**Hancock County Comprehensive Plan**

**Future Land Use Categories**

**April 18, 2022**

## Conservation/Open Space

Character

Conservation/Open Space areas primarily are mapped in environmental sensitive areas such as along creeks and water bodies or areas of large-scale outdoor recreation. As such, they support a diversity of plant and animal species with some also providing important natural functions such as drainage. Natural areas should be preserved and restored to a natural state with minimal development or disruption.

Uses

* Agricultural uses such as: crops, livestock, silviculture, nurseries, related accessory uses, etc.
* Extractive uses and related materials processing such as: gravel pits, mines, cement plants, asphalt plants, etc.
* Public and private outdoor recreation uses such as: parks, golf courses, recreation trails, off-road riding facilities, riding stables, campgrounds, camps, zoos, wildlife sanctuaries, hunting preserves, natural preserves, etc.
* Very low density residential such as: detached single family homes at densities equal to or greater than one unit per 20 acres

Supporting Infrastructure

* Utilities: utilities within Conservation/Open Space should be kept to a minimum
* Transportation: roads within Conservation/Open Space should be kept to a minimum

Implementation

* Conservation/Open Space areas should remain in very large, contiguous tracts and include appropriate buffer areas
* Appropriate zoning districts may include: \_\_\_\_\_

## Agriculture/Rural

Character

Agricultural areas are intended to remain largely rural and undeveloped with uses primarily focusing on agriculture and agriculture-related processing and support functions in addition to outdoor recreation uses. Residential subdivisions and development unrelated to agriculture should be kept to a minimum and be located in areas where they will be least disruptive to near-by agricultural operations.

Uses

* Agricultural uses such as: crops, livestock, silviculture, nurseries, related on-site accessory uses, etc.
* Agricultural product storage, processing, and distribution such as: grain elevators, washing, packaging, canning/bottling, rendering, etc.
* Agricultural support uses such as: agricultural equipment sales and service, feed stores, lumber and building supplies; fuel depots, etc.
* Extractive uses and related materials processing such as: gravel pits, mines, cement plants, asphalt plants, etc.
* Public and private outdoor recreation uses such as: parks, golf courses, recreation trails, off-road riding facilities, riding stables, campgrounds, camps, zoos, wildlife sanctuaries, hunting preserves, natural preserves, etc.
* Institutional uses such as: schools, churches, local government facilities, utility facilities, etc.
* Very low density residential such as: farmhouses, farm worker housing, and detached single family homes at densities equal to or greater than one unit per 20 acres

Supporting Infrastructure

* Utilities: on-site well and septic systems
* Transportation: uses expected to generate significant traffic should be located in close proximity to collector or arterial roads

Implementation

* Areas used and zoned for agriculture should remain in very large, contiguous tracts.
* Appropriate zoning districts may include: \_\_\_\_\_

## Institutional

Character

The Institutional land use category supports the full range of public facilities, utilities and private/non-profit institutional land uses. These typically are mapped as single parcels or as campuses and are located throughout the County in both developed and undeveloped areas. As result, water and sanitary services availability also varies, so uses without such services should be located on lots that are large enough to adequately accommodate on-site systems for an indefinite period. For more intensive uses and those with outdoor components, adequate screening and buffering should be provided from adjacent residential development and along collector and arterial roads.

Uses

* Public facility uses such as: government offices, schools, libraries, recreation facilities, cemeteries, public safety facilities, public works facilities, airports, etc.
* Utility facility uses such as: offices, sub-stations, switch stations, treatment plants, communication towers, water towers, etc.
* Private institutions such as: religious facilities, non-profit clubs and fraternal organizations, medical treatment facilities, etc.

Supporting Infrastructure

* Utilities: on-site well and septic systems or centralized systems
* Transportation: uses expected to generate significant traffic should be located in close proximity to collector or arterial roads

Implementation

* Appropriate zoning districts may include: \_\_\_\_\_

## Rural Residential

Character

The Rural Residential land use category primarily is mapped in existing low-density residential subdivisions serviced by on-site septic systems and wells. Future subdivisions of this type should be kept a minimum and adjoin existing subdivisions in order to not break-up larger tracts in agricultural production. Further, conservation subdivision designs should be used in lieu of traditional subdivisions. These areas are unlikely to ever have water and sanitary services available, so lots should be large enough to adequately accommodate on-site systems for an indefinite period.

