

## ISSUES & OPPORTUNITIES

1. **Balanced Growth** - An important dynamic of community growth is the linkage between housing and employment, especially multi-family housing and industrial growth. Multi-family housing projects are often controversial because they are replacing a single-story building with multi-story development. While larger developments can have some negative impacts (e.g., increase in traffic, light and noise), they (typically) offer more affordable housing types, use utility infrastructure more affordably, and are desired by those looking for an alternative to single-unit housing. *More than three-quarter of survey respondents with an opinion rated rental housing quality in the City of Fond du lac as fair to poor.*
2. **Balanced Neighborhoods** - As described in the Housing chapter, the City is seeking healthy, balanced neighborhoods that feature a mix of housing types and price points. Balanced neighborhoods also tend to have convenient access to some form of smaller-scale commercial uses, such as a restaurant or coffee shop, day care facilities, small service businesses, etc.
3. **Retail Volatility** - Volatility in the retail market due to the growth of online shopping and ever-faster delivery systems such as Amazon. This volatility is a risk both to large and small retailers. The greatest concern to the City should be the risk that larger retailers, even those that currently appear strong, could close a local store due to a recession or a change in their market sector, and leave behind a large, empty building.
4. **Urban Design Guidance** – As the City grows and changes, some of this change involves redevelopment of existing sites. This “infill” development typically replaces a low-value building, often vacant, with new value and activity, boosting the tax base and the appearance of the area. For decades after the post-war explosion in automobile ownership, commercial buildings were set back behind parking lots. As the buildings moved further from the street, and got larger, they often featured fewer windows. The net result of these changes has been places with much weaker connection between the private realm inside the building and the public realm of the street. In recent years local plans and national trends have helped move commercial buildings closer to the street, making the street corridor more attractive and lively and making the activities in the buildings more visible and inviting.

## GOAL #1: CREATE AN ECONOMICALLY AND ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT PATTERN.

1. **New development within the City’s jurisdiction should support the efficient use of public services and infrastructure.**
  - a. Land development will be coordinated with planning for efficient public facilities and services.
  - b. Infill development that uses existing infrastructure is strongly encouraged. Leapfrog development that requires costly infrastructure extensions through undeveloped lands is discouraged.
  - c. The City will collaborate with Fond du Lac County and adjacent townships to enable new development within the City’s Growth Areas (per the 2017 Cooperative Plan) that is compatible with the use, density, and configuration recommendations of this plan. The City will seek outcomes that are compatible with future urban development and could someday

be served efficiently by the full array of urban services. Any development in the planning area should be consistent with the City Subdivision Ordinance.

**2. Encourage development that uses land efficiently.**

- a. Encourage infill development and higher density redevelopment on sites already surrounded by urban uses. Development incentives such as flexibility with standards and/or TIF assistance should be focused mostly on infill and redevelopment, not greenfield development at the edge of the City.
- b. Promote the inclusion of residential formats in every neighborhood that minimize land consumption, including small lots and attached units.
- c. Enable and encourage well-planned, mixed-use development areas in all parts of the City, including the integration of small-scale commercial uses into neighborhoods and mixed-use buildings where economically viable.

**3. Encourage development formats and building designs that support adaptive reuse as markets shift and demand changes.** While unique building design is encouraged, designs that render the building hard to use for other occupants in the future are discouraged. Large-format commercial buildings should be reasonably divisible into multi-tenant buildings.

**4. Protect and respect natural resources and systems in all development decisions.**

- a. Preserve environmental corridor features including waterways, floodplains, wetlands, ground water recharge areas, steep slopes (greater than 20%), wildlife habitat, scenic vistas, and mature woodlands through the enforcement of the City's Subdivision Ordinance, Zoning Ordinance and Official Map.
- b. Encourage landscaping practices in new and existing neighborhoods that protect ground water and surface water resources.
- c. Foster the protection of natural resource features from development by requiring those features to be accurately depicted on all site plans, certified survey maps, preliminary plats, and final plats.
- d. Encourage the clean-up of contaminated sites to foster redevelopment of brownfields.

**5. Require consistency with this Comprehensive Plan in all zoning and land division decisions.** Maintaining consistency with this plan is required by state law and serves to make the development process more predictable for all participants. There will be times that uses are proposed that do not align with the plan, but that most participants see as reasonable and appropriate. In such cases the vision and goals of the plan should still be applied, but the plan can be amended to allow the desired use.

**ACTION**

1. **Work closely with the East Central Wisconsin Regional Planning Commission to protect water resources while ensuring an adequate supply of land in the sanitary sewer service area to accommodate growth as anticipated in this plan.**
2. **Continue to exercise extraterritorial plat review powers.**
3. **Continue to implement and work on the extension of the Intergovernmental Agreement with the surrounding towns to provide for orderly growth and development within agreed-upon City growth boundaries.**

## **GOAL #2: ESTABLISH BALANCED NEIGHBORHOODS THROUGHOUT THE CITY.**

- 6. Provide a mix of housing types to accommodate every stage of life in every neighborhood (see also Housing goals and policies).**
- 7. Use the City review processes to encourage design for land use compatibility. Consider the following design guidelines in these reviews:**
  - a. *Land Use Planning.*** Maintain adequate physical separation between residential areas and uses that tend to produce excessive noise or odors, without sacrificing pedestrian and bicycle connectivity. Locate community facilities such as schools, churches, libraries, museums, parks and community centers in strategic locations that enhance and are safely accessible from the surrounding neighborhoods.
  - b. *Site Design.*** Direct traffic from higher-volume uses to collector and arterial streets, away from neighborhood streets. Use screening (walls, landscaping, berms) to create separation when distance alone is not possible or sufficient. Design the site so that major activity areas such as building entrances, service and loading areas, parking lots and trash receptacle storage areas are oriented away from less intensive land uses to the greatest degree possible. Reduce the impact of parking areas with physical separation and visual barriers.
  - c. *Building Design.*** Encourage building and site design techniques to make larger buildings more compatible with smaller residential uses, such as increased setbacks, stepped-back upper stories, and architectural strategies to break up the apparent volume of the building. Require building design and materials standards for all multi-family uses and nonresidential uses in neighborhood settings. Encourage underground parking facilities when feasible.
  - d. *Lighting Design.*** Outdoor lighting of parking, storage and service areas shall be designed to minimize spillover of light onto adjacent properties and public rights-of-way.
- 8. Institutional land uses designated by the Institutional and Utilities category on the Future Land Use Map (schools, churches, community centers) should communicate with surrounding neighbors whenever they are considering long-term expansion plans. City staff should facilitate this process by creating (or requiring) detailed small area plans that include the possible expansion.**
- 9. Promote quality neighborhood development that includes an appropriate mix of uses by requiring the adoption of conceptual development plans prior to plat approvals, unless detailed land use plans are adopted as a component of this plan. Neighborhood plans should address compatibility with adjacent land uses, transportation connectivity, and provision of various city services and utilities. Neighborhood plans should be adopted into this Comprehensive Plan, including revisions to the future land use maps as appropriate.**
- 10. Encourage building and neighborhood design to enable passive solar heating and photovoltaic power generation.**
- 11. Enforce property maintenance codes to maintain neighborhood quality and prevent blight.**

