

Figure VIII-2

**DESCRIPTION OF LAND USE CATEGORIES INCLUDED IN THE
CITY OF PORT WASHINGTON PLANNED LAND USE MAP: 2035**

- **Low Density Residential:** Low Density Residential uses occupy 4,143 acres, or about 42.2 percent, of the City planning area on the 2035 planned land use map. Low Density Residential is envisioned to occur in a variety of residential neighborhoods, located within the City urban service area, providing a full complement of basic neighborhood amenities including a school, park, and shopping area and possibly more mixed use areas. The average density of Low Density Residential areas should be one home per 10,000 to 43,559 square feet, predominantly allowing for single family and two-family homes.
- **High Density Residential:** High Density Residential areas occupy 193 acres, or about 2.0 percent, of the City planning area on the 2035 planned land use map. High Density Residential is envisioned to occur in a variety of residential neighborhoods, located within the City urban service area, providing a full complement of basic neighborhood amenities including a school, park, and shopping area and possibly more mixed use areas. The average density of High Density Residential areas should be less than one home per 10,000 square feet, allowing for single-family homes, and two-family homes, and multi-family development.
- **Commercial:** Commercial uses occupy 283 acres, or 2.9 percent, of the City planning area on the 2035 planned land use map. This category includes retail stores; services, such as drycleaners, barber shops, banks, and restaurants; and business and professional offices, such as doctors, dentists, architects, engineers, attorneys, computer programmers, graphic artists, insurance agents, travel agents, financial planners, and other similar recognized professions and consultation services. This category may also include downtown business districts, neighborhood shopping centers, corporate headquarters, financial institutions, and medical facilities.
- **Business Park:** The Business Park category occupies 88 acres, or about 0.9 percent, of the City planning area on the 2035 planned land use map. This category would allow a mix of industrial, office, retail, and services uses, and reflects the modern business park where a mix of office and industrial uses are typically accommodated. It is anticipated that these areas would be developed in a park-like setting with landscaping, consistent signage, and similar building materials and design to present an integrated image to customers.
- **Redevelopment Site:** The Redevelopment Site land use encompasses 60 acres, or about 0.6 percent, of the City planning area on the 2035 planned land use map. This category includes retail stores; services, such as drycleaners, barber shops, banks, and restaurants; and business and professional offices, such as doctors, dentists, architects, engineers, attorneys, computer programmers, graphic artists, insurance agents, travel agents, financial planners, and other similar recognized professions and consultation services. This category may also include downtown business districts, neighborhood shopping centers, corporate headquarters, financial institutions, and medical facilities.
- **Mixed Use:** The Mixed Use category occupies 158 acres, or about 1.6 percent, of the City planning area on the 2035 planned land use map. The category includes a mix of residential, commercial, and institutional uses. Parcels designated for mixed use should be developed in accordance with an approved site plan, and typically should be subject to planned unit development (PUD) in the zoning ordinance. Mixed use areas are typically located in the identified “Smart Growth” areas of the City. Examples include the downtown area of the City, infill development sites, and adjacent to arterial streets and highways. This category would also be compatible with future transit oriented developments (TOD).