Uses

* Low density residential uses such as: detached single family homes at densities no greater than one unit per two acres
* Conservation subdivisions
* Agricultural uses such as: crops, livestock, silviculture, nurseries, related on-site accessory uses, etc.
* Public and private outdoor recreation uses such as: parks, golf courses, recreation trails, off-road riding facilities, riding stables, campgrounds, camps, zoos, wildlife sanctuaries, hunting preserves, natural preserves, etc.
* Institutional uses such as: schools, churches, local government facilities, utility facilities, etc.

Supporting Infrastructure

* Utilities: on-site well and septic systems and stormwater management facilities
* Transportation: new streets should be privately constructed, owned and maintained

Implementation

* Rural subdivision developments should be no larger than 10 acres or a maximum of five lots.
* Appropriate zoning districts may include: \_\_\_\_\_

## Suburban Residential

Character

The Suburban Residential land use category primarily includes single family homes on large lots in areas with water and sanitary sewer services.

Uses

* Medium density residential uses such as: detached single family homes at densities no greater than four units per acre
* Conservation subdivisions
* Public and private outdoor recreation uses such as: parks, golf courses, recreation trails, off-road riding facilities, riding stables, campgrounds, camps, zoos, wildlife sanctuaries, hunting preserves, natural preserves, etc.
* Institutional uses such as: schools, churches, local government facilities, utility facilities, etc.

Supporting Infrastructure

* Utilities: centralized water and sewer services with on-site or regional stormwater management facilities
* Transportation: new streets may be public or private and include curb, gutter, and sidewalks; off-street trails should be included that connect residential areas to key area destinations both within a particular development project and those in the surrounding area

Implementation

* Suburban Residential developments should be 10 acres or larger.
* Appropriate zoning districts may include: \_\_\_\_\_

## Town Residential

Character

Town Residential is mapped in the Town of Shirley to reflect its existing single family neighborhoods where platted lots are as small as 7,000sf.

Uses

* Medium density residential uses such as: detached single family homes at densities no greater than six units per acre
* Urban public and private outdoor recreation uses such as: parks, pools, recreation centers, sports clubs, etc.
* Institutional uses such as: schools, churches, local government facilities, utility facilities, etc.

Supporting Infrastructure

* Utilities: centralized water and sewer services
* Transportation: new streets may be public or private and include curb, gutter, and sidewalks; off-street trails should be included that connect residential areas to key area destinations both within a particular development project and those in the surrounding area

Implementation

* Appropriate zoning districts may include: \_\_\_\_\_

## Planned Neighborhood

Character

The Planned Neighborhood land use category is intended to include large, compact, master planned tracts with a wide range of integrated and compatible uses that provide a variety of housing types, basic services, supporting public facilities, and recreation/open spaces. Use of Traditional Neighborhood design and concepts is strongly encouraged.

Uses

* Medium density residential uses such as: detached single family homes at densities no greater than six units per acre and comprising 50% to 70% of the area
* Duplex residential uses at densities no greater than fourteen units per acre and comprising 5% to 15% of the area
* Multifamily residential uses such as: town homes and apartments limited to no more than four stories at densities no greater than 20 units per acre and comprising 2% to 10% of the area
* Traditional Neighborhoods
* Public and private outdoor recreation uses such as: parks, golf courses, recreation trails, off-road riding facilities, riding stables, campgrounds, camps, zoos, wildlife sanctuaries, hunting preserves, natural preserves, etc. comprising at least 10% of the area
* Institutional uses such as: schools, churches, local government facilities, utility facilities, etc. comprising up to 10% of the area
* Neighborhood commercial and office uses such as: retail, restaurants, personal services, offices, medical clinics, etc. limited to two stories with floor area ratios no greater than 0.5 and comprising up to 10% of the area

Supporting Infrastructure

* Utilities: centralized water and sewer services; regional stormwater management facilities
* Transportation: all new roads should be public and include both collectors and local streets with curb, gutter and sidewalks; collector streets should incorporate Complete Street designs; off-street trails should be included that connect residential areas to key area destinations both within a particular development project and those in the surrounding area

Implementation

* Planned Neighborhood development should be larger than 20 acres and preferably 40 acres or larger
* The mix of land uses in each development project should comply with the land use percentages listed above. All projects should have mix of residential uses and outdoor recreation, but smaller projects may not include institutional and commercial uses. The county should monitor the overall percentage of uses within each sub-area as shown on Map \_\_ to ensure a mix of uses is provided in the appropriate proportions.
* All projects should be approved under PUD zoning only

**Town Commercial**

Character

Town Commercial is mapped in the Town of Shirley, in some of the unincorporated villages, and smaller parcels interspersed throughout County. Accordingly, these consist of a variety of commercial uses in various configurations with specific intensities determined by zoning. Use of this category outside of the Towns or villages should be limited. Specific

