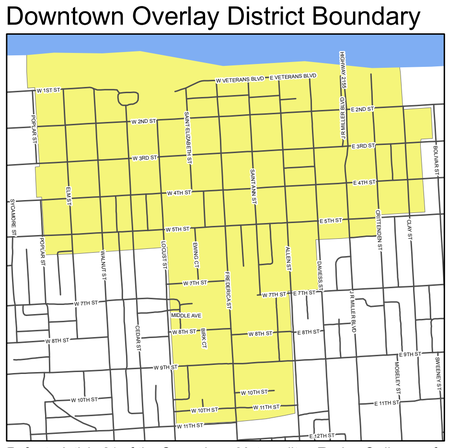
Urban Service Area

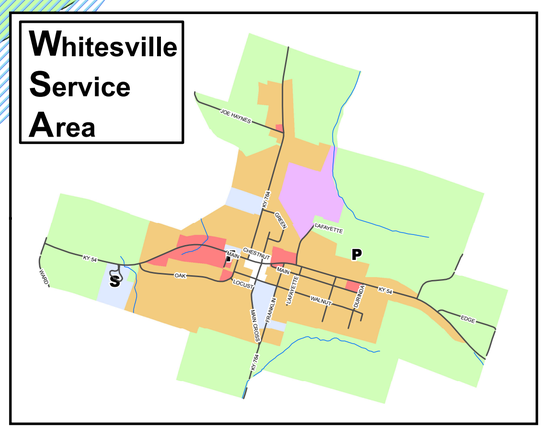
Downtown Overlay District Boundary



Refer to Article 21 of the Owensboro Metropolitan Zoning Ordinance for specific land use recommendations within the Central Business Plan Area and adjoining plan areas.

See Insert

Whitesville Service Area



N
W E
S

LAND USE PLAN MAP

Land Use Key

Map Colors	Land Use Plan Map PLAN AREAS	Land Uses appropriate in GENERAL LOCATIONS	Land Uses appropriate in LIMITED LOCATIONS	Land Uses appropriate in VERY-LIMITED LOCATIONS
	CENTRAL RESIDENTIAL	Urban Low-density Res. (4) Urban Mid-density Res. (5) Urban High-density Res. (6)	Professional/Service (7) General Business (11)	Central Business (8) Light Industrial (13)
	URBAN RESIDENTIAL	Rural Small-lot Res. (3)	Urban Low-density Res. (4) Urban Mid-density Res. (5) Professional/Service (7) Neighborhood Business (9)	Highway Business (10) General Business (11) Light Industrial (13) Heavy Industrial (14)
	FUTURE URBAN	Rural Small-lot Res. (3) Agriculture/Forestry (15)	Professional/Service (7) Neighborhood Business (9) Light Industrial (13) Heavy Industrial (14)	Urban Low-density Res. (4) Urban Mid-density Res. (5) General Business (11)
	PROFESSIONAL/ SERVICE	Professional/Service (7)	Urban Mid-density Res. (5)	Urban Low-density Res. (4) General Business (11) Light Industrial (13) Heavy Industrial (14)
	CENTRAL BUSINESS	Central Business (8)	Urban High-density Res. (6)	General Business (11) Light Industrial (13)
	BUSINESS	Neighborhood Business (9) Highway Business (10)	General Business (11) Urban Mid-density Res. (5) Light Industrial (13)	Urban Low-density Res. (4) Central Business (8) Heavy Industrial (14)
	BUSINESS/ INDUSTRIAL	General Business (11) Light Industrial (13) Business/Industrial (12)		Central Business (8) Heavy Industrial (14)
	INDUSTRIAL	Light Industrial (13)	Heavy Industrial (14) Professional/Service (7) Highway Business (10)	Central Business (8) General Business (11)
	RURAL COMMUNITY	Rural Small-lot Res. (3) Agriculture/Forestry (15)	Urban Low-density Res. (4) Urban Mid-density Res. (5) Professional/Service (7) General Business (11) Light Industrial (13)	Heavy Industrial (14)
	RURAL PREFERENCE	Agriculture/Forestry (15) Rural Farm Residential (1) Rural Large-lot Res. (2)	Unique Resource (17) Coal Mining (16) Light Industrial (13) Heavy Industrial (14)	Rural Small-lot Res. (3) Urban Low-density Res. (4) Professional/Service (7) General Business (11)
	RURAL MAINTENANCE	Agriculture/Forestry (15) Rural Farm Residential (1) Coal Mining (16)	Unique Resource (17) Rural Large-lot Res. (2) Light Industrial (13) Heavy Industrial (14)	Professional/Service (7) General Business (11)
	WATER/ FLOODWAY	Agriculture/Forestry (15)	Unique Resource (17)	

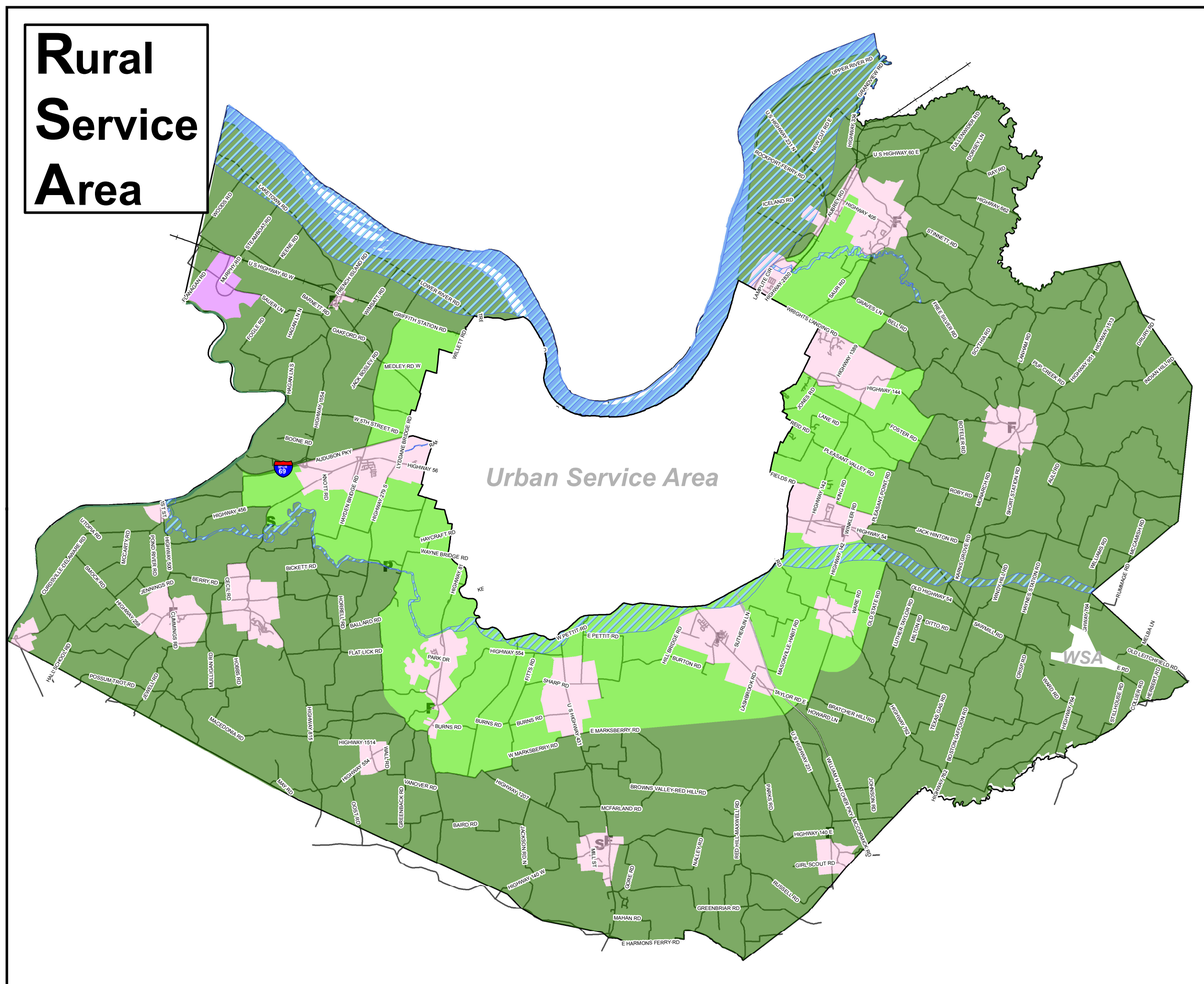
Numbers following land uses refer to specific criteria and use definitions (other side of sheet)
All land uses are subject to applicable criteria concerning the environment, urban services, and general development patterns.

