

Chapter 16

PLAN IMPLEMENTATION

LEGISLATIVE SECTION

PURPOSE

This section sets forth legislative directives in regard to land use that are derived from an overall analysis of the various components and policies set forth in this Plan. These directives provide a platform from which county legislatures can turn to when drafting land-use legislation or taking any other land-use action. When such legislation or action is done in accordance with these directives, it will then be presumed to be in accordance with the Plan as a whole.

LAND USE DIRECTIVES

COMMUNITY DESIGN

DIRECTIVE: All land uses of a specialized nature should be categorized as either: Agricultural, Residential or Commercial, and then zoned and regulated in accordance with this Plan.

DIRECTIVE: Uses in a specified zone should only be allowed if they support or augment the primary nature of the zone without undue conflict.

DIRECTIVE: Regulations concerning the establishment of new uses should be enacted to ensure the use's appropriateness to a particular zone; conditions or standards may be imposed on such uses so as to lessen or eliminate potential conflict the use might have with neighboring uses.

AGRICULTURAL USES

DIRECTIVE: Agricultural lands should be preserved and maintained for agricultural uses. Development that is not directly related to crop or animal production should be diverted, according to the terms of this Plan, to those areas more suitable for such development.

DIRECTIVE: The agricultural uses described in this Plan should be identified and if needed, separated by varying degrees of intensity. Areas or zones where each particular kind of agricultural use is located and expected to remain should be established.

DIRECTIVE: Lands set aside or zoned for residential or commercial development, should remain available for crop growth until such development actually begins.

RESIDENTIAL USES

DIRECTIVE: The varying kinds of current residential land uses within the County should be categorized as being either: Farmhouse, Rural or City Impact. A correlating zone for each category should be established; the boundaries of which should fully encompass the area of the residential use to which it pertains. These zones should clearly identify where each particular category is located, and where each is expected to remain.

DIRECTIVE: Housing not intended to directly support agricultural uses or activity, should not be allowed in agricultural areas or zones, but rather should be directed to those areas designed to accommodate the non-agricultural intent behind such housing.

DIRECTIVE: Areas not yet developed, but based on this Plan are deemed suitable for a particular kind of residential use should be identified and established.

DIRECTIVE: Regulations establishing appropriate levels of residential density should be established to uphold the stated purpose of these zones.

COMMERCIAL USES

DIRECTIVE: The varying kinds of commercial uses and degrees of intensity should be categorized, and a zone established for each category (i.e. Manufacturing, Transportation, Retail, etc.).

DIRECTIVE: The location of commercial zones should be limited to only those areas deemed by this Plan to be conducive for such development (several categories may be deemed appropriate for the same zone).

DIRECTIVE: Commercial uses should only be allowed in the zone to which it is assigned.

DIRECTIVE: Areas with existing commercial development that are not in accordance with this plan should be identified and assigned the zone that matches the area's predominate use. If there is more than one main use in the area that conflict with each other, then the zone that corresponds to the foremost use should be established with the less predominant use(s) being deemed non-conforming to the area.