Uses

* Multifamily residential uses such as: town homes and apartments in the Towns only
* Mixed-use such as: residential, commercial and/or office uses
* Urban public and private outdoor recreation uses such as: parks, pools, recreation centers, sports clubs, etc.
* Institutional uses such as: schools, churches, local government facilities, utility facilities, etc.
* General commercial and office uses such as: retail, restaurants, accommodations, entertainment, personal services, offices, medical clinics, etc.
* Intensive commercial uses such as: service stations, auto repair, auto sales, contractor shops, repair shops, fabrication, storage, etc.; outdoor storage is discouraged and should be screened at a minimum

Supporting Infrastructure

* Utilities: centralized water and sewer services required in Shirley or where such services are available
* Transportation: all new roads should be public and include both collectors and local streets with curb, gutter, and sidewalks; individual private driveways on adjoining arterial streets are discouraged, with shared access points or access from internal streets preferred

Implementation

* Appropriate zoning districts may include: \_\_\_\_

## Mixed-Use Corridors

Character

Mixed-Use Corridors are located along primary transportation links, and the existing character of existing Corridors varies widely across the County including older commercial and housing uses developed when US 40 served as the National Road to small neighborhood commercial parcels in unincorporated villages to vacant land in areas expected to be developed in the future. Most areas currently do not have water and sanitary sewer services, but all are located in designated sewer service areas and are expected to have service extended to them over time. Accordingly, significant new development and redevelopment should be timed with the availability of such services. The Regional Profiles address the future character of each of these areas, but in general, strip-type development should be avoided with a focus more on nodes and internal connectivity and integration among different uses/developments. Appropriate densities, intensities, and mix of uses for a particular Corridor or stie will be determined during the development review/zoning process.

Uses

* Multifamily residential uses such as: town homes and apartments
* Mixed-use such as: residential, commercial and/or office uses
* Urban public and private outdoor recreation uses such as: parks, pools, recreation centers, sports clubs, etc.
* Institutional uses such as: schools, churches, local government facilities, utility facilities, etc.
* General commercial and office uses such as: retail, restaurants, accommodations, entertainment, personal services, offices, medical clinics, etc.
* Intensive commercial uses such as: service stations, auto repair, auto sales, contractor shops, repair shops, fabrication, storage, etc.; outdoor storage is discouraged and should be screened at a minimum
* Light industrial uses such as: assembly, fabrication, packaging, processing, storage, warehousing, etc. that generate minimal noise, soot, odors and other potential nuisances for adjoining properties; outdoor storage is discouraged and should be screened at a minimum

Supporting Infrastructure

* Utilities: centralized water and sewer services for significant new development and redevelopment
* Transportation: all new roads should be public and include both collectors and local streets with curb, gutter, and sidewalks; individual private driveways on adjoining arterial streets are discouraged, with shared access points or access from internal streets preferred

Implementation

* Mixed- Use Corridor development should be 5 acres or larger.
* Appropriate zoning districts may include: \_\_\_\_, with PUD zoning preferred

## Village Center

Character

Village Centers are located at major crossroads where water and sewer facilities are or will be available in addition to supporting public facilities. These are intended to be compact and highly integrated master planned developments with a range of uses similar to Planned Neighborhoods but with more dense and intensive uses. Traditional Neighborhood design principles should be employed to create unique and inviting mixed-use environments that are somewhat self-contained. Each Village Center should include usable public space connected by safe and inviting pedestrian spines that promote walkability to goods and services that meet the daily needs of the residents. The central core of each Village Center is expected to be more intensive with lower density areas, if included, located closer to the periphery.

Uses

* Medium density residential uses such as: detached single family homes
* Duplex residential uses
* Multifamily residential uses such as: town homes and apartments limited to no more than six stories at densities no greater than 32 units per acre
* Traditional Neighborhoods
* Mixed-use such as: residential, commercial and/or office uses limited to no more than six stories with floor area ratios no greater than 2.0
* Urban public and private outdoor recreation uses such as: parks, pools, recreation centers, sports clubs, etc.
* Institutional uses such as: schools, churches, local government facilities, utility facilities, etc.
* General commercial and office uses such as: retail, restaurants, accommodations, entertainment, personal services, offices, medical clinics, etc. limited to no more than six stories with floor area ratios no greater than 2.0
* Intensive commercial uses such as: service stations, auto repair, auto sales, contractor shops, repair shops, fabrication, storage, etc. limited to buildings no larger than 20,000 square feet and no more than two stories with no outdoor storage