Legend

- P Public Park
- C College
- H Hospital
- F Fire Station
- S School
- Roadway
- Proposed Roadway
- Railroad
- Greenbelt
- Creek
- Plan Area

OWENSBORO METROPOLITAN PLANNING COMMISSION

Rural Service Area



M:\My Documents\GIS\Comp Plan Map\2012 Comp Plan Map Update

LAND USE PLAN

Comprehensive Plan - Section 440

This sheet summarizes the LAND USE PLAN, Section 440 of the *Comprehensive Plan for Owensboro, Whitesville, & Daviess County, Kentucky,* adopted by the Owensboro Metropolitan Planning Commission. Only the most vital information is included on this sheet. Please refer to the full text of Section 440 for background or additional information; this symbol ¤ indicates where such information has been omitted. The Land Use Plan is made up of three elements: Land Use Plan Map, Land Use Key, and Land Use Criteria.

LAND USE PLAN MAP (other side) The most important features of the Land Use Plan Map are the 12 types of Plan Areas it depicts, each shown in a different color. The Land Use Plan Map also summarizes various aspects of the Comprehensive Plan including future highway corridors, planned parks, etc ¤

LAND USE KEY (other side) Includes the colors and titles of the 12 Plan Areas. For each Plan Area, particular land uses are listed to indicate that they may be appropriate within that Plan Area - in either general, limited, or very-limited locations - subject to particular land use criteria. Land uses not listed under a Plan Area in the Land Use Key are not recommended within the Plan Area. ¤

LAND USE CRITERIA (this side) All land uses listed in the Land Use Key are subject to applicable **GENERAL LAND USE CRITERIA**, which concern the **Environment (E), Urban Services (U), and Development Patterns (D).** Each land use is further subject to **SPECIFIC LAND USE CRITERIA** ¤

DESCRIPTION OF THE PLAN AREAS

Central Residential Areas *(light brown)*
Contain the oldest residential areas of Owensboro, with a wide mixture of dwelling densities, and full urban services. Much existing housing is undergoing rehabilitation, and some is being replaced by new single-family or multi-family housing. However, where dwellings adjoin existing nonresidential uses and front upon arterial streets, some conversion to or replacement by nonresidential uses is anticipated.

Urban Residential Areas *(yellow ochre)*
Contain large concentrations of stable housing connected to sanitary sewers. They also contain the most appropriate locations for future urban residential development, because of near-term plan proposals for sanitary sewer expansions and availability of other urban services. Certain types of expanded or new nonresidential centers may be appropriate in limited locations within these areas.

Future Urban Areas *(yellow green)*
Contain agricultural uses, rural housing with septic tanks, and a few scattered urban residential subdivisions served by small sewage treatment plants. In the long-term, municipal sewers are proposed for these areas. However, near-term development will largely be served by septic systems. Certain types of expanded or new nonresidential centers may be appropriate in limited locations within these areas.

Professional/Service Areas *(light blue)*
Primarily contain existing professional/service uses.

Central Business Areas *(gray)*
Contain the existing Central Business Districts of Owensboro and Whitesville.

Business Areas *(red)*
Contain existing locations and recommended future locations of general, highway or neighborhood business uses or zones.

Business/Industrial Areas *(yellow)*
Contain existing random mixtures of general business and industrial uses and zones.

Industrial Areas *(light violet)*
Contain existing locations and recommended future locations of light or heavy industrial uses or zones.

Rural Community Areas *(pink)*
Contain historical concentrations of small-lot rural housing, as well as limited nonresidential developed uses serving the Rural Service Area. Generally, there are no sanitary sewers in these areas.

Rural Preference Areas *(light green)*
Primarily contain agricultural uses, with scattered rural housing served by septic tanks, and occasional sites of other uses.

Rural Maintenance Areas *(dark green)*
Primarily contain agricultural and coal mining uses, with sparse rural housing served by septic tanks, and occasional sites of other uses.

Water/Floodway Areas *(aquamarine)*
Contain major bodies of water and their floodways.

GENERAL LAND USE CRITERIA

Where applicable, all land uses should comply with the following criteria concerning the **environment (E), urban services (U),** and **development patterns (D).**

(E) ENVIRONMENTAL CRITERIA *(Apply to all land uses)*

(E1) Floodplains
Buildings or structures should not be located in floodway areas, and floodways should not be filled. Buildings and structures may be located in flood-fringe areas, but should be elevated so that their first floors are above the 100-year flood elevation.

(E2) Steep Slope
Special design and construction techniques should apply in areas of steep slope (greater than 15% grade).

(E3) Historical & Archaeological Sites
Historical buildings should be assessed for their architectural or other historical significance, and when found significant, should be maintained and reused through sensitive adaptation. Areas that have been determined to contain significant archaeological sites should be completely protected from development. Other development sites should be assessed or their archaeological significance prior to development and, where appropriate, construction should be delayed until the site is adequately documented.

(E4) Soils
Appropriate procedures should be followed to avoid excessive soil erosion and airborne dust resulting from farming, site development, construction activities, or coal mining activities.

