

**\*Parks of all many scales should be included in each land use category.**

**Conservation** - Areas recognized for preservation of environmentally sensitive areas. This land use category allows parks and large expanses of dedicated open spaces. Conservation lands are intended to remain in their natural state in perpetuity. The lands identified as conservation generally consist of 100-year floodplains, wetlands, severe slopes, and existing conservation easements and publicly-owned lands. The Conservation land use category may include privately-owned property only if such land is protected in perpetuity by a conservation easement held by a public agency or private non-profit conservation entity.

**Rural Reserve** - Rural Reserve areas are intended to be located on the periphery of the suburban edges and are primarily characterized by agricultural uses, homesteads associated with agricultural uses and agriculture service businesses. The Rural Reserve category is envisioned to accommodate agricultural pursuits and to protect rural lifestyles represented by large-lot single-family homes with limited access to municipally-oriented services. Clustering of residential uses to preserve larger expanses of open space in an area will be encouraged.

**Mixed Use Sub-Urban** - The Mixed Use Sub-Urban category includes a variety of land uses, but occurs at lower densities and intensities than Mixed Use Urban. This development pattern is generally depicted by a mixture of uses with diverse housing types (single family, townhomes, and duplexes), neighborhood supporting use/services, offices and small neighborhood centers. Mixed Use Sub-Urban is intended to provide a transition between Rural Reserve and the higher dense town centers. The scale and scope of development within this category is neighborhood- oriented.

**Mixed Use Urban** - Mixed Use Urban consists of more diverse land uses that occur at medium to high densities and exhibits a well-connected multi-modal transportation network within the urban landscape. This land use category is generally located within urbanized areas, typically at high intense town centers. Mixed Use Urban is mostly comprised of office uses, multifamily residential, townhomes, live-work developments, retail centers, daily-serving businesses and general support services, and small areas of single family residential neighborhoods.

**Employment Center** - The purpose of the Employment Center Land Use Category is to accommodate uses that encourage the creation of high-wage/high-value jobs. This category exhibits high concentrations of office, light industrial, warehousing/distribution and industrial/manufacturing facilities. A mix of uses should also be present including some higher density residential, hotels, and retail and services to support the needs of those working in the area. Land uses within this category are typically situated along major corridors, commercial nodes and within close proximity to the state highway system.