## **ACTION**

- 5. Update the Zoning and Subdivision Ordinances, considering the following possible changes:**

- a. Either require bike parking spaces in new developments or encourage bike parking by offering a modest reduction in vehicle parking.
- b. Amend the institutional land use regulations to require a detailed small area plan and a neighborhood meeting prior to submitting a formal development application for City review.
- c. Consider the use of density bonuses as an incentive to encourage enhancements that the City would not require, such as energy and resource efficient design or income-qualified housing units.
- d. Consider the adoption of form-based overlay zoning districts for planned mixed-use areas that provide more detailed building and site design requirements than the underlying zoning districts, including designation of critical build-to lines and building massing requirements.
- e. Review and strengthen landscaping, signage, lighting and building design standards in the City's Zoning Ordinance, including standards for employment areas, commercial uses, multi-unit housing and along key corridors and community entries. Maintain basic design standards for buildings and landscaping to protect aesthetic quality within neighborhoods. Consider the design guidance offered within each of the land use areas described on the future land use plan in this Comprehensive Plan. Design guidelines should address the following items (whenever applicable to the use):
  - i. Relationship of the building and other site features to the street
  - ii. Standards for building placement on corner lots
  - iii. Location and screening of parking, loading areas, dumpsters, and utility equipment
  - iv. Location and canopy design for drive-through facilities, gas pumps, service bays, and car washes
  - v. Treatment of outdoor display and sales areas
  - vi. Building architecture and materials, including the use of windows
  - vii. Landscaping, signage, and lighting
  - viii. Pedestrian and vehicle access and circulation; both on-site and between sites, as well as adjacent to sites and the street
  - ix. Parking lot location, design and layout

**CALLOUT: WHAT IS FORM-BASED ZONING?** A method of regulating development to achieve a specific urban form. Form-based codes create a predictable public realm primarily by controlling physical form, with a lesser focus on land use. Form-based codes address the relationship between building facades and the street, the form and size of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in form-based codes, presented in both diagrams and words, are keyed to a regulating plan that designates the appropriate form and scale (and therefore, character) of development rather than only distinctions in land-use types. Form-based codes are regulatory, not advisory.

**GOAL #3: CREATE PLACES THAT ARE VIBRANT, ATTRACTIVE AND UNIQUE, ESPECIALLY ALONG THE CITY'S MAIN STREET CORRIDOR AND DOWNTOWN.**

- 12. Encourage the development of compact, carefully planned, mixed-use activity centers that include shopping, employment, housing, recreation, and community gathering opportunities.** Mixed-use buildings and developments that include residential units with commercial uses are desirable and often necessary to achieve redevelopment.
- 13. Work to achieve a balance among various commercial areas along Main Street (and throughout the City) with design formats and business mixes that allow each area to compete successfully and sustainably in the market.**
- 14. Identify commercial development opportunities in neighborhood settings that fit the site, both in terms of specific use and building and site design.** Discourage the development of uncoordinated strip commercial land uses.
- 15. Encourage and facilitate placemaking strategies to make neighborhoods and commercial areas unique, memorable, and attractive.** These strategies can be implemented quickly during new development or incrementally over time in existing developed areas. The Project for Public Spaces is a great resource for ideas during the development process. Some examples of place-making strategies:
  - a. Incorporate squares and parks as multi-use destinations.
  - b. Design buildings to activate outdoor spaces with entrances and ample windows, café space with outdoor seating, etc.
  - c. Incorporate art into infrastructure and outdoor spaces
  - d. Incorporate recreation into all public spaces.
  - e. Design with priority to walking and biking.
  - f. Allow for experimentations and change. Places may need to be adapted to changing needs and conditions.
- 16. Encourage infill development of vacant or underutilized lands or buildings.** Work with property owners along Main Street to bring forward projects consistent with this Comprehensive Plan, the Downtown Market Study, the Downtown Exploratory Committee Report and other relevant documents.
- 17. The City recognizes that strong public-private partnerships are often the key to successful redevelopment efforts, and shall work to establish such relationships.**
- 18. Consider development incentives (e.g., waivers, flexibility, and/or TIF assistance) to encourage and support infill and redevelopment projects that substantially improve the district, corridor and City as whole. The City of Fond du Lac will require sites to be characterized by one or more of the following before it will become involved with redevelopment projects:**
  - a. Severely deteriorated and/or economically obsolescent buildings/sites which are abandoned or underutilized and which may be assembled into a marketable site consistent with the Comprehensive Land Use Plan for which there is a reasonable expectation of securing a private developer prior to property acquisition or through a request for proposals (RFP) process.

- b. Marginally underutilized or deteriorated sites (especially in the downtown) for which there is an immediate and realistic private development possibility.
- c. Deteriorated housing sites, which have become a threat to surrounding properties and to human habitation and for which outside financing is available to assist private development to either a residential or non-residential use consistent with the Land Use Plan.

- 19. Continue City efforts toward strengthening and enhancing the downtown.** Support the recommendations of the Downtown Plan and work with the Downtown Fond du Lac Partnership in implementing them. Support the continued success of the Building Improvement Grant (BIG), National Exchange Bank & Trust Downtown FDL Loan Program, Downtown Façade Design Assistance Grant, and Rental Rehabilitation Loan Program to promote/incentivize property owners to undertake property improvements.
- 20. Encourage the preservation of architecturally, historically, and culturally significant sites, buildings and structures in the City and its environs.** Encourage continued use, maintenance and adaptive reuse of existing buildings with historic value.
- 21. Continue to provide good public access to Lake Winnebago, while encouraging the development and redevelopment of the area between Lakeside Park and Scott Street.**