(E5) Plant and Animal Life
Identified wetlands and other special habitats for plants and animals should be protected through the establishment of natural reserves, whether in rural areas or as portions of developed sites.

(U) URBAN SERVICES CRITERIA *(Apply to developed land uses)*

(U1) Roadway Capacity
All development sites/lots should be accessible by vehicle, and traffic flow should be efficient and safe. The scope of any development, and the corresponding traffic it generates, should be commensurate with the capacity of existing and proposed roadways. Obviously, new roadways should be properly designed to provide for anticipated traffic patterns and volumes.

With Respect to Existing Roadways
A proposed development should not be approved if it would overburden the capacities of existing roadways or would create congestion at intersections, unless appropriate road improvements are currently planned or are committed to by the developer. As appropriate, road improvements may involve widening, straightening, reduction of vertical curves, or the addition of through-traffic lanes, and deceleration or turn lanes for high-traffic driveways or street intersections.

(U2) Electricity Supply
Electricity should be available to all development sites.

(U3) Water Supply
Water lines of adequate size and fire hydrants with adequate flow should be required for all development sites.

(U4) Stormwater Disposal
Adequate storm water disposal should be provided for all development sites, which may necessitate significant improvements as appropriate. For development sites 10 acres or larger, storm water runoff should be detained so that the rate of runoff after development does not exceed the rate prior to development. For smaller sites in flood-sensitive areas, storm water runoff should be detained to the extent possible; such drainage problems may limit the intensity of development that is appropriate for a particular site.

(U5) Sanitary Sewage Disposal
Sanitary sewers should be required for all urban residential uses and all planned Industrial Parks (**D7**). For all other developed uses, including rural residential, connection to sanitary sewers should be required if available. If sanitary sewers are not available, appropriate onsite sanitary sewage systems should be required. Where conventional septic systems are used, lot sizes should be large enough to assure satisfactory operation of such systems for the types of occupancy intended.

(D) DEVELOPMENT PATTERN CRITERIA *(Apply to developed land uses)*

(D1) Land-Use Intensity, Clusters, Buffers
Land uses of similar intensity should be clustered into larger areas to reduce the occurrence of incompatible boundaries between different uses. Also, incompatible boundaries may be avoided by orienting land uses of varying intensities so that a transition in intensity occurs gradually from one adjoining use or cluster of uses to the next.

"Buffer-Uses"
Specific criteria (enumerated later in this section) recommend that particular land uses are appropriate as **"buffer-uses."** This means that these moderate-intensity uses are considered appropriate when located where they will buffer higher-intensity land uses from lower-intensity land uses.

Landscape Buffers
Landscape buffers should be located between adjoining land uses that are incompatible with each other. The dimensions and materials of these landscape buffers should be proportional to the difference in intensity between the adjoining uses. ¤

Landscaping of Vehicular Use Areas
Open areas on which several vehicles are located should be landscaped to improve the community's appearance and to reduce ambient noise, light glare, and air temperature. Perimeter landscaping should be located along streets and adjoining residential properties. Interior landscaping should be scattered about in larger vehicular use areas.

"Buffers for Outdoor Storage Yards"
Outdoor storage areas for raw materials, building materials, building supplies, construction vehicles or equipment, materials to be used in manufacturing, manufactured products, or similar items should be screened from major community streets and from nearby non-industrial properties. Junk, salvage or scrap-iron yards should be completely screened from all adjoining streets and properties.

Existing Wooded Areas Retained as Buffers
Existing wooded areas should be retained, especially in urban areas, to buffer incompatible land uses, reduce ambient air temperature, and regenerate oxygen.

(D2) Land Use vs. Street Function
Particular land uses should be located in close proximity to major streets because of the traffic levels they generate, the types of vehicles that frequent them, or their business exposure needs. Close proximity to arterial streets is recommended for high-intensity uses such as highway business, general business, light industrial, and heavy industrial. Close proximity to either arterial streets or collector streets is recommended for moderate-intensity uses such as urban mid-density residential, professional/service, and neighborhood business.

Transition in Land Use Intensity along Streets
The lower the functional classification of a street, the less that the intensities of land use should vary along the street. Where land-use intensity does vary along a lower classification street, higher intensity uses should be located closer to intersections with higher classification streets, with a transition to lower intensity uses proceeding away from major streets. ¤

"Arterial-Street-Oriented Uses"
Specific criteria (enumerated later in this section) recommend that particular land uses be **"arterial-street-oriented."** This means that new locations of these uses should adjoin an arterial street or should adjoin other existing or new uses of the same or higher intensity that adjoin an arterial street. The location of **"arterial-street-oriented uses"** in relation to neighboring uses should conform to the principles described above for **Transition in Land Use Intensity along Streets.** Vehicular access to such uses should conform to **Intersection & Driveway Spacing Standards (D3).**

"Major-Street-Oriented Uses"
Specific criteria (enumerated later in this section) recommend that particular land uses be **"major-street-oriented."** This means that new locations of these uses should adjoin either an arterial street or a major collector street, or should adjoin other existing or new uses of the same or higher intensity that adjoin an arterial or major collector street. If located within a Rural Community (including Whitesville), such uses may also adjoin a minor collector street. The location of **"major-street-oriented uses"** in relation to neighboring uses should conform to the principles described above for **Transition in Land Use Intensity along Streets**. Vehicular access to such uses should conform to **Intersection & Driveway Spacing Standards (D3).**

(D3) Intersection & Driveway Spacing Standards
Newly developed land should conform to the specifications of the **"Intersection & Driveway Spacing Standards"** described in Section 510: Highways, Streets & Roads. When previously developed sites or areas are redeveloped, consolidated or expanded, existing nonconforming driveways and driveway spacing should be altered to conform as closely as possible to the standards. Existing narrow lots should not be redeveloped individually, if significantly substandard driveway spacing would result.

(D4) Roadway Buffer Standards
Newly developed land should conform to the specifications of the "Roadway Buffer Standards" described in Section 510: Highways, Streets & Roads. When previously developed sites or areas are redeveloped or expanded, existing nonconforming roadway buffers should be altered to conform to the standards as closely as possible. Existing small lots should not be redeveloped individually, if significantly substandard roadway buffers would result. ¤

(D5) Lot Sizes and Proportions
The sizes and proportions of lots should be appropriate for the types of development located upon them. In general, lots should not be oddly shaped, such as too narrow, too shallow, or too deep, and should not contain unusable projections. Accordingly, minimum subdivision standards for lot sizes and proportions should be established for each zoning classification.

(D6) Residential Development
In addition to other general and specific criteria that apply, residential development should conform to the following provisions:

"Rural Residential Development"
Residential development in rural areas outside of the Rural Communities should be allowed, but only to the extent that it does not significantly impinge on agricultural or natural resource-related activities. Residential lots should be of a large enough size and width that excessive numbers of lots or odd-shaped lots are not created. And, potential residents should be advised that coal mining is a generally recommended land use in such rural areas. However, efforts should be taken to minimize the potential adverse impact of natural resource-related activities on rural residential development.

