

Land Use

Throughout the planning process, Committee members and residents alike continually focused on the need to preserve the high quality of life in the Village. This can be attributed to the close-knit community character, low crime rates, and availability of natural, cultural and historic resources. According to the Residential Survey, 88% of the respondents believed it important to preserve the historic nature of the Village. The information gathered from the Residential Survey and the S.W.O.T Analysis workshops identified a wide variety of land use issues that should be addressed in the future. The following Goals and Recommendations support concepts behind preserving and improving the Village's quality of life now and into the future:

Goal 1: Work for a compatible combination of business, residential, and public uses along Church Street, Main Street, and Quaker Street.

Recommendations/Actions:

1. Encourage retail or services on ground floors, with apartments on the upper floors to provide increased housing choices for residents.
2. Maintain attractive edges and gateways between Main Street and nearby residential neighborhoods.
3. Gain more green space through a program of tree planting plus site development standards.
4. Adopt clearly defined and regulated zoning districts rather than continuing the current distinctions of "residential", "commercial" and "industrial".

5. Create a Traditional Neighborhood Overlay District along Main Street.
6. Encourage a blend of daily life shops that serve resident needs, and specialty shops that customers cannot find in regional malls.
7. Promote housing choices downtown by converting second story lofts into residential housing.

Goal 2: Encourage future development that is of quality design, will enhance the existing character of the Village, and meet the necessary long-term needs of the community.

Recommendations/Actions:

1. Promote commercial and industrial development in appropriate locations and at a scale appropriate for the community.
2. Ensure that the size and scale of commercial and industrial development is sensitive to the Village's historic and natural resources.
3. Discourage home occupations that are incompatible with adjacent residential uses.
4. Develop design standards for new development that will maintain the integrity of existing residential neighborhoods.
5. Encourage the use of aesthetically pleasing architectural design, signage, landscaping, setbacks, and parking area placement in commercial areas.

6. Develop a system of incentives for existing businesses to improve their signs or landscaping, i.e. incentive zoning.

Goal 3: Protect and enhance the visual character and design quality of the Village along transportation corridors, Village municipal boundaries, and gateways to the community.

Recommendations/Actions:

1. Establish stronger gateways at all entrances, utilizing landscaping, lighting, artwork, and signage that is unique and attractive to the Village.
2. Incorporate existing buildings and natural features when developing the gateway image.

Goal 4: Explore, identify, and conserve existing vacant land and commercial buildings for adaptive re-use for needed services in order to meet the necessary long-term needs of the community.

Recommendations/Actions:

1. Create an inventory of vacant land that includes the selling price, size of the parcel, contact information, and development constraints (environmental and zoning).

2. Create an inventory of vacant buildings that includes the gross floor area of the building, selling price, contact information, and constraints (zoning or other).
3. Study and identify vacant land that would be valuable for open space, recreation, or for other needs of the public.
4. Acquire vacant land that could be used for other needed public services.
5. Create shovel-ready sites for senior housing; assisted living facilities, or other needed public services.
6. Create a system of landowner incentives to keep land undeveloped or to donate land to the Village for recreation or other needed public services.