Supporting Infrastructure

* Utilities: centralized water and sewer services; regional stormwater management facilities
* Transportation: all new roads should be public and include both collectors and local streets with curb, gutter and sidewalks; collector streets should incorporate Complete Street designs; private driveways on arterial streets is discouraged, with access preferred from internal streets; off-street trails should be included that connect residential areas to key area destinations both within a particular development project and those in the surrounding area
* Parking: surface parking should be kept to a minimum with shared parking encouraged and parking for larger buildings located under the building or in structures

Implementation

* A wide mix of land uses should be included in each development with no single use occupying more than 60% of the area. The County should monitor the overall percentage of uses within each Village Center to ensure an appropriate mix of uses are included.
* Village Centers should be developed under a single PUD or at least in quadrants

## Regional Center

Character

Regional Centers are compact, dense nodes offering a mix of uses. Although these areas are accessed primarily by cars, pedestrian movement within a node should be encouraged and accommodated. Critical densities are required to achieve the kind of animation and activity envisioned within these nodes. To accomplish this, uses should be mixed vertically and in progression of scale that allows the built form to transition from highest intensity in the middle to lower scale development that would be complimentary to its adjacent uses at the periphery. Considerations to design should include provisions for open space, complete street typologies to support walking and cycling, amenities that support the broader development, and institutional uses like recreation centers and schools.

Uses

* Duplex residential uses
* Multifamily residential uses such as: town homes and apartments
* Mixed-use such as: residential, commercial and/or office uses
* Urban public and private outdoor recreation uses such as: parks, pools, recreation centers, sports clubs, etc.
* Institutional uses such as: schools, churches, local government facilities, utility facilities, etc.
* General commercial uses such as: retail, restaurants, accommodations, entertainment, personal services, etc.
* Office and research uses such as: regional and corporate offices, medical clinics and hospitals, research and development, call centers, etc.
* Intensive commercial uses such as: service stations, auto repair, auto sales, contractor shops, repair shops, fabrication, storage, etc.; no outdoor storage

Supporting Infrastructure

* Utilities: centralized water and sewer services; regional stormwater management facilities
* Transportation: all new roads should be public and include both collectors and local streets with curb, gutter, and sidewalks; collector streets should incorporate Complete Street designs; private driveways on arterial streets is discouraged, with access preferred from internal streets; off-street trails should be included that connect residential areas to key area destinations both within the Regional Center and those in the surrounding area
* Parking: surface parking should be kept to a minimum with shared parking encouraged and parking for larger buildings located under the building or in structures

Implementation

* Regional Centers should be developed under a single PUD or at least in quadrants

## Business Park

Character

Business Parks primarily support uses such as office campuses, research and development, and light industrial with supporting commercial and residential uses. All supporting uses should be limited to no more than 25% of the total area of a business park. Any intensive commercial and industrial activities should be conducted within an enclosed building and should not include heavy industrial, production-based uses, or those that generate significant truck traffic. These are intended to be compact and highly integrated master planned developments that create a campus atmosphere with a focus on high quality building designs, materials, and landscaping. Each Business Park should include usable public space connected by safe and inviting pedestrian spines that promote walkability between primary employment and supporting uses.

Uses

* Multifamily residential uses such as: town homes and apartments limited to no more than six stories at densities no greater than 32 units per acre and comprising no more than 10% of the area
* Mixed-use such as: residential, commercial and/or office uses limited to no more than six stories with floor area ratios no greater than 3.0 comprising no more than 20% of the area
* Urban public and private outdoor recreation uses such as: parks, pools, recreation centers, sports clubs, etc.
* Institutional uses such as: schools, churches, local government facilities, utility facilities, etc. comprising no more than 10% of the area
* General commercial uses such as: retail, restaurants, accommodations, entertainment, personal services, etc. limited to no more than six stories with floor area ratios no greater than 3.0 comprising no more than 10% of the area
* Office and research uses such as: regional and corporate offices, medical clinics and hospitals, research and development, call centers, etc.
* Intensive commercial uses such as: service stations, auto repair, auto sales, contractor shops, repair shops, fabrication, storage, etc. limited to buildings no larger than 200,000 square feet and no more than four stories with fully screened outdoor storage
* Light industrial uses such as: assembly, fabrication, packaging, processing, etc. that generate minimal noise, soot, odors and other potential nuisances for adjoining properties; warehousing and logistics as principal uses are discouraged; outdoor storage should be fully screened