"Urban Residential Development"
In general, residential areas should promote a sense of community by providing a variety of housing types suitable to a variety of people. Housing densities should be consistent with the character of streets and urban services in the neighborhood. Buildings should be designed and arranged so they do not become irritants within the neighborhood. When land is proposed for development or redevelopment for urban-density residential uses, such development should be designed as either a "regular subdivision" or a "planned development". ¤

Redevelopment of Residential Areas
Even if the specific criteria cited by this plan would allow a change in use, established lots in a built-up neighborhood should not be rezoned to allow an increase in residential density, unless such change is acceptable to the neighboring residents. Where logical expansions of existing uses are deemed acceptable, the zoning of such expansions should be the same as the zoning of the existing use being expanded. ¤

(D7) Nonresidential Development
In addition to other general and specific criteria that apply, nonresidential development should conform to the following provisions:

Nonresidential Centers
Development in new nonresidential areas should occur within "nonresidential centers." Each center should be designed to accommodate one or more "similar-use areas" as appropriate to the size of the center and its location with respect to adjoining streets and land uses. Each similar-use area should be restricted to uses whose appearances, intensities and impacts are compatible with one another. Four types of nonresidential centers are recognized, as described briefly below. Refer to specific criteria for definitions and other provisions for each center.

"Neighborhood Business Centers"
Contain Neighborhood Business uses (9).

"Highway Business Centers"
Contain Highway Business uses (10), and may contain accessory Light Industrial uses (13).

"Industrial Parks"
May contain Light Industrial uses (13), Heavy Industrial uses (14), or both. They may also contain some Professional/Service uses (7). Each Industrial Park may accommodate one or more individual development sites.

"Large Industrial Reserves"
Are focused around a large industry, and may contain Light Industrial uses (13), Heavy Industrial uses (14), or both.

Mixed Business/Industrial Areas
Business/Industrial plan areas have been delineated on the Land Use Plan Map, in which existing areas that contain a mixture of business and light industrial uses are allowed to continue as mixed-use areas. In newly developing neighborhoods, business areas should be distinct from light industrial areas, even if both types are contiguous parts of a larger nonresidential area or center.

Expansions of Existing Nonresidential Uses and Areas
Limited expansions of existing nonresidential uses and areas should be accommodated where they reasonably satisfy a set of "logical expansion criteria." Significant expansions should conform to the criteria for development of defined nonresidential centers. Under the discussion of Redevelopment of Residential Areas (D6), some basic principles address land-use changes in established, residentially developed neighborhoods, and the potential concerns of residents about such changes. Those principles should also apply to expansions and new locations of nonresidential uses on lots that were originally developed for residential purposes. Potential conflicts with neighboring areas can best be avoided by respecting the pattern of lots along existing block-fronts. Therefore, where the specific criteria cited by this plan would allow nonresidential land uses to be located or expanded in a built-up neighborhood, due consideration should be given to the concerns of neighboring residents with respect to the established lot patterns in their neighborhoods. ¤

(D8) Building Quality
Maintenance and conservation should be encouraged for sound buildings, rehabilitation should be encouraged for those needing upgrading, and renewal should be sought for those beyond the stage of feasible repair.

Intersection & Driveway Spacing Standards

Spacing standards are measured from center-line to center-line of roadways and driveways. Minimum spacing between access points within different development categories below is the less restrictive standard indicated.

- **INT** Roadway intersections
- **PBI+** Driveways in professional, business or industrial zones, with traffic volumes of 1,000 vehicles-per-day or greater
- **PBI-** Driveways in professional, business or industrial zones, with traffic volumes less than 1,000 vehicles-per-day
- **RES** Driveways in residential or agricultural zones

"Existing roadways" means roadways already in existence.
"Existing lots" means individual lots fronting on existing roadways where such lots are not part of a development plan or subdivision plat with specific access limitation.
"New development" means development plans or major subdivision plats that would provide for new building construction or substantial site redevelopment.
"New/reconstructed roadways" means newly constructed roadways where they previously did not exist or major roadway reconstruction within existing alignments.

J R Miller Blvd Access (10/24/1985)
Transportation Policy Committee adopted special access control policies for J. R. Miller Boulevard between 3rd Street and Southtown Boulevard: 1. **DRIVEWAY ACCESS:** No lot of record or newly created lot will be permitted direct access to the boulevard where there was no street improvement in existence in January, 1985; or where marginal access may be provided by a frontage street along the boulevard. 2. **STREET INTERSECTIONS:** A public side street may intersect with the boulevard if the following specifications are met: a. The new street leg must complete an existing three-leg street intersection to create a four-leg intersection; or be at least 500 feet from an existing or planned street intersection. Street intersection spacing is measured from centerline to centerline. b. The new street leg must connect with the public street system serving the adjoining neighborhood.

Martin Luther King Jr. Loop Access (9/9/2002)
The loop's design designates local street access points at 1,000 ft+ spacing. Property driveways shall be prohibited along the loop and shall be restricted to the local streets that intersect the loop.

FUNCTIONAL CLASS	SPACING STANDARDS (FEET)			
Features	INT	PBI+	PBI-	RES
PRINCIPAL ARTERIAL				
Existing roadways				
Existing lots	N/A	500	250	250
New development	1,500	500	500	500
New/reconstr. roadways	1,500	1,500	1,500	1,500
MINOR ARTERIAL				
Existing roadways				
Existing lots	N/A	500	250	250
New development	500	500	500	500
New/reconstr. roadways	1,000	1,000	1,000	1,000
MAJOR COLLECTOR				
Existing roadways				
Existing lots	N/A	250	150	150
New development	250	250	250	250
New/reconstr. roadways	250	250	250	250

OTHER STREETS
1. Residential driveways shall be located at least 10 feet from the right-of-way line of an intersecting street. Non-residential driveways along streets or shared drives shall be located at least 50 feet from the right-of-way line of an intersecting street.
2. The total width of all driveways shall not exceed 40% of street frontage, measured at the building setback line. Driveway widths shall not exceed the standards in the table at right.
3. For uses other than detached single-family and duplex dwellings, vehicles should not back directly onto streets.
4. Where lots are narrow, alleys should be used for vehicular access to lots.

SPECIFIC LAND USE CRITERIA

Sixteen separate land use categories are established in the Land Use Plan. Each land use category is referenced by the number found in the Land Use Key, and is subject to both the **GENERAL CRITERIA** in the previous subsection and the following **SPECIFIC CRITERIA** listed for each use.

(1) Rural Farm Residential Use

consists of single-family dwellings located on large agricultural tracts in rural areas.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Rural Preference	General	(a) & (b)
Rural Maintenance	General	(a) & (b)

(a) Large tracts with agricultural potential Each dwelling should be located on a separate, large tract that has potential for productive agricultural use.
(b) Access to existing public road via private drive Each dwelling/tract should have access to an existing public road; public roads should not be created or extended to provide access. Access should be provided via private drives. No more than two dwelling/tracts should share a single private drive where it connects with a public road.