Figure VIII-2

**DESCRIPTION OF LAND USE CATEGORIES INCLUDED IN THE
CITY OF PORT WASHINGTON PLANNED LAND USE MAP: 2035
(continued)**

- **Communications, Utilities, and Other Transportation:** This category includes transportation facilities other than street rights-of-way. It also includes parcels used for private and public utility facilities. Such facilities provide residents and businesses with electric power, natural gas, communications, water, and sewage and solid waste management facilities and services. This category occupies 36 acres, or about 0.4 percent, of the City planning area on the 2035 planned land use map.
- **Governmental and Institutional:** The Governmental and Institutional land use category includes governmental and institutional buildings for which the primary function involves administration, safety, assembly, or educational purposes. This includes public and private schools, government offices, police and fire stations, libraries, cemeteries, religious institutions, nursing homes, and similar facilities. The plan envisions that the areas devoted to such uses would occupy 197 acres, or about 2.0 percent, of the City planning area.
- **Industrial:** The plan envisions that the areas devoted to industrial land uses would occupy 488 acres, or about 5.0 percent, of the City planning area on the 2035 planned land use map. This category accommodates manufacturing and other industrial uses, such as warehouses and outdoor storage of commercial vehicles and building materials.
- **Park or Open Space:** The Park or Open Space category includes areas used for public and private outdoor recreation. It includes both public parks and privately owned recreational areas, such as golf courses. The plan envisions that the areas devoted to park and open space uses would occupy 439 acres, or about 4.5 percent, of the City planning area.
- **Streets and Highways:** All existing street and highway rights-of-way (as of January 1, 2007) are shown on Map VIII-8 as a separate category. Chapter X provides additional information regarding transportation facilities in the City planning area. Streets and highways encompass 944 acres, or 9.6 percent, of the City planning area on the 2035 planned land use map.
- **Railroad:** Railroads encompass 50 acres, or 0.5 percent, of the planning area of the City planning area on the 2035 planned land use map.
- **Agricultural:** Agricultural land uses encompass 1,352 acres, or 13.8 percent, of the City planning area on the 2035 planned land use map. The Agricultural category allows for all agricultural uses and requires a minimum parcel size of 35 acres or a LESA score of 6.4 or greater. The plan encourages continuation of agricultural activity in this area, including dairy farming, row crops, and niche agriculture such as orchards and organic farming.
- **Primary Environmental Corridor:** Primary environmental corridors, more fully described in Chapter III, are linear areas in the landscape that contain concentrations of high-value elements of the natural resource base. Primary environmental corridors contain almost all of the best remaining woodlands, wetlands, and wildlife habitat areas, as well as floodplains and steeply sloped areas where intensive urban development would be ill-advised. The protection of the primary environmental corridors from additional intrusion by urban development is one of the principal objectives of this plan. Primary environmental corridors are at least 400 acres in size, two miles long, 200 feet wide, and occupy 1,352 acres, or about 13.8 percent of the City planning area.

Figure VIII-2

DESCRIPTION OF LAND USE CATEGORIES INCLUDED IN THE CITY OF PORT WASHINGTON PLANNED LAND USE MAP: 2035 (continued)

- **Secondary Environmental Corridor:** Secondary environmental corridors also contain concentrations of high-value elements of the natural resource base, but are smaller in area than primary environmental corridors. Secondary corridors serve to link primary corridors, or encompass areas containing concentrations of natural resources between 100 and 400 acres in size, and occupy 1,001 acres, or about 10.2 percent of the City planning area. The plan recommends that these areas be preserved in essentially natural, open space uses whenever possible, since these areas sometimes serve as the only available wildlife habitat in an area and provide natural diversity to the landscape. Secondary environmental corridors also lend themselves for certain uses such as parks, drainageways, or stormwater detention or retention areas.
- **Isolated Natural Resource Area:** Isolated natural resource areas consist of areas with important natural resource values that are separated geographically from primary and secondary environmental corridors. Most of the isolated natural resource areas in the County planning area are wetlands or tracts of woodlands that are at least 200 feet wide and five acres in area. Isolated natural resource areas occupy 267 acres, or about 2.7 percent, of the City planning area on the 2035 planned land use map. The plan recommends that these areas be preserved in essentially natural, open space uses whenever possible, since these areas sometimes serve as the only available wildlife habitat in an area and provide natural diversity to the landscape. Isolated natural resource areas also lend themselves for certain uses such as parks, drainageways, or stormwater detention or retention areas.
- **Surface Water:** The Surface Water land use category includes lakes, ponds, rivers, creeks, and streams. Surface waters encompass 25 acres, or about 0.3 percent of the City planning area.