

# **CITY OF HIGHFILL**

## **FUTURE LAND USE CATEGORIES**



Future Land Use Categories - *DRAFT*  
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# City of Highfill

## Proposed Draft Future Land Use Categories

### Residential

- **Residential Agriculture (RA)**- This category will encompass agricultural uses and includes lots that are greater than 3 acres in size. Single-family residential and a variety of agricultural uses are expected in these areas.
- **Estate Residential (RE)**- The purpose of this category is to accommodate single-family residential development on low density, large estate type lots. Generally, lots in this category are 0.5 acres to 3 acres in size.
- **Residential Single-Family (RS)**- This district is characterized by single-family residential development on medium-sized lots (less than 0.5 acres in size). This area also serves as a buffer in providing for a step-down in intensity from higher to lower intensity residential and other types of development.
- **Residential Medium (RM)**- This district is characterized by single-family and two-family residential development on medium-sized lots. This area also serves as a buffer in providing for a step-down in intensity from higher to lower intensity residential and other types of development.
- **Neighborhood Residential (NR)**- This category will include a mix of housing types from single family, two family, small multi-family, and townhomes. The intent is to create complete neighborhoods with this mix of housing choice being included in areas near Neighborhood Commercial uses. Development should follow a neighborhood pattern that advances walkability, connectivity, and context sensitive scale. Small scale, compatible, non-residential uses including childcare, quiet/small office, and small service type businesses that will not disrupt the residential enjoyment of the surrounding area are anticipated along collectors and at intersections.

## Commercial and Mixed Use

- **Mixed-Use Commercial (MUC)**- Primarily located along arterial roads, the M-UC category includes significant potential in providing a mix of uses to benefit the city and region. One of the most flexible commercial categories, site design and architecture are prioritized as these corridors also serve as mixed-use gateways into downtown Highfill as well as areas along HWYs 12 and 264. New development should prioritize contributing to the city's sense of community as well as improving community infrastructure, including cross access, pedestrian connectivity, safe crossings, and street improvements. Buildings should be placed closer to the street with parking in the rear or internal to the site. Higher density residential development is also supported in Mixed-Use Commercial, as these corridors have and are intended to be readily accessible to public water, sewer, and other amenities.
- **Neighborhood Commercial (NC)**- This mixed-use category is intended for commercial uses that serve adjacent residential areas, but do not rely heavily on regional traffic like the Mixed-Use Commercial (MUC) areas. Uses here can include childcare facilities, small cafes, small retail and service uses, and a mix of residential development. This area may serve as a transition zone between more intense land uses and residential neighborhoods.

## Town and Downtown Centers

- **Town Center (TC)**- A more modern extension of the Downtown area, the Town Center land use category prioritizes the build-out of complete, connected mixed-use areas. More traditional and compact than Mixed-Use Commercial (M-UC) and slightly less intense than Downtown (DT), the TC area is intended to advance walkability and pedestrian connections, further build the city's unique sense of place, and further provide a mix of commercial, retail, residential, and community spaces in a centralized area.
- **Downtown (DT)** – Encompassing the heart of downtown Highfill, this land use category includes the historic Community Center and the fire station (along 4<sup>th</sup> Street/Hwy 264 and NW Highfill St), as well as several recently developed properties along NW Highfill Street, between W. 1<sup>st</sup> Avenue and Holland Avenue. The city's most active area, the Downtown land use category encourages additional services and amenities that add to the city's overall quality of life. As this growth occurs, regulations should direct development to build out in a more traditional downtown form, prioritizing mixed use development with excellent pedestrian access to shops, restaurants and residential, and adequate parking within the area to support the mixed-use development. Generally, buildings should address the street and should front wide sidewalks utilizing build-to lines. Parking should be located either on-street or behind and along the sides of buildings.
- **Downtown Neighborhood (DTN)**  
Featuring a variety of downtown housing options and small-scale neighborhood businesses, Downtown Neighborhood (DTN) is specifically envisioned as a residential area to support the Downtown (DT) area businesses and provide a walkable and connected neighborhood. Less intense than both DT and Town Center (TC), DTN also serves as a transition to lower intensity areas. Design standards are utilized to promote overall compatibility and support the small-town character of Highfill in this mixed-use area.

## Special Districts

- **Public/Institutional (PI)**- Owned or operated by public and quasi-public entities, these areas provide public services or are projected to do so in the future. Examples include government facilities, schools, and other institutional uses.
- **Public/Private Utility (PU)**- These areas include utilities that serve the community, this land use category reflects public and semi-public facilities that generally have a footprint more substantial than a cellular tower. These uses can include power generation facilities. Wireless communication facilities and utilities occupying smaller footprints are integrated throughout the community and regulated by the zoning code, as applicable.
- **Parks and Recreation (PR)**- Most of the Parks and Recreation spaces will be owned and managed by the City of Highfill to provide opportunities for the residents and visitors to enjoy. Private recreation is also encouraged to be developed and could include golf courses, cycle tracks, and other outdoor activities.

## Industrial

- **Industrial Park (IP)**- Industrial Park area supporting local industry and attracting a variety of small to medium scale regional industrial uses.

**Light Industrial (LI)**- The industrial category is intended to provide for the development of light to medium intensity industrial uses and their related facilities. Certain commercial and other complementary uses are also permitted. Appropriate standards for the district will be designed to ensure compatibility with other similar uses and to minimize any conflicts with non-industrial uses located in close proximity to industrial uses. Suitable uses may include freight terminals, warehousing of different scales, trades and services, wholesaling, packaging, storage, storage yards, fabrication, display and manufacturing that does not create a noise, smell, or air quality nuisance for residential and commercial neighbors. Adequate and suitable transportation facilities are a necessity to this district. Industrial uses must be screened from more restrictive uses.