(2) Rural Large-lot Residential Use

consists of single-family dwellings located on large nonagricultural lots in rural areas.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Rural Preference	General	(a), (b) & (d)
Rural Maintenance	Limited	(a), (c) & (d)

(a) Separate, large, well-proportioned lots Each dwelling should be located on its own individual lot that fronts on a public road or street. Lots should be large enough in size and width to avoid the creation of excessive numbers of lots or odd-shaped lots.
(b) Frontage on existing roads or on new streets In Rural Preference plan areas, new lots may front existing public roads or streets, or may front new subdivision streets that should be constructed to urban specifications, including curbs and gutters.
(c) Frontage only on existing roads or streets In Rural Maintenance plan areas, new lots should front upon existing public roads or streets. Public roads or streets should not be created or extended to provide for new lots.
(d) Coal mining advisory Prospective lot owners should be advised of the potential for coal mining activity in rural areas.

(3) Rural Small-lot Residential Use

consists of single-family dwellings located in **areas without sanitary sewer systems,** where development densities approach urban levels due to concentrations of small lots. This use is typically found in Rural Communities, and in Future Urban areas and remote portions of Urban Residential areas where planned sanitary sewers have not yet been extended.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Urban Residential	General	(a) & (b)
Future Urban	General	(a) & (b)
Rural Community	General	(a) & (b)
Rural Preference	Very-Limited	(a), (b), (c) & (d)

a) Separate lots fronting on public roads or streets Each dwelling should be located on its own individual lot that fronts on a public road or street. New subdivision streets should be constructed to urban specifications, including curbs & gutters.
(b) Lot sizes adequate for septic tank systems Lots should be large enough in size to assure satisfactory operation of conventional septic tank systems as regulated by state law.
(c) Only logical expansions of limited scope In Rural Preference plan areas, completely new locations of Rural Small-lot Residential use should not be established. However, existing areas of this use may be expanded onto contiguous land, but should not significantly increase the extent of such uses in the vicinity, and should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.
(d) Coal mining advisory In Rural Preference plan areas, prospective lot owners should be advised of the potential for coal mining activity in rural areas.

(4) Urban Low-density Residential Use

consists of dwellings (usually single-family) located in **areas with sanitary sewers,** at densities generally up to 9 dwelling units per acre. This use exists widely in Central Residential and Urban Residential areas. Also, a few, scattered developments of this use are found in Future Urban areas and Rural Communities, served by small, independent sewage treatment plants. **Manufactured housing parks** are included in this use category.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Central Residential	General	(a)
Urban Residential	Limited	(a) & (b)
Future Urban	Very-Limited	(a), (b) & (c)
Professional/Service	Very-Limited	(a), (b) & (c)
Business	Very-Limited	(a), (b) & (c)
Rural Community	Limited	(a) & (b)
Rural Preference	Very-Limited	(a), (b), (c), (d) & (e)

(a) Building and lot patterns Building and lot patterns should conform to the criteria for **"Urban Residential Development" (D6).**
(b) Existing, expanded or new sanitary sewers Urban Low-density Residential uses should occur only where sanitary sewer systems exist or may be expanded, or where new systems may be properly established.
(c) Only logical expansions In Future Urban, Professional/Service, Business, and Rural Preference plan areas, completely new locations of Urban Low-density Residential use should not be established. However, existing areas of this use may be expanded onto contiguous land.
(d) Expansions of limited scope In Rural Preference plan areas, an expansion of Urban Low-density Residential uses should not significantly increase the extent of such uses in the vicinity, and should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.
(e) Coal mining advisory In Rural Preference plan areas, prospective lot owners should be advised of the potential for coal mining activity in rural areas.

(5) Urban Mid-density Residential Use

consists of multi-family dwellings (apartments, condominiums) located in **areas with sanitary sewers,** at densities generally up to 25 dwelling units per acre. This use is commonly found in a variety of locations in Central Residential areas. It also is found in other urban areas, usually near major streets or on the fringes of nonresidential areas.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Central Residential	General	(a)
Urban Residential	Limited	(a), (b), (c) & (d)
Future Urban	Very-Limited	(a), (b) & (c)
Professional/Service	Limited	(a), (b), (c), (d) & (e)
Business	Limited	(a), (b), (c), (d) & (e)
Rural Community	Limited	(a), (b), (c), (d)

(a) Building and lot patterns Building and lot patterns should conform to the criteria for **"Urban Residential Development" (D6).**
(b) Existing, expanded or new sanitary sewers Urban Mid-density Residential uses should occur only where sanitary sewer systems exist or may be expanded, or where new systems may be properly established.
(c) Logical expansions Existing areas of Urban Mid-density Residential uses may be expanded onto contiguous land. An expansion of this use should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.
(d) New locations near major streets In Urban Residential, Professional/Service, Business, and Rural Community plan areas, new locations of Urban Mid-density Residential use should be **"major-street-oriented"** (D2).
(e) New locations adjoining nonresidential uses If new locations of Urban Mid-density Residential uses are located in Professional/Service or Business plan areas, they should be sited on the fringes of such areas where they would serve as **"buffer-uses" (D1).**

(6) Urban High-density Residential Use

consists of multi-family dwellings (apartments, condominiums) located in **areas with sanitary sewers,** at densities that may exceed 25 dwelling units per acre. Since 1980, this use has been limited to locations in Central Residential and Central Business areas, as a redevelopment incentive.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Central Residential	General	(a)
Central Business	Limited	(a) & (b)

(a) Yard dimensions in proportion to building height For buildings over three stories in height, building setbacks should be greater than normal for yards adjoining other properties: the taller the building, the greater the setback.
(b) Mixed-use buildings In Central Business plan areas, residential uses may be located in the same building containing nonresidential uses. In such cases, residential and nonresidential uses should be located on separate floors. Dwelling-unit walls with windows should be set back from adjoining properties, to provide light and air: the higher the floor, the greater the setback.

