

OVERLAY: ENVIRONMENTAL CORRIDORS/ NATURAL AREAS

The purpose of the Environmental Corridors/Natural Areas overlay is to illustrate sensitive environmental areas with characteristics critical to the community's ecological stability and sustainability. Development in these areas should be strictly limited and strongly discouraged.

Environmental corridors include major rivers and drainage ways, 100-Year floodplains, areas with steep slopes (>12%), floodplains, and wetlands.

Note that development standards are codified in Luxemburg's Zoning Ordinance by zoning district. Each of the future land use designations may comprise one or more zoning districts.

20-Year Land Use Plan Designations

The following presents the purpose of each of the future land use designations:

RESIDENTIAL



The purpose of the Residential designation is to identify areas of Luxemburg that are appropriate for varying residential intensity/densities with a variety of housing types. Proposed large-scale or scattered-site residential developments are considered on a case-by-case basis factoring in surrounding land use patterns and neighboring properties and housing needs and trends.

COMMERCIAL



The purpose of the Commercial designation is to accommodate primarily office and retail uses. This designation is concentrated along STH 54, and along corridors in key nodes within the village, especially along Main Street.

INDUSTRIAL



The purpose of the Industrial designation is to accommodate a range of manufacturing, assembly, office and warehousing industries which reflect the character of the village. These areas provide an important employment and economic base for the village and will continue to do so for the foreseeable future. Heavy industrial uses should be physically and/or visibly distanced from adjacent residential neighborhoods to reduce negative impacts.

GOVERNMENTAL/ INSTITUTIONAL /UTILITIES



The purpose of the Governmental/Institutional/Utilities designation is to accommodate public schools, governmental buildings, publicly operated institutions, and religious institutions, as well as the public utilities and select community facilities.

PARKS AND RECREATION



The purpose of the Parks and Recreation designation is to maintain an adequate supply of parks, trails, and other recreational facilities for the community to use and enjoy. Parks and recreation facilities are important elements that contribute to Luxemburg's identity and livability. New residential development should factor in the need for additional parks.

TRANSPORTATION



The purpose of the Transportation designation is to identify the network of village roads, various county highways, and STH 54 while proposing methods to maintain and improve the village's transportation facilities.

AGRICULTURAL



The purpose of the Agricultural designation is to identify anything related to agriculture, including croplands, pastures, etc. These areas are envisioned to remain in agriculture for the village's 20-year planning period.

Map 11: 20-Year Land Use Plan

