

Land Use Policies Location Criteria Matrix

CRITERIA	RESIDENTIAL					COMMERCIAL								OFFICE & INSTITUTIONAL	INDUSTRIAL/ MANUFACTURING		OPEN SPACE	AGRICULTURAL
	High Density	Medium Density	Low Density	Suburban Density	Rural Density	Light	Heavy	Activity Node	Regional Shopping Center	Community Shopping Center	Neighborhood Shopping Center	Area Shopping Center	Mixed Use Development		Light	Heavy		
WATER AND SEWER																		
Public water and sewer required	X	X				X*	X	X	X	X	X					X		
Public or community water and public sewer required			X										X					
Septic system allowed based on soil type, lot size, and distance from public sewer				X														
Individual well and septic system					X													
Public or community water and sewer service desirable												X						
Public water and sewer desirable														X	X			
Should be outside Sewer Service Area, but if inside it must be a bona fide farm																		X
STREETS/ROADS																		
Desirable to be within one-quarter mile of an existing major or minor thoroughfare	X																	
Must have direct access to a collector street	X	X				X												
Desirable to be within two miles of an existing major or minor thoroughfare		X																
Must have direct access to a public street			X	X														
May be located in a rural area at the intersection of two collector streets (“mom & pop” country store)						X												
Should have a minimum direct access to a collector street							X											
Should have direct access to a collector street and border a major thoroughfare								X	X									
Bordered by a major arterial street that provides regional accessibility									X									
Bordered by at least two minor arterial streets or by a collector and an arterial street										X								
Bordered by at least an arterial and a collector street											X							
Bordered by a least a collector street												X						
Located on a minimum designated collector street													X					
Should have direct access to a collector street														X				
Should have a minimum direct access to a public street															X			
Should have a minimum direct access to an arterial street																X		
Should have a minimum direct access to a public street or private street																	X	
TRANSITION CRITERIA																		
Desirable to be adjacent to existing or zoned medium or high density development, office & institutional or light commercial use	X																	
Desirable to be a transition between non-residential and lower density residential areas	X																	
Desirable to be a transition between non-residential, higher density and lower density residential areas		X																
May be located along a street that is in transition from residential to non-residential through redevelopment and physical improvements						X*												
Should serve as a transition between heavy commercial, office & institutional or residential development						X												
If not developed in an office park, should serve as a transition between commercial and residential uses														X				