

DRAFT FUTURE LAND USE CATEGORIES

Midway Town Center

The Midway Town Center land use category is intended to foster commercial growth and redevelopment in the area around US 52 and Hickory Tree Road. Future development in this area is subject to the Core Commercial Overlay District, which imposes higher standards for development than is required elsewhere in Midway. This area should be reserved for higher density commercial and mixed use development that is dependent on centralized wastewater collection and the transportation infrastructure that is present in the area.

Office and Institutional

The office and institutional land use category is intended to accommodate low to moderate intensity professional office, business and personal service, and public and nonprofit institutional uses. Appropriate uses for this land use category include medical offices, schools, professional offices, business service providers and government offices. This land use category is also intended to be used as a transition between more intense commercial development and residential areas.

Residential

The Residential land use category is intended to support existing residential neighborhoods and future residential growth in areas that are suitable for traditional single family residential development at a density of up to 3 dwelling units per acre where infrastructure is present to support it. Development regulations for these areas should protect and preserve the existing development patterns in these areas, and prevent the encroachment of incompatible development and land uses into established residential neighborhoods and future residential areas.

Watershed Residential

The Watershed Residential land use category is intended to provide for the preservation of land resources and the rural landscape in the watershed areas. Future development in these areas should be limited to new residential development at densities of one dwelling unit per acre or less.