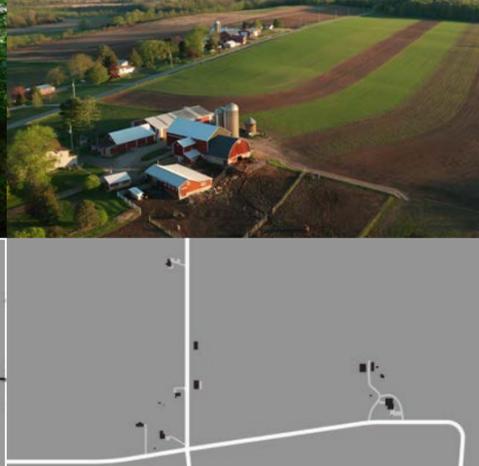


DRAFT Character Types

May 2, 2023

Type	A Open Space	B Traditional Agriculture	C Low Impact and Conservation	D Mixed Rural	E Rural Residential	F Suburban Residential
Description	Natural areas, floodplains, and conserved properties protected as permanent open space. These areas may be improved with amenities and other enhancements based on community desire. These areas feature large open parcels or wooded areas, as well as regional greenways, trails, and bikeways.	Areas that are primarily in agricultural use and may also include single-family residential, agriculture-related buildings, civic uses and specific small-scale retail. Buildings are generally set far back from the roadway on large lots (over two acres). Traditional agriculture aesthetic is maintained. These areas may not be served by municipal water and sewer utilities.	Areas with a unique landscape, heavy woodlands, and natural features. These areas include large lot, single-family homesites. Public parkland and conservation areas are appropriate. Public water and sewer services not intended for these areas outside of existing villages.	Blend of residential uses and development with agriculture. These areas are largely agricultural in character but may see more large lot subdivisions, lot splits, and very limited suburban style patterns in the rural setting. Buildings setbacks and lot size may vary more widely than in Traditional Agriculture. These areas are not served by public water and sewer utilities.	Areas with a mix of large-lot residential and agricultural uses. These areas may include unincorporated county land or annexed areas that have maintained a rural character with large lot single-family homes. Homes may be clustered near one another with large setbacks but are not arranged in a typical subdivision or neighborhood. These areas may not be served by municipal water and sewer utilities.	Primarily single-family residential with a higher percentage of attached units, with some connectivity between neighborhoods and other non-residential areas. May also have small scale multi-family residential. Building and lot size may range in size and density. These areas are served by public water and sewer utilities.
Primary Use	Floodplains and Conservation Areas	Agricultural	Open Space, Conservation Areas, Parks and Low Density, Large Lot Single-Family Residences	Single-Family Residential, Agriculture	Agricultural, Single-Family Residential	Single-Family Residential, Multi-Family Residential
Secondary Use	Parks	Rural Single-Family Residential, Civic/Institutional, Commercial, Light Industrial	Civic/Institutional, Small-Scale Retail and Services	Civic/Institutional, Parks and Open Space	Civic/Institutional, Parks and Open Space	Civic/Institutional, Parks and Open Space
Density/Intensity				1 du/10 ac	1 du/2 ac	4 du/1 ac
Photos and Pattern						

Type	G Employment Center	H Crossroad Center	I Village Center	J Mixed Use Center	H Growth Corridor
Description	Employment-oriented uses are characterized by light industrial-style development, hi tech, advanced manufacturing, data centers, logistics, and office. Large footprint structures, offering flexible space to accommodate market demand for various users. Buildings are oriented to the street and can be adapted to support different uses such as light manufacturing, high-tech industries and research and development. Buildings are set far back from the roadway and landscaping and lighting standards to reduce light pollution buffering are used to minimize impacts on surrounding areas.	Small scale retail, services, and office in concentrated locations, principally at key intersections. Provides services to support nearby rural and lower density residential areas, as well as drive-by consumers.	Traditional activity centers with a mix of small-scale commercial, office and residential uses. They may be located in either incorporated or unincorporated areas. These areas may also include institutional and public facilities. Buildings are set closer to the road on smaller lots but setbacks and lot size may vary. Streets accommodate moderate traffic at slow speeds and may include on-street parking and feature amenities for pedestrians and cyclists such as wide sidewalks, street trees, benches, and bike facilities such as multi-use trails and bike racks.	: Areas and developments that integrate places to live, work, and shop. These areas include a variety of commercial, office, and residential uses, arranged in a compact and walkable pattern. These are located along major corridors and intersections. May be characterized by vertical mixed use buildings (minimum of two stories in height) where residential or office uses exist above ground floor retail or offices, or horizontal mixed-use where uses exist adjacent to one another in a connected development.	Acknowledges potential construction of a connector linking US33 and I-70. Employment uses located at each terminus of the corridor, with Suburban Residential completing the corridor, except where an intersection is provided, where a Crossroad Center is appropriate. Connector should be heavily buffered and screened, walking and biking facilities provided as appropriate to interconnect adjacent development.
Primary Use	Light industrial, Hi Tech, Advanced Manufacturing, Data Centers, Office, Commercial, Logistics, Flex-Office	Commercial, Office	Vertical Mixed Use, Residential, Commercial, Office	Vertical Mixed-Use, Horizontal Mixed-Use, Multi-Family Residential, Commercial	Employment Center Uses, Suburban Residential, Crossroad Center Uses
Secondary Use	Civic/Institutional, Parks and Open Space, Surface Parking, Service	Civic/Institutional	Civic/Institutional, Parks and Open Space	Civic/Institutional, Parks and Open Space	Civic/Institutional, Multi-Family Residential, Parks and Open Space
Density/ Intensity	5,000 sq/1 ac				
Pattern and photos	 