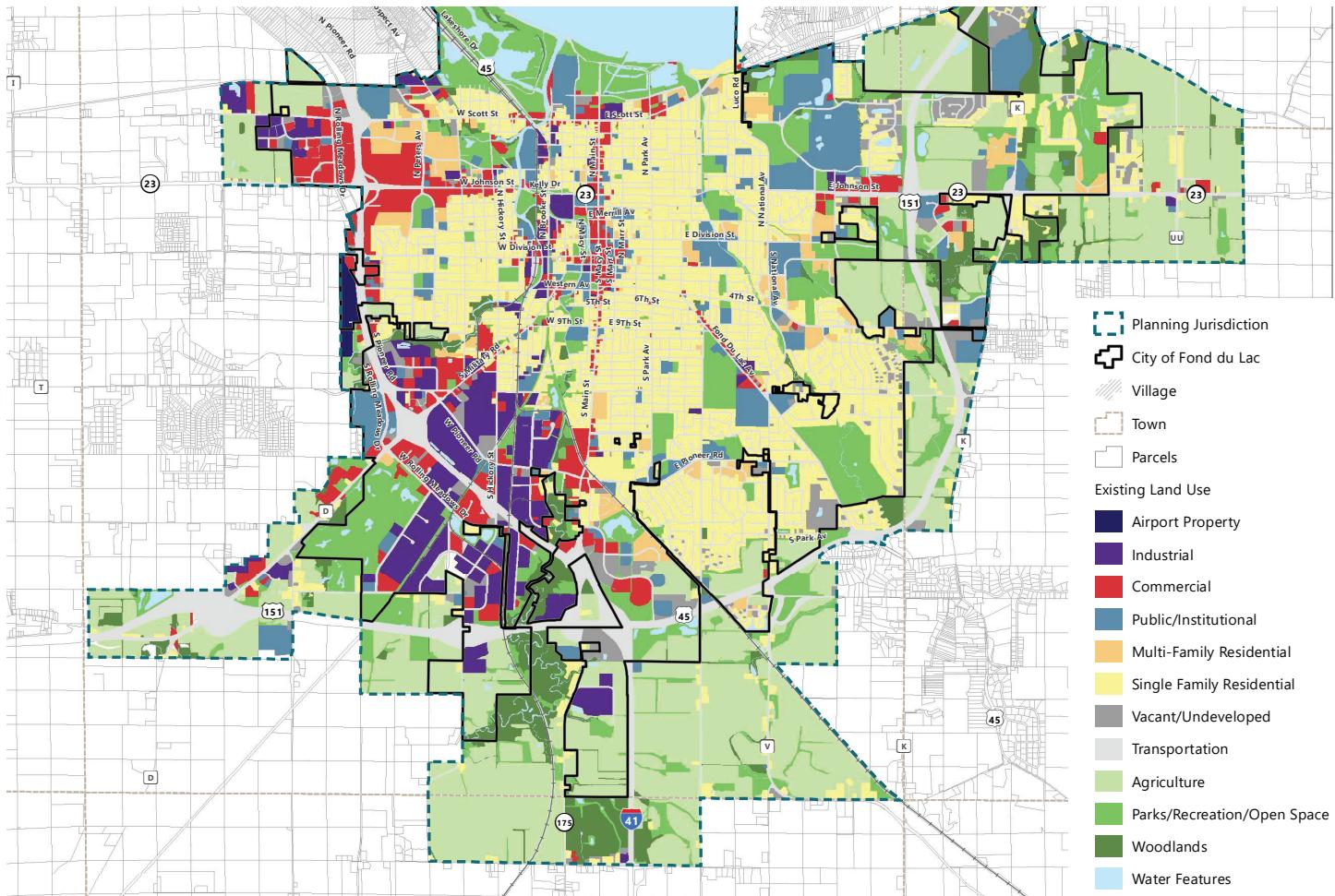
## ACTION

- 6. Monitor downtown parking supply and demand to seek efficient use of parking investments and a good balance between total cost and user satisfaction. Review signage, pricing and management intervention options periodically (i.e. every 2-3 years) to maximize efficiency.**
- 7. Develop a long-term master plan for N. Main Street (from Follett Street to Scott Street), and S. Main Street (from Interstate 41 to Maria Lane).**
- 8. Consider creating and managing a Main Street Building Improvement Matching Grant program to encourage exterior building improvements along the Main Street corridor (outside of the Downtown).**

# LAND USE

## 2020 SNAPSHOT: LAND USE

EXISTING LAND USE MAP - PLANNING JURISDICTION



### Key Statistics

**1,410** - The increase in population projected between 2020 and 2040 (i.e., 3.2% increase in population over that time period).

**26%** - The percentage of land developed as residential in the City of Fond du Lac with 23% in single- and two-unit lots and 3% in multi-family developments.

**327** - The number of residential building permits issued over the last decade (average of 32.7 annual permits).

**71%** - The percent of annual residential building permits issued for single-unit structures over the last decade with 19% issued for two-unit structures and 10% for multi-unit (3 or more units) structures.

**220 | 4,938** - The undeveloped acres of land (City of Fond du Lac | Planning Jurisdiction) that is buildable (no development limitations).

**434** - The undeveloped acres of land in the planning jurisdiction projected to be developed by 2040.

## EXISTING LAND USE, 2020

Land Use	Planning Jurisdiction		City Limits	
	Area	#	Area	#
Agriculture	4,529	23%	955	7%
Industrial (plus, Airport)	961	6%	889	7%
Commercial	946	5%	864	7%
Public/Institutional	1,101	6%	1,023	8%
Single-Family Residential	3,415	17%	3,012	23%
Multi-Family Residential	442	2%	442	3%
Transportation	2,859	15%	2,056	16%
Vacant/Undeveloped	1,949	10%	1,304	10%
Parks/Rec/Open Space	1,246	6%	1,190	9%
Water Features	1,004	5%	925	7%
Woodlands	1,063	5%	454	3%
<b>TOTALS</b>	<b>19,516</b>	---	<b>13,117</b>	---

## LAND USE CLASSIFICATIONS

- » **Single-Family (and Two-Family) Residential** Properties with a single-family home or two-family residential building (i.e., duplexes, twinhomes, two-flats). Ownership can be rental or owner-occupied.
- » **Multi-Family Residential** Properties with one or more buildings, totaling more than two residential units. Ownership can be rental or owner-occupied.
- » **Commercial** Properties with indoor retail, office and service uses, and controlled outdoor display uses.
- » **Industrial** Properties with manufacturing, assembly operations, and indoor/outdoor storage uses.
- » **Parks and Open Space** Public and private parks and open spaces, including facilities devoted to stormwater management, playgrounds, play fields/courts, trails, picnic areas, and related recreational activities.
- » **Institutional/Civic** Properties with public facilities, hospitals, schools, daycares, churches, and special-care facilities.
- » **Agriculture** Properties with agricultural uses, farmsteads, and crop land (excluding vacant lots).
- » **Transportation** Publicly-owned land for transportation uses (e.g., roads, highways, alleys and parking lots), privately owned streets, alleys and railroads, and transportation related businesses.
- » **Vacant Lot** Lots platted for development but not yet built upon.

## VOICES FROM THE COMMUNITY

**Pace of Development**

The majority of respondents on the Community Survey felt the pace of development over the past 5 years has been:

- **Single-/Two-Family:** Just Right
- **Multi-Family:** Too Fast
- **Retail:** Too Slow
- **Office:** Just Right
- **Industrial:** Too Slow

**Areas Needing Reinvestment**

Per the Community Survey, the City should focus efforts to stimulate property investment in the downtown (59% of respondents), N. Main Street (51%), S. Main Street (45%), and W. Johnson Street (43%).

**Desired Businesses** (per survey)

1. Costco
2. Meijer
3. Lowe's
4. Chick-Fil-A
5. Hobby Lobby
6. Sam's Club
7. Woodman's
8. Home Depot
9. Trader Joe's
10. Home Goods

**Challenges**

Focus group and the Community Survey identified the following community challenges and concerns:

- There is a concern regarding the quality of housing and property upkeep.
- Some have indicated there is an over-abundance of multi-family housing.
- There is a desire for more retail options within the community, including a desire to fill existing commercial spaces/buildings, and

## **Development Considerations** (*redevelopment & new growth*)

### **Natural features**

Natural features are one of the main factors limiting where and how future development may occur. For example, new development adjacent to wetlands, floodplains, creeks, wooded areas, steep slopes, and so on, need to be designed with consideration for these features. There are some environmental corridors in the growth areas to the south and east that will primarily impact road network connectivity (see Development Limitations Map).