(7) Professional/Service Uses

include offices, parks, institutional buildings, and other places where people assemble for professional, medical, clerical, recreational, religious, cultural or similar purposes.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Central Residential	Limited	(a), (b) & (d)
Urban Residential	Limited	(a), (b) & (d)
Future Urban	Limited	(a), (b) & (d)
Professional/Service	General	(a)
Business *(2007 update)*	Limited	(a), (b) & (d)
Industrial	Limited	(a), (b), (d) & (e)
Rural Community	Limited	(a), (b) & (d)
Rural Preference	Very-Limited	(a), (b) & (c)
Rural Maintenance	Very-Limited	(a), (b) & (c)

(a) Building and lot patterns Building and lot patterns should conform to the criteria for **"Nonresidential Development" (D7).**
(b) Logical expansions Existing areas of Professional/Service use may be expanded onto contiguous land that abuts the same street(s). An existing area of general business zone may be used as criteria to support a Professional/Service use as a logical expansion since the general business zone permits all uses within the Professional Service use category. If the contiguous land is located across an intervening street, the expansion should be at least one (1) acre in size, unless it would serve as a **"buffer-use" (D1).** An expansion of this use should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.
(c) Expansions of limited scope In Rural Preference and Rural Maintenance plan areas, an expansion of Professional/Service use should not significantly increase the extent of such uses in the vicinity.
(d) New locations New locations of Professional/Service use should be **"major-street-oriented" (D2).** Also, other than in Rural Community plan areas, a new location should be at least **one (1) acre** in size unless it would serve as a **"buffer-use" (D1).**
(e) New locations in Industrial areas If new locations of Professional/Service use are established in Industrial plan areas, they should be sited on the fringes of such areas where they would serve as **"buffer-uses" (D1).** New locations may also serve the same buffer function as part of a planned **" Industrial Park" (D7).**

(8) Central Business Uses

(Downtown Owensboro and Whitesville) include a broad range of commercial activities, including major governmental, professional, cultural, hotel, restaurant, specialty retail, and entertainment-related uses. These historical business districts, with older types of buildings located close to the street, are more pedestrian-oriented than newer types of business areas.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Central Residential	Very-Limited	(a), (b) & (c)
Central Business	General	(a)
Business	Very-Limited	(a), (b) & (c)
Business/Industrial	Very-Limited	(a), (b) & (c)
Industrial	Very-Limited	(a), (b) & (d)

(a) Building and lot patterns Building and lot patterns should conform to the criteria for **"Nonresidential Development" (D7).**
(b) Only necessary, logical expansions The Central Business districts of Owensboro and Whitesville are generally fixed areas, and expansion of their boundaries should be based upon significant findings that a community need exists for these districts to be expanded.
(c)To serve the needs of existing establishments In Central Residential, Business, and Business/ Industrial plan areas, such an expansion should be contiguous to an existing boundary of the Central Business district, and should serve the needs of establishments that are already located within the district.
(d) To redevelop the Ohio riverfront east of Downtown In the Industrial Plan area located at the east end of Downtown Owensboro, an expansion of Central Business uses should be encouraged that would enhance Downtown's cultural, entertainment, tourism and residential activities, especially development that would expand public access to the Ohio riverfront. Such expansions should proceed eastward in phases that are contiguous with previously established Central Business sites.

(9) Neighborhood Business Uses

include convenience retail and personal service activities that are desirable within newly developing urban residential neighborhoods; these areas may contain compatible professional/service uses. This use category was created in 1980, so that in newly developing areas, neighborhood-oriented businesses would be established and expanded in planned **"Neighborhood Business Centers" (D7).**

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Urban Residential	Limited	(a), (b) & (c)
Future Urban	Limited	(a), (b), (c) & (d)
Business	General	(a), (b) & (c)

(a) Development plan Neighborhood Business Centers should be initiated and expanded as integral units, according to formal development plans. Once a new center or expansion is proposed, submission of plans and the initiation of construction should occur in a timely manner. Building and lot patterns should conform to the criteria for **"Nonresidential Development" (D7**), and outdoor storage yards, with **"Buffers for Outdoor Storage Yards" (D1).**
(b) New locations New locations of Neighborhood Business Centers should be **"major-street-oriented" (D2),** at least **five (5) acres** in size, and located no closer than **three-quarters (3/4) of a mile** to any other Neighborhood Business Center.
(c) Logical expansions Existing centers may be expanded onto contiguous land that abuts the same street(s), but should not grow larger in total area **than fifteen (15) acres**, not counting street light-of-way. If the contiguous land for expansion is located across an intervening street from the existing center, the expansion should be at least **five (5) acres in size.**
(d) Market demand in the vicinity In Future Urban plan areas, Neighborhood Business Centers should not be established or expanded unless adequate market demand exists within the vicinity to support a viable center.

(10) Highway Business Uses

include community-wide and regional shopping centers, as well as some professional/service uses, and are typically located on the radial arterial streets in the Owensboro urban area. This use category was created in 1980, so that in newly developing areas, community-wide and regional-oriented businesses would be established and expanded in planned **"Highway Business Centers" (D7).**

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Urban Residential	Very-Limited	(a), (c) & (d)
Business	General	(a), (b), (c) & (d)
Industrial	Limited	(a), (b), (c) & (d)

(a) Development plan Highway Business Centers should be initiated and expanded as integral units, according to formal development plans. Once a new center or expansion is proposed, submission of plans and the initiation of construction should occur in a timely manner. Building and lot patterns should conform to the criteria for **"Nonresidential Development" (D7),** and outdoor storage yards, with **"Buffers for Outdoor Storage Yards" (D1).**
(b) New locations New locations of Highway Business Centers should be sited in Business or Industrial plan areas, and should **be "arterial-street-oriented" (D2**) and at **least fifteen (15) acres** in size, not counting any proposed accessory light industrial uses which may be included as per criteria for Light Industrial uses (13).
(c) Logical expansions Existing centers may be expanded onto contiguous land that abuts the same street(s). If the contiguous land for expansion is located across an intervening street from the existing center, the expansion should be at least **five (5) acres** in size.
(d) Adequate market demand Highway Business Centers should not be established or expanded unless adequate market demand exists to support a viable center.

(11) General Business Uses

include a wide range of commercial and professional/service activities. These uses exist in many locations throughout Daviess County, but are most concentrated along urban arterial and major collector streets, and within rural communities. In 1980, almost all commercial uses that existed, outside of the Central Business districts of Owensboro and Whitesville, were zoned General Business.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Central Residential	Limited	(a), (b), (c) & (d)
Urban Residential	Very-Limited	(a), (b) & (c)
Future Urban	Very-Limited	(a), (b) & (c)
Professional/Service	Very-Limited	(a), (b) & (c)
Central Business	Very-Limited	(a) & (b)
Business	Limited	(a), (b) & (e)
Business/Industrial	General	(a)
Industrial	Very-Limited	(a) & (b)
Rural Community	Limited	(a), (b) & (f)
Rural Preference	Very-Limited	(a) & (b)
Rural Maintenance	Very-Limited	(a) & (b)

(a) Building and lot patterns; outdoor storage yards Building and lot patterns should conform to the criteria for **"Nonresidential Development" (D7),** and outdoor storage yards, with **"Buffers for Outdoor Storage Yards" (D1).**
(b) Logical zoning expansions of proportional scope Existing General Business zones may be expanded onto contiguous land that generally abuts the same street(s). The expansion of a General Business zone should not significantly increase the extent of the zone in the vicinity of the expansion and should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.
(c) Expansions across intervening streets In Central Residential, Urban Residential, Future Urban, and Professional/Service plan areas, the expansion of an existing General Business zone across an intervening street should be at least **one-and-one-half (1.5) acres** in size, but should not occur if this would significantly increase the extent of the zone in the vicinity.
(d) New locations in Central Residential plan areas In Central Residential plan areas, new locations of General Business should be at least **one-and-one-half (1.5) acres** in size,**" arterial-street-oriented" (D2),** and sited at corners of intersecting streets if located in close proximity to existing dwellings.
(e) New locations in Business plan areas New locations of General Business zones should be established only in those Business plan areas that are generally bounded by Central Residential plan areas. Such new zones should be sited at corners of intersecting streets if located in close proximity to existing dwellings. In Business plan areas outside the vicinity of Central Residential plan areas, new locations of business uses should conform to criteria for Neighborhood Business uses (9) or Highway Business uses (10).
(f) New locations in Rural Communities In Rural Community plan areas, new locations of General Business zones should be **"major-street-oriented" (D2**) and should be sited at corners of intersecting streets if located in close proximity to existing dwellings.

