

Residential Development Goal

Provide a complete range of residential housing types and locations that are limited in density and sustained by adequate infrastructure (highways, water, sewer, community facilities & services), that provides flexibility for creative residential development; that accommodates the present and future needs of the residents; and preserves the agricultural economy and resources, the environment, open space and rural character.

Commercial Development Goal

Provide a limited amount, scale, and intensity of commercial development that meets the market demands and is harmonious with the character of the Area. This can be accomplished by concentrating commercial development in small clusters near major intersections with small buildings; providing adequate infrastructure; and promoting the most intensive commercial development (not to include large shopping malls) along the US 401 Corridor.

Community Facilities and Services Goal

Provide adequate, accessible, and timely community facilities and services to meet the demands of the current and future residents in the Area.

Farmland Goal

Protect and preserve Prime farmland, the farming and agri-business industry, and sensitive natural areas that provide a critical mass for farming operations.

Industrial/Manufacturing Goal

Limit the scope, intensity, and location of “clean” industrial and manufacturing enterprises to areas with adequate infrastructure to ensure compatibility in the Study Area as well as have a positive impact on the social, natural, and environmental conditions in the Area.

Transportation Goal

Provide safe, reliable multi-modal transportation to meet the present and future needs of the residents and the motoring public.

Community Appearance Goal

Provide and protect the existing beauty of the Area and the entrance ways; and require new development to complement this beauty by developing aesthetically pleasing attractive neighborhoods and well designed, landscaped, and sited commercial development.

Open Space Goal

Provide and protect natural areas, historic and scenic sites, environmentally sensitive areas, wildlife habitats, parks and leisure areas, farmland, greenways and stream buffers, and other open space areas that are in harmony and allow the built environment to thrive.