- » Areas annexed into the City of Fond du Lac after 1981 that include lakes, rivers, or streams are subject to a 75-foot building setback requirement from the lake, river, or stream.
- » While land classified as wetlands cannot be developed, limited development can occur in wetland buffer areas, which vary from 12 feet to 50 feet, depending upon the quality of the wetland.
- » Woodlands can be developed as residential, but the environmental consequences of doing so – habitat destruction, the loss of the air cleansing and cooling benefits of trees, and their aesthetic quality – should be considered.

### **Soil Contamination**

Prior commercial or industrial use can also impede development by adding cleanup cost to any new investment. Sites with such challenges are generally in the older part of the City where chemicals and petroleum products were in use decades ago before modern environmental regulation.

### **Urban Service Area**

Availability of public utilities such as sewer and water, and services such as police, EMS and fire protection, parks, and schools can limit future development. The Fond du lac (Urban) Sewer Service Area is the area designated as most suitable for urban development and capable of being provided with a full range of urban services. Communities work with the Wisconsin Department of Natural Resources (DNR) and the East Central Wisconsin Regional Planning Commission (ECWRPC) to delineate and revise the Sewer Service Area boundaries. The City's sewer service plan was updated in 2017 with the 2040 Sewer Service Area identified on the Future Land Use Map.

### **Boundary Agreements**

The City has active cooperative/boundary agreement with all neighboring units of local government except the Village of North Fond du Lac. This cooperative plan defines future boundaries and offer guidance on land use, roadway responsibility, and other issues. The planning jurisdiction includes those lands identified as City growth areas.

### **Land Use Regulations**

Local land use regulations help define the character of cities to achieve compatibility of land uses within each district. The City of Fond du lac employs zoning and subdivision ordinances, an official map, architectural and site design guidelines and standards, as well as other environmental and water resource related ordinances as required by law, to regulate the use of land within its corporate and extraterritorial jurisdiction boundaries. Zoning and subdivision ordinances are designed to implement the City of Fond du Lac Comprehensive Plan.

### **Zoning**

The City of Fond du lac adopted the Zoning Ordinance under authority granted in the Wisconsin Statutes Section 62.23(7), which allows for the establishment and enforcement of land use regulations based on zones created by the adoption of the Official Zoning Map, as well as for the overall purpose of implementing the City's Comprehensive Plan. Generally, the Zoning Ordinance is adopted for the purpose of protecting the public health, safety, morals, comfort, convenience and general welfare by implementing certain goals and objectives of the Comprehensive Plan.

### **Extraterritorial Plat Review Jurisdiction**

In addition to review of subdivision plats and land divisions within the City, the City also has approval authority over some subdivision plats and land divisions for areas located outside of the City limits, but within the Fond du Lac extraterritorial jurisdiction as allowed under Wisconsin State Statute Chapter 236. The extraterritorial jurisdiction (ETJ) includes those areas outside of the City within three miles of the current municipal boundaries, excluding those lands in plat review jurisdiction of the Village of North Fond du Lac and exemptions outlined within the Cooperative Agreement. .

## Key Findings

- Residential is by far the largest land use category in terms of the number of acres. Transportation is second and vacant/open land is third. No other land use category is more than 10% of the total.
- Land use conflicts between the City and the surrounding towns have been minimal because of the adoption of the Cooperative Plan between the City and the Towns.
- With the exception of the Niagara Escarpment on the east side of the city and areas in the floodplain along the Fond du Lac River and its tributaries, topography does not present limitations to development.
- The most apparent conflict between land uses is the intermingling of older residential and newer commercial along the arterial streets like Scott, Johnson, Military, Main and Fond du Lac.
- Based solely on population projections, household size projections and average density, an additional 290 acres of land are projected to be developed for residential use by 2040.
- Commercial land is concentrated along USH 41, connecting arterials, and in the downtown. It is projected an additional 71 acres of commercial will be needed by 2040.
- Industrial land uses are exclusively found in the west and southwest portions of the city. It is projected an additional 72 acres of industrial will be needed by 2040.
- The acreage of the areas shown as future residential, commercial, and industrial on the Future Land Use Map exceeds the projected acreage. Where and how much development will actually occur will depend on the market for the land uses and the developers and property owners that choose to respond to the market demand.

### LAND USE PROJECTIONS, PLANNING JURISDICTION

Projected Land Demand *	2020	2025	2030	2035	2040	20 Yr Change
Population	44,510	45,540	46,300	46,370	45,920	1,410
Household Size	2.18	2.15	2.13	2.10	2.08	-0.10
Housing Units	19,415	20,104	20,645	20,856	20,773	1,358
Residential (acres)	3,857	4,004	4,120	4,165	4,148	291
Commercial (acres)	946	982	1,011	1,022	1,017	71
Industrial (acres)	961	998	1,027	1,038	1,033	72
Undeveloped Land (acres)	4,938	4,781	4,545	4,477	4,504	-434

\* These projections use current land use percentages and projected new housing demand to estimate land needed for other uses.

#### What is the methodology in establishing the land use projects?

Residential land use projections were calculated by projecting forward the current average densities for single family and duplex housing (about 4 units per acre) and for multifamily housing (about 10 units per acre) and an assumption of 80% single-family/duplex and 20% multifamily in new growth areas.

Projections for commercial and industrial acreage assume that these land uses will grow at a similar rate and keep pace with land for residential use.

Actual needs and development outcomes may differ based on market conditions and local policy decisions.

## **Future Land Use Categories**

The future land use categories identify areas of similar use, character and density. These classifications are not zoning districts - they do not set performance criteria for land uses (i.e. setbacks, height restrictions, density, etc.); however, they do identify those City of Fond du Lac Zoning Ordinance districts that currently fit within each future land use category. The illustrations and strategies listed within each category are provided to help landowners and City officials make design decisions during the development process consistent with the intent of the land use category. These strategies may be used to help determine whether to approve a rezoning, which zoning district to apply, and what conditions to set, if applicable.

The identification of future land use categories and associated uses does not compel the City to approve any or all development petitions consistent with the future land use category. Other factors will have to be considered before an application is approved, such as the quality of the proposed development, its potential effect on adjacent properties, ability to provide municipal services to the site, and the orderly phasing of development.

### **SUBURBAN RESIDENTIAL (SR)**

The **SR** category includes single-family homes, two-family homes, and civic uses.