Supporting Infrastructure

* Utilities: centralized water and sewer services; regional stormwater management facilities
* Transportation: all new roads should be public and include both collectors and local streets with curb, gutter, and sidewalks; individual private driveways on adjoining arterial streets are discouraged, with access from internal streets preferred; off-street trails should be included that connect to supporting commercial, open space, and residential areas

Implementation

* Business Park development should be 10 acres or larger and preferably 20 acres or larger
* Appropriate zoning districts may include: \_\_\_\_, with PUD zoning preferred

## Industrial

Character

Industrial areas are intended to support a full range of intensive commercial, manufacturing, and logistics uses with supporting commercial and residential uses. All supporting uses should be limited to no more than 25% of the total area. Outdoor storage and operations should be screened along roads at the periphery of an Industrial area, and deep, dense landscape buffers should be provided where Industrial areas abut or are across the street from residential uses. Master planned Industrial areas are preferred that include trails and pedestrian spines that connect to nearby supporting commercial and residential uses.

Uses

* Multifamily residential uses such as: town homes and apartments limited to no more than six stories at densities no greater than 32 units per acre and comprising no more than 10% of the area
* Mixed-use such as: residential, commercial and/or office uses limited to no more than six stories with floor area ratios no greater than 3.0 comprising no more than 20% of the area
* Urban public and private outdoor recreation uses such as: parks, pools, recreation centers, sports clubs, etc.
* Institutional uses such as: schools, churches, local government facilities, utility facilities, etc. comprising no more than 10% of the area
* General commercial uses such as: retail, restaurants, accommodations, entertainment, personal services, etc. comprising no more than 20% of the area
* Office and research uses such as: regional and corporate offices, medical clinics and hospitals, research and development, call centers, etc.
* Intensive commercial uses such as: service stations, auto repair, auto sales, contractor shops, repair shops, fabrication, storage, etc.
* Light industrial uses such as: assembly, fabrication, packaging, processing, etc. that generate minimal noise, soot, odors and other potential nuisances for adjoining properties; warehousing and logistics as principal uses are discouraged; outdoor storage should be fully screened
* Warehousing and logistics uses
* Manufacturing uses

Supporting Infrastructure

* Utilities: centralized water and sewer services; regional stormwater management facilities
* Transportation: all new roads should be public and include both collectors and local streets with curb, gutter, and sidewalks; individual private driveways on adjoining arterial streets are discouraged, with access from internal streets preferred; off-street trails should be included that connect to supporting commercial, open space, and residential areas

Implementation

* Industrial development should be 10 acres or larger and preferably 20 acres or larger
* Appropriate zoning districts may include: \_\_\_\_, with PUD zoning preferred

**Manufacturing**

Character

Manufacturing areas are intended to support large-scale, employment-intensive uses primarily engaged in manufacturing with all supporting commercial and institutional uses limited to 10% of the area. Due to their associated lower job density and wages, warehousing and logistic uses are allowed only as accessories to a principal manufacturing use on the same site. Outdoor storage and operations should be screened along roads at the periphery, and deep, dense landscape buffers should be provided where Manufacturing areas are adjacent to residential uses.

Uses

* Urban public and private outdoor recreation uses such as: parks, pools, recreation centers, sports clubs, etc.
* Institutional uses such as: schools, churches, local government facilities, utility facilities, etc. comprising no more than 10% of the area
* General commercial uses such as: retail, restaurants, accommodations, entertainment, personal services, etc. comprising no more than 10% of the area
* Office and research uses such as: regional and corporate offices, medical clinics and hospitals, research and development, call centers, etc.
* Intensive commercial uses such as: service stations, auto repair, auto sales, contractor shops, repair shops, fabrication, storage, etc.
* Light industrial uses such as: assembly, fabrication, packaging, processing, etc. that generate minimal noise, soot, odors and other potential nuisances for adjoining properties; warehousing and logistics as principal uses are discouraged; outdoor storage should be fully screened
* Warehousing and logistics uses are limited to accessory uses that support a principal, on-site manufacturing use that is at least half of the size of the warehouse component
* Manufacturing

Supporting Infrastructure

* Utilities: centralized water and sewer services; regional stormwater management facilities
* Transportation: all new roads should be public and include both collectors and local streets with curb, gutter, and sidewalks; individual private driveways on adjoining arterial streets are discouraged, with access from internal streets preferred; off-street trails should be included that connect to supporting commercial, open space, and residential areas

Implementation

* Manufacturing development should be 20 acres or larger and preferably 40 acres or larger
* Appropriate zoning districts may include: \_\_\_\_, with PUD zoning preferred