(12) Business/Industrial Uses (2007 update)

include general business uses **and** light industrial uses, encompassing a range of commercial and professional/service activities and establishments for the assembly, repair, processing or storage of finished or semi-finished materials, and similar uses that may present a moderate nuisance to adjoining properties. This use can only be established within existing identified Business/Industrial Plan Areas.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Business/Industrial	General	(a)

(a) Building and lot patterns; outdoor storage areas Building and lot patterns should conform to the criteria for **"Nonresidential Development" (D7**), and outdoor storage yards, with **"Buffers for Outdoor Storage Yards" (D1).**

(13) Light Industrial Uses

include establishments for the assembly, repair, processing or storage of finished or semi-finished materials, and similar uses that may present a moderate nuisance to adjoining properties.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Central Residential	Very-Limited	(a), (b) & (c)
Urban Residential	Very-Limited	(a), (b), (c) & (f)
Future Urban	Limited	(a), (b), (c), (f) & (g)
Professional/Service	Very-Limited	(a), (b) & (f)
Central Business	Very-Limited	(a) & (b)
Business	Limited	(a), (b), (d), & (f)
Business/Industrial	General	(a)
Industrial	General	(a), (b) & (f)
Rural Community	Limited	(a), (b) & (e)
Rural Preference	Limited	(a), (b), *(f)* & (g)
Rural Maintenance	Limited	(a), (b) & (g)

(a) Building and lot patterns; outdoor storage areas Building and lot patterns should conform to the criteria for **"Nonresidential Development" (D7),** and outdoor storage yards, with **"Buffers for Outdoor Storage Yards" (D1).**
(b) Logical expansions outside of Industrial Parks Existing areas of Light Industrial use that are located outside of planned Industrial Parks may be expanded onto contiguous land that generally abuts the same street(s). Such an expansion should not significantly increase the extent of industrial uses that are located in the vicinity and outside of Industrial Parks. Also, such an expansion should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.
(c) Expansions across streets in residential areas In Central Residential, Urban Residential, and Future Urban plan areas, the expansion of Light Industrial uses that are located outside of Industrial Parks and across an intervening street should be at least **one-and-one-half (1.5) acres** in size, but should not occur if this would significantly increase the extent of industrial uses that are located in the vicinity and outside of Industrial Parks.
(d) New locations in Highway Business Centers New locations of Light Industrial use should be established in Business plan areas only as integral components of planned**" Highway Business Centers" (D7).** Such a light industrial component should be**" arterial-street-oriented" (D2)** and provide for particular higher-intensity uses that maybe desirable in close proximity to highway business uses, such as wholesale-type businesses, self-storage mini-warehouses, etc. Such a light industrial component should be relatively small in size compared to the overall size of the business center and should be developed in keeping with the design theme of the larger center.
(e) New locations in Rural Communities In Rural Community plan areas, new locations of Light Industrial use should be **"major-street-oriented" (D2)** and should be sited at corners of intersecting streets if located in close proximity to existing dwellings.
(f) Industrial Parks In Industrial, Future Urban, and Rural Preference plan areas, new and expanded locations of Light Industrial use should be developed as elements of planned**" Industrial Parks" (D7).** These provisions also apply where existing Industrial Parks are expanded into adjoining non-industrial plan areas that contain undeveloped land. Such Industrial Parks should be **"arterial-street-oriented" (D2)** and planned in modules of at least **one hundred (100) acres** in size, unless an existing Industrial Park is being expanded. Industrial Parks should be established or expanded only where sanitary sewer systems exist or may be expanded, or where new systems may be properly established. Light Industrial uses should be located near the fringes of a park that includes Heavy Industrial uses, to serve as **"buffer-uses"(D1)** adjoining incompatible plan areas or land uses.
(g) Large Industrial Reserve In Future Urban, Rural Preference, and Rural Maintenance plan areas, new and expanded locations of Light Industrial use may be developed as part of a planned **"Large Industrial Reserve" (D7),** which may also contain Heavy Industrial uses. Such a reserve should be **"major-street-oriented" (D2),** at **least five hundred (500) acres** in size, and be focused around a large industry. Plans for such a reserve should include substantial provisions to assure compatibility with adjoining land uses and the environment, and to assure the adequacy of necessary transportation and utility facilities.

DEFINITIONS OF IMPORTANT TERMS

"Development"
The terms **"development"** and **"developed uses"** include all activities associated with land that is intended for occupancy by buildings and activities associated with all categories of use other than Rural Farm Residential (1), Agriculture/Forestry (14), Coal Mining (15), and Unique Resource (16). The term development includes the subdivision of land, preparation of sites, construction of streets and other public/utility improvements, construction of buildings, and so on.
"New development" or **"newly developing areas"** refers to the initial development of land that has not been previously developed or occupied by developed uses.
"Redevelopment" refers to the development of new uses on land that was previously developed and occupied by developed uses, including the conversion of existing buildings or their demolition and replacement.

"New location of a use"
A new location of a use occurs when a particular category of land use is established on land that **IS NOT** situated contiguous (in close proximity) to an existing site or area of the same category of use.

"Logical expansion of a use"
An expansion of a use occurs when a particular category of land use is established on land that **IS** situated contiguous (in close proximity) to an existing site or area of the same category of use. Such an expansion is considered to be **"logical"** if it satisfies a set of specific criteria based on the particular type of use and the characteristics of the area involved.