1. Housing will be one to two-and-a-half stories in height with residential densities in most places of 1-4 units per net acre (excluding streets, parks, outlots, etc.).
2. When integrating housing forms other than single-family detached, whether in new or existing neighborhoods, the following policies should inform neighborhood design and/or infill redevelopment design and approval. If more detailed neighborhood plans are prepared and adopted for specific neighborhoods (either new or existing), additional site-specific designations in those plans may supersede these policies.
  - a. Accessory dwelling units should be permitted.
  - b. Duplex units are appropriate just about anywhere within a neighborhood, as follows:
    - i. On any corner lot, if each unit faces and is addressed to a separate street and meets the standard setback requirements and pattern typical along the street.
    - ii. As a transitional use when facing or next to a more intensive institutional, residential or commercial use. In this case, there can be more flexibility in design as compared to sites surrounded by single-family homes.

**Potentially Acceptable Zoning Districts:** Residential (R-1) through (R-2) District

## URBAN RESIDENTIAL – MEDIUM DENSITY (UR-M)

The **UR-M** category includes single-family homes, two-family homes, carefully integrated townhomes or other housing forms with individual outdoor entrances, and civic uses.

1. Housing will be one to two-and-a-half stories in height with residential densities in most places of 5-12 units per net acre (excluding streets, parks, outlots, etc.).
2. When integrating housing forms other than single-family detached, whether in new or existing neighborhoods, the following policies should inform neighborhood design and/or infill redevelopment design and approval. If more detailed neighborhood plans are prepared and adopted for specific neighborhoods (either new or existing), additional site-specific designations in those plans may supersede these policies.
  - a. Accessory dwelling units should be permitted.
  - b. Duplex units are appropriate just about anywhere within a neighborhood, as follows:
    - i. On any corner lot, if each unit faces and is addressed to a separate street and meets the standard setback requirements and pattern typical along the street.
    - ii. In the middle of a block between single-family detached homes, if substantially similar to other homes along the street in massing, architectural character, total garage doors, and driveway width.
    - iii. As a transitional use when facing or next to a more intensive institutional, residential or commercial use. In this case, there can be more flexibility in design as compared to sites surrounded by single-family homes.
  - c. Townhomes or rowhouses with up to 6 contiguous units are appropriate, as follows:
    - i. When facing or adjacent to a commercial use, large institutional use, or residential use of equal or greater intensity.
    - ii. When facing a public park or permanent green space.
3. Buildings within a neighborhood should be both cohesive and varied. Consider the best practice design strategies shown in Figure X (page 4).

**Potentially Acceptable Zoning Districts:** Residential (R-1) through (R-3) District

## URBAN RESIDENTIAL – HIGH DENSITY (UR-H)

**UR-H** areas provide a mix of housing types, civic uses, and daycare facilities. Townhouses and all forms of apartment buildings are included in this category. This land use is generally located where there is good traffic access and at high-amenity or high-activity locations, such as near parks and major institutions. This land use may also function as a buffer between low/medium-density residential and non-residential land uses. Mixed use development may be allowed through a PUD.

1. Housing will be one to four stories in height with residential densities in most places of 12-40 units per net acre (excluding streets, parks, outlots, etc.).
2. In new neighborhoods, the creation of a conceptual neighborhood plan and/or Planned Unit Development Zoning is strongly encouraged to identify specific locations for various housing types and densities.
3. When integrating housing forms other than single-family detached, whether in new or existing neighborhoods, the following policies should inform neighborhood design and/or infill redevelopment design and approval. If more detailed neighborhood plans are prepared and

adopted for specific neighborhoods (either new or existing), additional site-specific designations in those plans may supersede these policies.

- a. Accessory dwelling units should be permitted in any single-family housing district.
  - b. Townhomes or rowhouses with up to 6 contiguous units are appropriate in any neighborhood, as follows:
    - i. When facing or adjacent to a commercial use, large institutional use, or residential use of equal or greater intensity.
    - ii. When facing a public park or permanent green space.
  - c. Small multi-unit buildings with up to 8 units per building may be appropriate in any neighborhood, evaluated on a case-by-case basis, if ALL of the following apply:
    - i. As a transitional use, if any of the facing or adjacent uses are commercial, large institutional, or residential of equal or greater intensity.
    - ii. Where facing or adjacent to single-family homes along the same street, the setbacks will be no less than the minimum allowed in the facing or adjacent single-family zoning district and the buildings will employ architectural techniques to reduce the apparent size of the building.
    - iii. There must be off-street parking consistent with City ordinance and on-street parking adjacent to the lot to accommodate visitors.
    - iv. If approved either through the Planned Unit Development (PUD) zoning process or Conditional Use Permit (CUP) process.
  - d. Larger multi-unit buildings with 9+ units or exceeding 12 units per net acre have a place in balanced neighborhoods. These more intensive forms are generally most appropriate close to major streets, mixed-use areas, or commercial / employment areas to provide convenient, walkable access to transit, shopping, restaurants, and other amenities.
4. Buildings within a neighborhood, or within a single development, should be both cohesive and varied. Consider the best practice design strategies shown in Figure X (on the next page).

**Potentially Acceptable Zoning Districts:** Residential (R-3) through (R-4) District, Planned Unit Development (PUD)

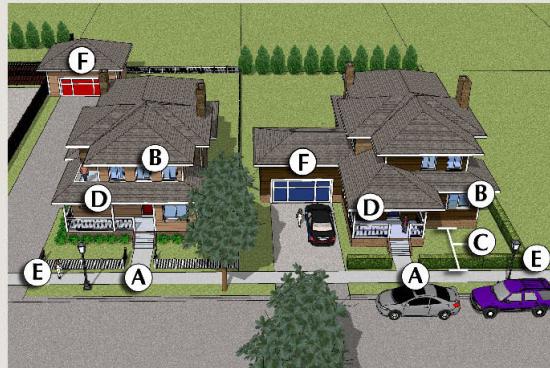
**Callout box: What is a neighborhood?** A neighborhood is an area within a city where people live and can interact on a day to day basis. Neighborhood interactions often occur through primary schools, coffee shops, restaurants, parks and recreation activities. Neighborhoods vary in size, typically ranging from 500 to 2,000 housing units and from 80 to 640 acres (1 square mile) in area. They can be formed as a single, coordinated development or as a series of separate land development projects and "plats".

## BEST PRACTICE DESIGN STRATEGIES

The images and text below describe design strategies for single-family, duplex and multi-unit buildings.

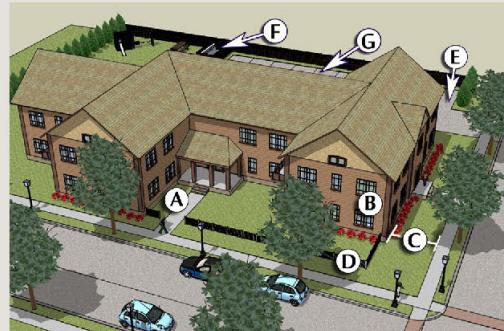
### SINGLE-FAMILY & DUPLEX UNITS

- A. Building setbacks will vary according to building type and lot size but should generally be consistent within a given block.
- B. Homes should be designed with architectural details that provide visual interest and human scale for the street and the neighborhood. The mix of architectural themes or styles should generally be consistent within a neighborhood or development, but there should be variation in floor plan, facade design, and color choice to avoid monotony. Overly complicated rooflines with multiple pitches and hips and/or excessive gables can negatively impact a street and should be discouraged (see weak and desired design examples on the following page).
- C. Utilize low fences, hedges or other landscaping to establish a layer of privacy behind a sidewalk and residence, if a sidewalk is present.
- D. Incorporate covered front porch or at least a raised stoop, preferably covered and constructed with materials that relate to the overall design of the home.
- E. Decorative fencing and/or landscaping that visually defines the single family lot at the street edge are encouraged.
- F. Consider garage location and scale to avoid a "garage-scape" street appearance. Garages should extend no further than the front facade of the residence. If this is not feasible, garages should be turned 90 degrees with windows provided on the side of the garage facing the street.



