

ACC Land Use: POLICIES

- A. Our community will use land effectively to avoid the costs and problems associated with suburban and urban sprawl.
- B. We will preserve the rural character and the opportunity for agricultural and forestry activities to remain a vital part of our community.
- C. We will develop a recognizable transition from the urban to the rural areas of our community.
- D. We will support urban and suburban development where it can be adequately served by public facilities as designated in the Comprehensive Plan.
- E. A higher level of urban services (sewer, water, fire, police, recreation, greenspace, etc.) will be provided to areas of our community that we want to develop at urban-level densities.
- F. We will be committed to creating, redeveloping, and enhancing existing commercial and industrial areas located within our community.
- G. We will champion developments that provide a mix of shopping, housing, greenspace and jobs.
- H. We will support opportunities for residential and non-residential in-fill development that positively impacts the character of existing neighborhoods.
- I. Recreation and greenspace will become an integral facet of our community's land use and infrastructure.
- J. We will encourage redevelopment and in-fill over development of new property on the periphery of the urban area or in the agricultural zone.
- K. We will promote the proactive involvement of neighborhoods in planning their neighborhoods.
- L. We are committed to creating walkable, safe, and attractive neighborhoods throughout the community--in new and existing developments--where people have easy access to schools, parks, and necessary services (grocery store, drug store) without having to travel by car.
- M. We will support higher densities in urban areas.

- N. We will provide for integration of natural environmental features into the planning, development regulation and review processes.
- O. We will provide for a balanced focus on form and appearance in development regulation and review.
- P. We will encourage a friendly, customer service oriented, and transparent development process.
- Q. We will provide for development regulations that produce the development we want—development that fulfills the Community Vision as stated in the Comprehensive Plan.
- R. We will promote roads designed and re-designed for their purpose (context sensitive design).
- S. We will ensure that incompatible uses are not adjacent to each other and/or provide for ample buffering.
- T. We will preserve industrial areas in the county.
- U. We will champion traditional development patterns, including connectivity.
- V. We will proactively preserve, protect, and enhance scenic views, corridors and gateways to create a “sense of place” for our community.
- W. We will provide for a mix of housing types and affordability.
- X. We will promote and facilitate better coordination within ACC government regarding land use and development issues.
- Y. We will be proactive in coordinating with other agencies, services, and institutions in land use planning and development.
- Z. We will make a strong commitment to implementing the Community Vision as stated in the Comprehensive Plan.
- AA. We will identify the necessary financial resources to implement the Comprehensive Plan.
- BB. We will ensure that proposed zoning and development decisions are consistent with the Comprehensive Plan.

- CC. Appropriately design and integrate signage within all development.
- DD. We will encourage configuration of large commercial centers into "blocks" that promotes walkability and additional development or allows for redevelopment of the site for new tenants, uses, or ownership patterns.
- EE. We will make as a priority the development of mixed uses, redevelopment and revitalization of existing under-utilized commercial and industrial areas over development of new land for commercial purposes.
- FF. We will encourage downtown parking structures to incorporate retail opportunities.
- GG. We will encourage development of additional retail shopping and restaurants in the downtown area.
- HH. Encourage alternative transportation options
- II. We will encourage citizen participation