

## 5. Land Use

**Goal:** Protect community resources through efficient and compatible uses of land that promote opportunities for investment and growth.

### Policies

5.1 Mixed use developments in appropriate areas should be encouraged to promote the connection of employment and residential activity centers.

5.2 Available land should be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

5.3 Innovative planning concepts should be employed to achieve desirable and well-designed neighborhoods, protect the environment, preserve meaningful open space, improve traffic flow, and enhance our community's overall quality of life.

5.4 Efforts should be made to ensure the community's anticipated growth occurs in a well-integrated yet organized fashion, which protects our community character and resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development and a diverse population.

5.5 The Urban Service Area should be annually reviewed and updated to ensure it continues to serve as a guide for future development and defines a recognizable transition from the urban to rural areas of the community.

5.6 Future development should be encouraged to expand in areas contiguous to existing developed areas through sequential and phased utility extensions, infill, redevelopment, compact development, conservation, and increased densities, thereby reducing development pressure on agricultural land.

5.7 The use of innovative design concepts, including appropriate use of increased density and infill development in designated revitalization areas, should be promoted through educational outreach and greater collaboration with the development community.

5.8 The Rural Service Area should be protected from incompatible, dense development.

5.9 A recognizable transition from the urban to the rural areas of the community should be developed.

5.10 Future development should be encouraged to expand in areas contiguous to existing developed areas through sequential and phased utility extensions.

5.11 Targeted development and investment should be focused in areas with existing transportation and utility infrastructure; while maintaining, upgrading, and expanding existing facilities.

5.12 Efforts should be made to locate rural residential, agricultural and forestry uses within the Rural Service Area, and ensure its protection from incompatible, dense development, and promote conservation techniques to maintain rural landscapes.