### MULTI-UNIT BUILDINGS

- A. The front door should face the street and there should be a clear route to the door from the street or sidewalk.
- B. The mix of architectural themes or styles should generally be consistent within a neighborhood or development, but there should be variation in floor plan, facade design, and color choice to avoid monotony. When adjacent to lower density residential buildings, larger buildings should incorporate strategies to minimize the apparent size of the building, including flat roofs instead of pitched roofs, deeper setbacks for upper stories, and/ or variation in the depth of the setback along the building facade. Large, undifferentiated building walls and rooflines are strongly discouraged. Desired architectural details include projecting bays/porches and upper-level set-backs and offsets to the primary facade(s).
- C. Building setbacks will vary according to building type and lot size but should generally not exceed 40 feet.
- D. Utilize low fences, hedges or other landscaping to establish a layer of privacy behind the sidewalk.
- E. Off-street parking is located in the side and rear yard.
- F. Service areas and refuse containers should be located at the rear end of the site and screened from public view. Also ground mounted or wall mounted mechanical equipment shall be screened.
- G. Garage doors facing the primary street are discouraged. If unavoidable, recess them from the front facade(s) to minimize their visual impact on the design.



## NEIGHBORHOOD MIXED USE (NMU)

**NMU** category includes existing and planned activity centers with retail, restaurant, service, institutional and civic uses primarily serving nearby residents. Residential is also a component of the **NMU** district - both in mixed use developments and as stand-alone multi-unit residential developments. Development and design within **NMU** areas should be compact and walkable. **NMU** areas should be well-connected and integrated into neighborhoods.

1. As part of the zoning approval process, the appropriate mix of land uses, densities, and intensities will be determined with consideration of market conditions and compatibility with adjacent neighborhoods. Typically residential densities in NMU areas will be 12-40 units per net acre (excluding streets, parks, outlots, etc.).
2. While both residential and nonresidential uses are accommodated within this mixed-use district, not every building in a mixed-use district needs to include both residential and non-residential uses. However, special attention should be paid to maintaining commercial street frontages along mixed-use streets without creating residential "gaps" along streets that otherwise have commercial tenants at ground level. Nonresidential development within **NMU** areas should be service and retail to support surrounding residential uses, as well as attract a wide customer base.
3. An individual building should not include more than 25,000 square feet of commercial space, except for buildings containing grocery stores and/ or community facilities (such as libraries). When larger commercial uses are present, the building should still be designed with extra care to ensure compatibility with the surrounding neighborhood. Commercial spaces should be constructed in a range of sizes to add variety and encourage a mix of different commercial uses.
4. New buildings in **NMU** areas are expected to be one to four stories in height with a preference towards multi-story buildings.
5. One-story gas stations with an accompanying convenience store may be considered in newly developing **NMU** areas if the proposed development is designed in a manner that does not impede or substantially detract from the existing or planned development in the surrounding area.
6. Drive-thru establishments may be allowed in **NMU** areas if designed to mitigate the typical auto-centric design, including placing the building close to the street with a public entrance from the public sidewalk and placing the majority of the parking and drive-thru lane facility along the back or side of the building.
7. Buildings in **NMU** areas should be oriented towards streets with minimal setback from the public sidewalks.
8. Private off-street parking should be located primarily behind buildings, underground, or shielded from public streets by liner buildings or substantially landscaped.

**Potentially Acceptable Zoning Districts:** Residential (R-4) District, Traditional Neighborhood Development (TND), Planned Unit Development (PUD)

**Callout box: did you know?** The mixed-use land use categories allow two or more different land uses on a single tract of land, within a single building, or within separate buildings in close proximity to each other.

## BEST PRACTICE DESIGN STRATEGIES

The images and text below describe design strategies for **Neighborhood Mixed Use** buildings and sites.



1.5- to 2-story neighborhood commercial with side-yard parking.



Two-story facade with gabled roof to blend with residential development.



First floor retail with upper story office or residential with shallow setbacks.



Mixed use developments provide two or more uses either on a single tract of land (i.e., horizontal mixed use - see below), or within a single building (i.e., vertical mixed use). Typically the first floor is retail, but office or a public use may also occupy the first floor.



As shown in the images on the left, mixed use developments can come in variety of sizes and styles that can complement the surrounding commercial and residential character.



Elements to consider: building height, roofline (pitched vs. flat), building materials, building setback from the street, parking location, etc.



Townhomes with zero front- and side-yard setbacks.



Home-to-office conversions are a good transition between single family residential and non-residential uses.



"Horizontal" Mixed Use Example

## DOWNTOWN MIXED USE (DMU)

**DMU** category represents the entirety of downtown Fond du Lac and accommodates a wide variety of employment, service, retail, government, entertainment and residential uses in multi-story buildings. The general intent of the **DMU** area is to preserve the architectural character of the historic commercial district, while providing significant density and intensity of uses befitting the central city commercial district. The core blocks fronting on Main Street should continue to maintain buildings with their front facades built to the edge of the public sidewalk.

1. As part of the zoning approval process, the appropriate mix of land uses, densities, and intensities will be determined with consideration of market conditions and compatibility with the Downtown Market Study, Downtown Exploratory Committee Report and other relevant plans/documents.
2. Typically residential densities in **DMU** areas will be 30-60 units per net acre (excluding streets, parks, outlots, etc.), and building heights ranging from two to eight stories tall.
3. **DMU** is best suited for mixed use developments with first-floor retail, service and office users, and destination businesses (e.g., restaurants, bars and entertainment venues). Office users may locate on the street level; however, upper-level office use is preferred on Main Street.
4. Continue to require the architecture of any new development in the downtown to be compatible in terms of architectural character and materials within the corresponding block face.

**Potentially Acceptable Zoning Districts:** Central Business (C-1), Office (O), Planned Unit Development (PUD)

## BEST PRACTICE DESIGN STRATEGIES

The images and text below describe design strategies for **Downtown Mixed Use** buildings and sites. If an adopted Downtown Plan contradicts any of these strategies, the Downtown Plan shall supersede these strategies.

