









PROPOSED LAND USES IN ROSS TOWNSHIP (08/12/08)

	DEVELOPMENTALLY SENSITIVE	Areas which contain one or more physical constraints which limit development, including 100-year flood plains.
	DEVELOPMENT SERVICE BOUNDARY	Areas proposed to develop with higher levels of urban services. The areas within the Development Service Boundaries can be served by gravity sewers to either the Wade Mill or Queen Acres Treatment Plants. Sanitary sewer lift stations for new development will be prohibited.
	AGRICULTURAL AND ESTATE RESIDENTIAL	Land that is most suitable for cultivation of crops, the raising of livestock, or other types of related farm uses. Land may also be suitable for rural residential conservation developments. The conservation development shall consist of forty (40) percent open space at a density no greater than .5 homes per acre.
	LOW DENSITY RESIDENTIAL	Areas proposed for single-family residential uses at a density no greater than .5 homes per acre.
	SUBURBAN RESIDENTIAL	Land areas proposed for single-family residential uses at a density of one (1) to one and nine-tenths (1.9) homes per acre that are generally provided with higher levels of urban services.
	HIGH DENSITY SUBURBAN RESIDENTIAL	Contains single-family residential or multi-family land uses at a density of one and nine-tenths (1.9) homes to six (6) homes per acre.
	NEIGHBORHOOD BUSINESS	Areas characterized by small scale office, retail and service establishments serving the needs of residents in the neighborhood. A zoning overlay district should be established to ensure new development or re-development is compatible with the surrounding neighborhood preserving the unique character of the area.
	PLANNED GENERAL BUSINESS	Commercial, retail, service, light industrial, and office uses serving a larger geographic area and population which are developed according to a unified development plan taking advantage of shared amenities including parking, vehicle and pedestrian access, signage and landscaping.
	GRAVEL EXTRACTION	Land areas that are worked or proposed to be worked in the near future for the purpose of extracting sand, gravel or other materials including accessory sorting areas.
	PUBLIC/PRIVATE RECREATION AND OPEN SPACE	Areas of public and semi-public recreational land use including active and passive recreation, open space, parks, nature preserves, golf courses, playgrounds and other similar facilities, or areas most suitable, due to their environmental characteristics, to be left in their natural state as undeveloped areas or as natural preserves.

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DOWNTOWN
REGIONAL CENTER

An area serving as a central focal point for the community, containing a mixture of commercial, office, retail, recreation, housing and public uses which are developed according to a unified pedestrian-oriented development plan taking advantage of shared amenities including parking, vehicle and pedestrian access, signage and landscaping. Buildings shall be constructed utilizing high quality materials and design standards. A major collector road with controlled access points will connect Layhigh Road to State Route 128. The major collector road will feed to a clearly defined "village center" surrounded by a mixture of uses including civic, commercial, offices, shops, restaurants, and housing. No more than one-third of those units should be multi-family, unless additional units are oriented to retirees, empty-nesters, or assisted living households, in which case the percentage of multi-family units may be higher. The maximum density for multi-family areas shall be eight (8) units per acre, unless such units are designated for assisted living facilities or nursing homes. Housing units shall feature individual entrances and individual attached or detached garages except for housing units which are designated for assisted living facilities or nursing homes.

Due to the highly visible location, buildings should make use of dual front facades toward Herman Road and U.S. 27 and the major collector road and U.S. 27 or provide significant mounding and landscaping to provide a pleasant appearance from either roadway.

Commercial, office and multi-family uses should be concentrated at the "village center," State Route 128, and U.S. 27. More intensely developed areas should transition to lower density housing moving away from the village center.

Open Space within the entire property categorized as "Downtown Regional Center" should be 35 percent.

The "village center" portion of the Downtown Regional Center shall be constructed utilizing a unified architectural plan including a gridiron street pattern, on-street parking, mixed uses within and between buildings, parking lots toward the rear of buildings, street lighting and sidewalks. Development of the wooded northern portion of the property shall be limited to large-lot detached housing which preserves not less than fifty (50) percent of the existing wooded area as open space conservation area. It is envisioned that the site should contain a mix of residential uses ranging from low density estates to higher density multi-family uses. Total gross density should not exceed 2.8 units per acre. Heights of residential structures should take into consideration aesthetic qualities and density for the different types of residential structures, as well as fire protection capacity in the community.



PUBLIC /
SEMI-PUBLIC

Areas for public purposes such as schools, cemeteries, churches, libraries, government offices, utility facilities, and the like.



INCORPORATED

Land areas within the political boundaries of the City of Hamilton or the Village of Millville.