(14) Heavy Industrial Uses

include establishments engaged in manufacturing that involves the transformation of a material from its raw form to a finished or semi-finished product, and establishments with a high potential for creating nuisances such as noise, odor, vibrations, etc.; light industrial uses also may locate in areas of heavy industrial use.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Within	Appropriate	Specific Criteria
Plan Area	Locations	that Apply
Urban Residential	Very-Limited	(a), (b) & (c)
Future Urban	Limited	(a), (b), (c) & (d)
Professional/Service	Very-Limited	(a), (b) & (c)
Business	Very-Limited	(a), (b) & (c)
Business/Industrial	Very-Limited	(a) & (b)
Industrial	Limited	(a), (b) & (c)
Rural Community	Very-Limited	(a) & (b)
Rural Preference	Limited	(a), (b), *(c)* & (d)
Rural Maintenance	Limited	(a), (b) & (d)

(a) Building and lot patterns; outdoor storage areas Building and lot patterns should conform to the criteria for **"Nonresidential Development" (D7**), and outdoor storage yards, with **"Buffers for Outdoor Storage Yards" (D1)**. Furthermore, any building or outdoor storage, loading or working areas (except for accessory parking areas) should be located at least **three-hundred (300) feet** from any urban residential area and **one-hundred (100) feet** from any other area except those containing light industrial or agricultural/forestry uses.
(b) Logical expansions outside of Industrial Parks Existing areas of Heavy Industrial use that are located outside of planned Industrial Parks may be expanded onto contiguous land that generally abuts the same street(s). Such an expansion should not significantly increase the extent of industrial uses in the vicinity and outside of Industrial Parks. Such expansion should not overburden the capacity of roadways and other necessary urban services that are available in the affected area. Also, such an expansion should be of adequate size and shape to provide the separation from incompatible uses cited in criteria (a) above.
(c) Industrial Parks In Industrial, Future Urban, and Rural Preference plan areas, new and expanded locations of Heavy Industrial use should be developed as elements of planned **"Industrial Parks" (D7)**. These provisions also apply where existing Industrial Parks are expanded into adjoining non-industrial plan areas that contain undeveloped land. Such Industrial Parks should be **"arterial-street-oriented" (D2)** and planned in modules of at least **one hundred (100) acres** in size, unless an existing Industrial Park is being expanded. Industrial Parks should be established or expanded only where sanitary sewer systems exist or may be expanded, or where new systems may be properly established. Heavy Industrial uses should be located away from any fringes of a park that adjoin incompatible plan areas or land uses. Such incompatible fringes are recommended locations for light industrial, highway business or other appropriate uses that would serve as **"buffer-uses" (D1).** Otherwise, these incompatible fringes should include adequate space for necessary buffers as cited in criteria (a) above.
(d) Large Industrial Reserves In Future Urban, Rural Preference, and Rural Maintenance plan areas, new and expanded locations of Heavy Industrial use may be developed as part of a planned **"Large Industrial Reserve" (D7),** which may also contain Light Industrial uses. Such a reserve should be **"major-street-oriented" (D2),** at least **five hundred (500) acres** in size, and be focused around a large industry. Plans for such a reserve should include substantial provisions to assure compatibility with adjoining land uses and the environment, and to assure the adequacy of necessary transportation and utility facilities.

(15) Agriculture/Forestry Uses

include the production of agricultural or horticultural crops, including livestock, poultry, grain, hay, pastures, soybeans, tobacco, timber, orchard fruits, vegetables, flowers or ornamental plants.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Future Urban	General	(a) & (b)
Rural Community	General	(a) & (b)
Rural Preference	General	(a) & (b)
Rural Maintenance	General	(a) & (b)
Water/Floodway	General	(a) & (b)

(a) Conservation of agricultural topsoil Agricultural topsoil should be conserved through appropriate farming practices.
(b) Sustain forests Forested areas should be sustained through appropriate forestry practices.

(16) Coal Mining Use

consists of activities directly associated with the extraction of coal deposits from the earth.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Rural Preference	Limited	(a) & (b)
Rural Maintenance	General	(a) & (b)

(a) Coal mining standards Coal mining should conform to the following standards:
1) Location Guidelines Coal mining activities should be located in the Rural Service Area, outside of Rural Community plan areas, in Rural Preference or Rural Maintenance plan areas. Mining activities should not occur in the 100-year floodplain. The particular location, scope and characteristics of mining operations should be subject to Discretionary Limits on **Coal Mining.**
2) Site, Operational, Reclamation Plans and Procedures Due to potentially adverse environmental impact of coal mining, detailed site, operational and reclamation plan information is required by the state. State mandated procedures must be followed. Necessary permits must be obtained from federal, state and local agencies having jurisdiction over any phase of the operation prior to the beginning of said operation. The planning commission or respective authority may require the posting of sufficient surety for maintenance and repair of those public facilities which are not otherwise bonded. The planning commission, at its discretion, may require pre-blast surveys be conducted for buildings on neighboring property, even beyond the requirements of state law. The planning commission may seek action to halt operations occurring in violation of state law or in violation of its discretionary requirements or limits.
3) Soils and Geology USGS Maps, core drills, or other documentation. Should support evidence of the presence of coal. An investigation should be made to determine the agricultural potential of the land. Prime agricultural land, as defined by the U.S. Soil Conservation Service, must be protected from normal mining procedures, as required by state law.
4) Activity Buffers Coal mining should not be permitted within a minimum of 100 feet of a public right-of-way or within a minimum of 300 feet of neighboring residential or nonresidential developed property, unless appropriate waivers are granted. These minimums may not be adequate in all cases and may be re-established dependent on circumstances of individual cases.
5) Transportation Plan and Access Design A transportation plan must be prepared, and must be approved by the state highway department and the county engineer, as appropriate, showing the route to be followed in hauling coal from the site to ultimate destination in Daviess County. Surety should be provided to assure maintenance and repair of public roads and bridges. Particular attention should be given to proper and safe design of vehicular access points to public roads and highways. Access points should be located to assure adequate sight distances along through roadways and at stop legs of intersections. Such points should be altered, if necessary, to satisfy proper and safe design.
(b) Discretionary limits on coal mining Generally, mining should be permitted wherever coal exists in rural areas. However, where the planning commission finds advisable, limits may be set on the mining process where deemed necessary. The establishment of limits may arise from consideration of such issues as the pattern, density and predominance of nearby, established development; the zoning of adjoining properties; the impact of past or existing mining in the vicinity; and proximity of the mining area to highways.

(17) Unique Resource Uses

include activities other than agriculture, forestry, or coal mining, which are functionally dependent on locations in rural areas.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Rural Preference	Limited	(a)
Rural Maintenance	Limited	(a)
Water/Floodway	Limited	(a)

(a) Functionally dependent uses Such uses should be functionally dependent upon a close relationship to a natural resource where it is found, such as a quarry; or should be related to a special governmental need, such as a solid waste landfill; or should be similarly unique and appropriate in rural areas.

ZONING CHANGES VS. THE LAND USE PLAN

The Land Use Plan is based on the concept that more than one type of land use may be appropriate in a particular location, depending on the characteristics of the use and those of the surrounding area. Under this concept, a set of general criteria and a set of specific criteria are established to denote the recommended characteristics of land use in most situations. Zoning change proposals should generally conform to the applicable criteria in order to be found in compliance with the Land Use Plan. Several criteria will typically apply to a particular zoning change proposal. If deviations from the stated criteria are minor and insignificant, the proposal may be found to be in substantial compliance with the Land Use Plan.