### Guidelines for the Rehab of Historic Storefronts:

- Avoid altering, concealing, or removing historic details when renovating upper façades.
- If the building has an intact and original storefront, preserve the storefront's character.
- Original window openings should not be concealed and the size and proportion of the original windows and doors should not be altered.
- Avoid the use of materials that were unavailable when the building was constructed, including vinyl and aluminum siding, mirrored or tinted glass, artificial stone, etc.
- Canopies that are not part of the original building design should be avoided.
- Choose paint colors based on the building's historic appearance.
- Paint should only be applied to trim features of masonry and stone buildings. Masonry and stone should be cleaned rather than painted.



*First floor retail with upper story office or residences is preferred with shallow setbacks to promote walkability.*

### Guidelines for New Storefronts:

- The architectural character of buildings on Main Street should reflect traditional architectural themes.
- Provide an architectural separation (e.g., cornice) between the storefront and upper stories.
- Differentiate the primary retail entrance from the secondary entrance to upper floors.
- The storefront generally should be as transparent as possible.
- The façade design of new buildings should complement adjoining buildings in proportion, material selection and color.
- Fabric awnings are desired. Plastic /metal canopies should be avoided.
- Simple color schemes with up to three colors are appropriate. Avoid bright colors or highly contrasting colors.
- Avoid large projecting signs. The scale of signage should be proportional to buildings and be consistent with the pedestrian environment.
- Parking shall not be in the front yard setback, and rear lot parking is preferred over side yard parking.



*Tall buildings should step back the upper floors (above the third floor) to reduce the impact on the surrounding properties, and to maintain the historical scale of Main Street.*



*Two stories (or the appearance of two stories) should be the minimum building height in the DMU area. Development should hold street corners by extending the building facade (and roofline) higher at least one bay deep from the corner.*



*Design for a parking structure along a public street should provide visual interest compatible with adjacent developments and is encouraged to provide occupiable spaces along the street level.*

## GENERAL COMMERCIAL (GC)

**GC** areas provide the city's population with a wide range of retail goods and services, including professional offices and daycare facilities. Commercial areas includes automobile-oriented uses and "heavy" commercial uses with the appearance or operational characteristics not generally compatible with residential or small-scale commercial activities. The type and size of use will be determined by location and business characteristics (e.g. size, hours of operation, traffic impacts, etc.) For example, areas near major transportation routes or near highway intersections are generally better suited for larger retail uses (e.g. exceeding 20,000 square feet in size). Those areas located along local streets or adjacent to residential neighborhoods are better suited for smaller commercial uses that serve neighborhood needs. Such uses typically require smaller building footprints and parking lots and are less likely to have intensive truck and delivery needs.

1. **GC** areas are not generally recommended for residential uses, though such uses may be considered as part of a conditional use under relevant zoning districts.
2. While **GC** areas tend to be auto-oriented, changes to **GC** development that improve walking, biking, and transit access are encouraged.
3. Outdoor storage of raw materials is discouraged particularly if materials are not screened by a solid wall fence or landscaping.
4. Outdoor areas for dining are encouraged while outdoor display of retail merchandise should be minimized.
5. Depending on specific uses, the districts may require significant buffering from adjacent land uses.
6. There is no limit on the size of establishments that may be constructed within a **GC** area, but all uses should be compatible with the density and scale of the surrounding development.

**Potentially Acceptable Zoning Districts:** General Business (C-2), Office (O), Planned Unit Development (PUD)

## EMPLOYMENT (E)

**E** areas include predominantly corporate and business offices, research facilities, laboratories, medical clinics/hospitals, and other similar uses. They generally do not include retail and consumer service uses for the wider community, but may include limited retail and service establishments that primarily serve employees and users of the area. Employment areas are not generally recommended for residential uses, though such uses may be considered as part of a conditional use under relevant zoning districts. Although generally used to identify relatively large, multi-establishment employment areas (e.g., Business Park) the designation may also be applied to an individual property (e.g., clinic).

1. While there are no fixed limits on size of an establishment or development intensity within **E** areas, all uses should be compatible with the density and scale of surrounding development. The intensity of development may vary significantly depending on the location and surrounding context.

**Potentially Acceptable Zoning Districts:** Industrial-Business Park (M-BP), Office (O), Planned Unit Development (PUD)

## BEST PRACTICE DESIGN STRATEGIES

The images and text below describe design strategies for **General Commercial and Employment** buildings and sites.



The images above illustrate techniques used to vary the facade heights along a long facade.



Left, retail building with primary facade using fiber cement siding with stone as an accent material. Right, retail building with primary facade using stone and brick with EIFS as an accent material. Both meeting a desired natural color palette.



The example above shows a raised parapet wall and cornice that extends back to give the perception of three-dimensional facade (desirable). The example on the right shows a "fake" parapet wall and cornice that is not three-dimensional (as it lacks depth).



This example shows an office building with a primary facade using brick with stone as an accent material, meeting desired natural color palette.



Desired design for a retail building. The color palette includes natural and earth tones. Building uses brick (primary) and EIFS (secondary), and architectural details that breakdown the facade to human scale. There are varying building planes and heights.



An example of a commercial building using earth tones as the primary color with brighter accent color for awnings and roofing.



An example of a high quality office building using variations in building color, projections and windows to break up long walls.

## INDUSTRIAL (I)

*I* areas accommodate manufacturing, wholesale, storage, distribution, transportation, and repair/maintenance uses. The designation may also be used for landfills and gravel or mineral extraction activities. Industrial areas can include “nuisance” uses that should not be located in proximity to residential, mixed-use, or some other types of non-residential uses due to noise, odor, appearance, traffic, or other impacts. The Industrial designation is not intended for retail or office uses not related to an industrial use, except for limited retail goods and services provided primarily to employees and users of businesses within the area. Compared to the *E* designation, *I* areas generally have a relatively smaller workforce (for a given area), an emphasis on truck or rail traffic, and other characteristics such as outdoor work areas and outdoor equipment and materials storage.).

1. Areas may provide a variety of flexible sites for small, local, or startup businesses and sites for large regional or national businesses.
2. Architectural, site design, and landscaping features within *I* areas may be less extensive than in *E* areas, though properties should be well-buffered and screened from adjacent land uses that may not be compatible and parking/storage areas should be screened from public streets.

### Potentially Acceptable Zoning Districts: Industrial (M-1)

#### BEST PRACTICE DESIGN STRATEGIES

The images and text below describe design strategies for **Industrial** buildings and sites.

WEAK DESIGN	DESIRED DESIGN	
		 <p>Using generous amounts of landscaping to screen large industrial buildings from street view.</p>
		<p>Monument signs are encouraged in all settings instead of pole signs.</p>

*Left, a metal-faced (or concrete panel) building devoid of any architectural merit or character. Right, an industrial building using stone as a base material and metal siding making up to 75% of the remaining facade.*

*Variations in facade depth and heights for industrial buildings to break up long monotonous walls.*

## INSTITUTIONAL & UTILITIES (IU)

*IU* areas include schools, community centers, cemeteries, government facilities, railroads, utilities and other parcels that are owned by a public, quasi-public, utility, or religious entity. Park and recreational uses are sometimes a primary or secondary use on these sites.

