

# Land Use

<b>Goal 1: Work for a compatible combination of business, residential, and public uses along Church Street, Main Street, and Quaker Street.</b>			
	<b>Action-Recommendation</b>	<b>Type of Action</b>	<b>Time Frame</b>
1	Encourage retail or services on ground floors, with apartments on the upper floors to provide increased housing choices for residents.	Policy	I/M
2	Maintain attractive edges and gateways between Main Street and nearby residential neighborhoods.	Policy	C
3	Gain more green space through a program of tree planting plus site development standards.	Policy	C
4	Adopt clearly defined and regulated zoning districts rather than continuing the current distinctions of "residential", "commercial" and "industrial".	Legal	I
5	Create a Traditional Neighborhood Overlay District along Main Street.	Legal	I
6	Encourage a blend of daily life shops that serve resident needs, and specialty shops that customers cannot find in regional malls.	Policy	C
7	Promote housing choices downtown by converting second story lofts into residential housing.	Program/Legal	M

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<b>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.</b>			
	<b>Action-Recommendation</b>	<b>Type of Action</b>	<b>Time Frame</b>
1	Promote commercial and industrial development in appropriate locations and at a scale appropriate for the community.	Policy/Legal	M
2	Ensure that the size and scale of commercial and industrial development is sensitive to the Village's historic and natural resources.	Policy/Legal	M
3	Discourage home occupations that are incompatible with adjacent residential uses.	Policy/Legal	M
4	Develop design standards for new development that will maintain the integrity of existing residential neighborhoods.	Policy/Legal	M
5	Encourage the use of aesthetically pleasing architectural design, signage, landscaping, setbacks, and parking area placement in commercial areas.	Policy/Legal	M
6	Develop a system of incentives for existing businesses to improve their signs or landscaping, i.e. incentive zoning.	Policy/Legal	M

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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.			
	Action-Recommendation	Type of Action	Time Frame
1	Establish stronger gateways at all entrances, utilizing landscaping, lighting, artwork, and signage that is unique and attractive to the Village.	Policy/Legal	M
2	Incorporate existing buildings and natural features when developing the gateway image.	Policy/Program	I

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<b>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.</b>			
	<b>Action-Recommendation</b>	<b>Type of Action</b>	<b>Time Frame</b>
1	Create an inventory of vacant land that includes the selling price, size of the parcel, contact information, and development constraints (environmental and zoning).	Program	M
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).	Program	M
3	Study and identify vacant land that would be valuable for open space, recreation, or for other needs of the public.	Program	M
4	Acquire vacant land that could be used for other needed public services.	Program	L
5	Create shovel-ready sites for senior housing; assisted living facilities, or other needed public services.	Program	L
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.	Program	M