites 1 acre or larger