1. Larger **IU** uses should be located on or near an arterial or collector street, and be designed so that high volumes of traffic will not be drawn through local neighborhood streets.
2. Streets, walkways, and multi-use paths and trails should provide strong pedestrian and bicycle linkages adjacent to and within larger **IU** areas.
3. If a parcel planned for Institutional use is vacated by that use and another use is proposed, the City may approve an alternative use without amending this plan if the proposed use is similar to and compatible with adjacent uses.

**Potentially Acceptable Zoning Districts:** *Permitted or Conditional use in most of the City's residential and commercial zoning districts.*

### PARKS & OPEN SPACE (POS)

**POS** category includes public parks, conservation areas, recreation areas, private recreation uses (e.g., golf courses), stormwater management facilities, greenways, major public trails, and other natural features and lands with a park-like character that are recommended for preservation. As the Future Land Use Map is general in nature, smaller parks (generally less than an acre) may be shown as an adjoining land use. Parks and open space uses are allowed uses in all other land use categories, regardless of whether or not the area is mapped as Parks and Open Space.

1. Parks often serve as important community gathering places, and should be designed to have frontages on public streets that make them both visible and accessible by neighborhood and City residents.
2. Greenways and stormwater conveyances provide opportunities to link otherwise separate open spaces with both habitat corridors and bicycle and pedestrian connections when multiple uses are compatible.

**Potentially Acceptable Zoning Districts:** *Commercial-Recreation (C-R), Residential Districts (R-1 through R-4); City's natural resource protection zoning standards apply to most of these areas.*

### URBAN RESERVE (UR)

**UR** category are lands suitable for eventual urban development within the City of Fond du Lac based on the 2017 Cooperative Plan, but are currently restricted due to a lack of utility infrastructure. Urban development in the **UR** areas should be restricted until infrastructure can effectively serve the area. Landowners requesting unsewered development approval from the Town should meet compatibility requirements with surrounding land uses and shall be reviewed based on future considerations of eventual urban development.

1. Within the **UR** Area, new development should be limited in accordance with all policies applicable to the Agriculture designation, except through ONE of the following City processes:
  - a. Develop a conceptual neighborhood plan, prepared by a developer or the City, and adopt it as an appendix to the City's Comprehensive Plan.
  - b. Through extraterritorial plan review, the City may allow unsewered development within the **UR** Area if the following standards are met:

- i. Areas not served by public utilities should be very low residential density with a maximum of one dwelling per 35 acres.
- ii. An industrial use shall be compatible with the permitted or special permitted uses under the City's Industrial – Business Park (M-BP), Commercial-Recreation (C-R) or General Commercial (C-2) district. *Proposals with an industrial use only permitted under the City's Industrial (M-1) District shall require an amendment to the Future Land Use Map.*
- iii. The proposed development will not have a substantial adverse effect upon adjacent property or the character of the area, including adjacent agricultural or residential uses.
- iv. Non-farm development projects are designed and laid out in such a manner to not impede the orderly future development of the surrounding area, at such time when the City identifies that area as appropriate for more intensive development. This includes use of building design and materials that will not deter or negatively impact future City development once utilities are extended to the area (e.g., require storage unit facilities to meet similar standards and design if the development were in the City limits).
- v. The proposed development is in accordance with applicable intergovernmental agreements and laws.

#### BEST PRACTICE DESIGN STRATEGIES

*Placing the property at the corner of the parcel maximizes productive agricultural land.*



Desirable Layout #1



Desirable Layout #2

**CALLOUT BOX: What should be considered in a detailed neighborhood plan?** Such plans should specify land use mix, density, street layouts, open space and stormwater management, and adhere to the following design objectives:

- a. Create a distinct sense of place and human scale through provision of public plazas, greens and squares; creating visual interest; and designating prominent building sites.
- b. Integrate a mix of uses and densities within and surrounding the neighborhood.
- c. Connect the neighborhood internally and to adjacent areas through a network of paths, sidewalks, and streets. Discourage cul-de-sac and other dead-end street design, wherever possible.
- d. Preserve and focus attention on environmentally sensitive areas and unique natural features. Lay out streets, buildings, and public open spaces, which take advantage of long views created by local topography.

## RURAL LANDS (RL)

**RL** areas are within the City Growth Area, per the 2017 Cooperative Plan, that likely will not develop in the present 20-year planning period. Typical uses in these areas include open space, farming, farmsteads, agricultural businesses, forestry, quarries, and limited rural residential on well and septic systems. Premature exurban development and premature utility extensions should not be promoted in these areas. Even if urban development eventually reaches these areas, some of the land in the **RL** area may be appropriate for consideration as permanent agricultural-related uses.

1. Recommended land uses in the rural area land use district are long-term agriculture and related agri-business uses and existing non-farm residential uses served with private, on-site septic systems. *Other proposed developments may be allowed if in accordance with applicable intergovernmental agreements (2017 Cooperative Plan) and laws.*
2. The development of residential subdivisions is prohibited in areas designated as **RL**. Proposals for residential subdivisions shall require an amendment to the Future Land Use Map to the Suburban Residential land use classifications, or the Urban Medium- or High-Density Residential classification in cases of annexation.

## NATURAL RESOURCE PROTECTION OVERLAY (NRP)

**NRP** overlay classification identifies sensitive lands that may be subject to development restrictions enforced by City, County, State, or Federal agencies. Mapped NRP areas include lands that meet one or more of the following conditions: water bodies and wetlands mapped as part of the WDNR Wetland Inventory, 100-Year Floodplains based on FEMA maps and areas with slopes averaging 20% or more based on USDA-NRCS Soils data.

Areas shown as **NRP** on the Future Land Use Map do not constitute the limits of all wetlands, floodplains, or steep slopes that may be present within the City's planning area. Mapped **NRP** areas are derived from third party sources and are generally considered accurate enough to identify the possible presence and approximate location of those features. They are not a substitute for field or site level delineations that may be required by local, county, state, or federal agencies prior to development approval. The **NRP** areas illustrated on the Future Land Use Map are not a substitute for official Shoreland-Wetland and Floodplain zoning maps.

The primary intent of these areas is to retain sensitive natural areas in either public or private ownership for the benefit of maintaining fish and wildlife habitat, preventing and controlling water pollution, preventing erosion and sedimentation, preventing property damage caused by flooding, preserving areas of natural beauty, and providing areas for outdoor recreation. A majority of the **NRP** represents areas that are vital to the region's ecosystem and are key ingredients of the character and image in Fond du lac. Thus, development in areas designated **NRP** shall be limited based on underlying local, county, state or federal environmental regulations.

1. This classification is intended to function as an overlay district, such that the underlying future land use classification (e.g., General Commercial) remains in place, but the overlay classification indicates the possibility of additional restrictions on development.
2. Landowners and developers are advised that land within **NRP** areas may be restricted from building development, site grading, or vegetation clearing under local, county, state, or federal regulations. Where building development is permissible additional building setbacks and buffer yards beyond the minimum requirements are encouraged.
3. Recreational uses, agricultural and silviculture operations may be permitted in accordance with local, county, state, and federal laws. Best Management Practices are highly encouraged in these areas.