

# **CITY OF BOWBELLS LAND USE PLAN**

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**CITY OF BOWBELLS LAND USE PLAN**

The Land Use Plan identifies future land uses for the City of Bowbells. It shows the distribution of residential, non-residential and civic or public land uses. This document contains the Land Use Plan map and a description of each category shown on it. There are two sets of land use categories:

- Residential
- Non-residential

Each land use category description contains a listing of primary and secondary uses, a listing of allowed zoning districts and a description of desired characteristics and location.

Land use categories that allow for residential uses also include a permitted density (dwelling units per acre). Densities are expressed as a range, up to a maximum density for each land use category. The maximum densities in each of these categories shall not be considered a “given” right and will be dependent on the specific location and design of each proposed project, to be evaluated on its own merits.

**2.1. RESIDENTIAL**

**2.1.1. Very Low Density Residential (VLDR)**



**Density Range:**

Up to 2 units per gross acre

**Allowed Zoning Districts:**

RS-2  
PS AG

**Primary Uses:**

Single-family detached residences.

**Secondary Uses:**

Open space, trails, schools, places of worship and other public facilities. Appropriate for residents in

a more open-space lifestyle, custom-built homes, equestrian uses, fewer public street lights and sidewalks and no mandatory conditions, covenants and restrictions (CC&Rs) or homeowner’s associations.

**Characteristics and Location:**

Generally these areas will offer the preservation and development of rural neighborhoods. Modified street sections and a reduction in light pollution (by reducing adjacent nighttime activities and street and house lighting) may be offered to allow a less urban environment conducive to the pastoral setting citizens desire.

**2.1.2. Single Family Low (LDR)**

**Density Range:**

Base density of up to 6 dwelling units (du)/acre

**Allowed Zoning Districts:**

- RS-2
- RS-4
- RS-6
- RMH

**Primary Uses:**

Conventional single-family detached residences; small-lot single family residences, mobile home estates.

**Secondary Uses:**

Parks, open space, golf courses, schools, churches and other public or semi public uses.

**Characteristics and Location:**

The Single-Family Low residential designation occurs in developed neighborhoods throughout the city. Each development maintains a consistent architectural style and scale. Infill, redevelopment or new development projects in these areas should be consistent with the prevailing character of the neighborhood.



**2.1.3. Residential Medium (MDR)**

**Density Range:**

Base density of 6.01 du/acre; up to 13 du/acre

**Allowed Zoning Districts:**

- RM-8
- RM-12
- RMH

**Primary Uses:**

Single-family detached, attached residences such as duplexes townhomes; mobile homes.

**Secondary Uses:**

Parks, open space, golf courses, schools, churches and other public or semi public uses.

**Characteristics and Location:**

The Single-Family Medium residential designation occurs in developed neighborhoods throughout the city. Each development maintains a consistent architectural style and scale and is typically surrounded by a wall or landscaped buffer. Infill projects adjacent to these developments should be consistent with the prevailing neighborhood character and work to create points of continuity or

connection from the old to the new development, both visually and physically.

#### 2.1.4. Multi-Family (HDR)



##### Density Range:

Up to 25 dwelling units du/acre

##### Allowed Zoning Districts:

RH-16

RH-25

RMH

##### Primary Uses:

Multi-family residential development including condominiums, apartments and mobile home courts.

##### Secondary Uses:

Common open space areas, parks, golf courses, schools, churches and other public or semi public uses.

##### Characteristics and Location:

The multi-Family residential designation occurs in developed neighborhoods throughout the city, typically along a major roadway and near higher intensity uses such as commercial, industrial and employment uses. Individual developments typically have their own parking facilities and common open space areas. Infill, redevelopment or new development should seek to draw a strong connection to nearby uses including employment, commercial, parks and other services and amenities. Connectivity should be emphasized in site design to promote pedestrian activity and access.

## 2.2. NON-RESIDENTIAL

#### 2.2.1. Commercial (COM)

##### Allowed Zoning Districts:

CN

CC PS

##### Primary Uses:

General Commercial to serve neighborhoods and the community.

##### Secondary Uses:

Supporting uses may include office, open space and



recreation and other public facilities.

### Characteristics and Location:

Neighborhood Commercial uses should have a direct relationship to adjacent or nearby residential communities in their use, accessibility, scale and character. In addition to vehicular access, these developments should provide for safe, direct and convenient access to pedestrians and bicycle users.

## 2.2.2. Highway Commercial (CHW)

### Allowed Zoning Districts:

CC  
CH PS

### Primary Uses:

General commercial and retail including some service businesses, hotels and restaurants.

### Secondary Uses:

Supporting uses may include parks, office, places of worship and other public or semi- public uses.

### Characteristics and Location:

Community Commercial uses include large and mid-sized retail establishments (i.e. supermarkets and general retailers) that provide goods and services to the entire community. In addition to vehicular access, these developments should employ the principles of pedestrian-friendly design to provide safe and convenient access to pedestrians and bicycle users.



## 2.2.3. Industrial (IND)

### Allowed Zoning Districts:

IL  
IG PS

### Primary Uses:

Higher-intensity industrial activities including manufacturing, processing, warehousing, storage, shipping and other uses similar in function or intensity.

### Secondary Uses:

Supporting uses include office, commercial uses supporting industrial development and open space.

### Characteristics and Location:



Industrial uses are generally located within close proximity of the major transportation infrastructure of Highway 2 and the BNSF rail line. These uses are heavier in traffic, noise, processes, or some other factor which requires adequate separation of use from residential areas. Where these uses are adjacent to an arterial roadway or residential area, adequate buffering and landscaping should be employed to reduce negative impacts from these uses as well as noise and light pollution. Site design should seek to minimize traffic, including traffic conflicts from shipping activity, through appropriate location and orientation of points of ingress/egress.

**2.2.4. Public/Semi-Public (PSP)**

**Allowed Zoning Districts:**

CN  
CC IL IG PS

**Primary Uses:**

Public or semi-public offices, government facilities, libraries, churches, schools, colleges and universities, military, cemeteries, safety services, utilities or airport uses.

**Secondary Uses:**

Parks and open space, golf courses, playing fields, public recreation facilities, pools and playground equipment.

**Characteristics and Location:**

Public/Semi-Public uses are distributed throughout the city and serve some public need or function. These uses should work to create positive and attractive public spaces by incorporating facilities in site design elements that promote civic activity including benches, shaded areas and public squares.

Parks and open space facilities are located throughout the community. Each design should seek to integrate the open space area into the adjacent community. Open space and trail linkages, where practical, should be used to create community-wide pedestrian and bicycle connections.

