



LAND USE

CITY OF NORTH AUGUSTA LAND USE

This section outlines the City’s current land use and provides a proposed outline for how land can be used in the future to help the City achieve the vision set forth in the comprehensive plan. Future land use will continue to be influenced by current development patterns or trends, the availability of utilities and improved roads, environmental constraints, the availability of land, proximity to complementary land uses and the city’s application of land use policies and regulations. Additionally, the city’s administration of these policies and regulations will substantially influence future land use on the periphery of the city

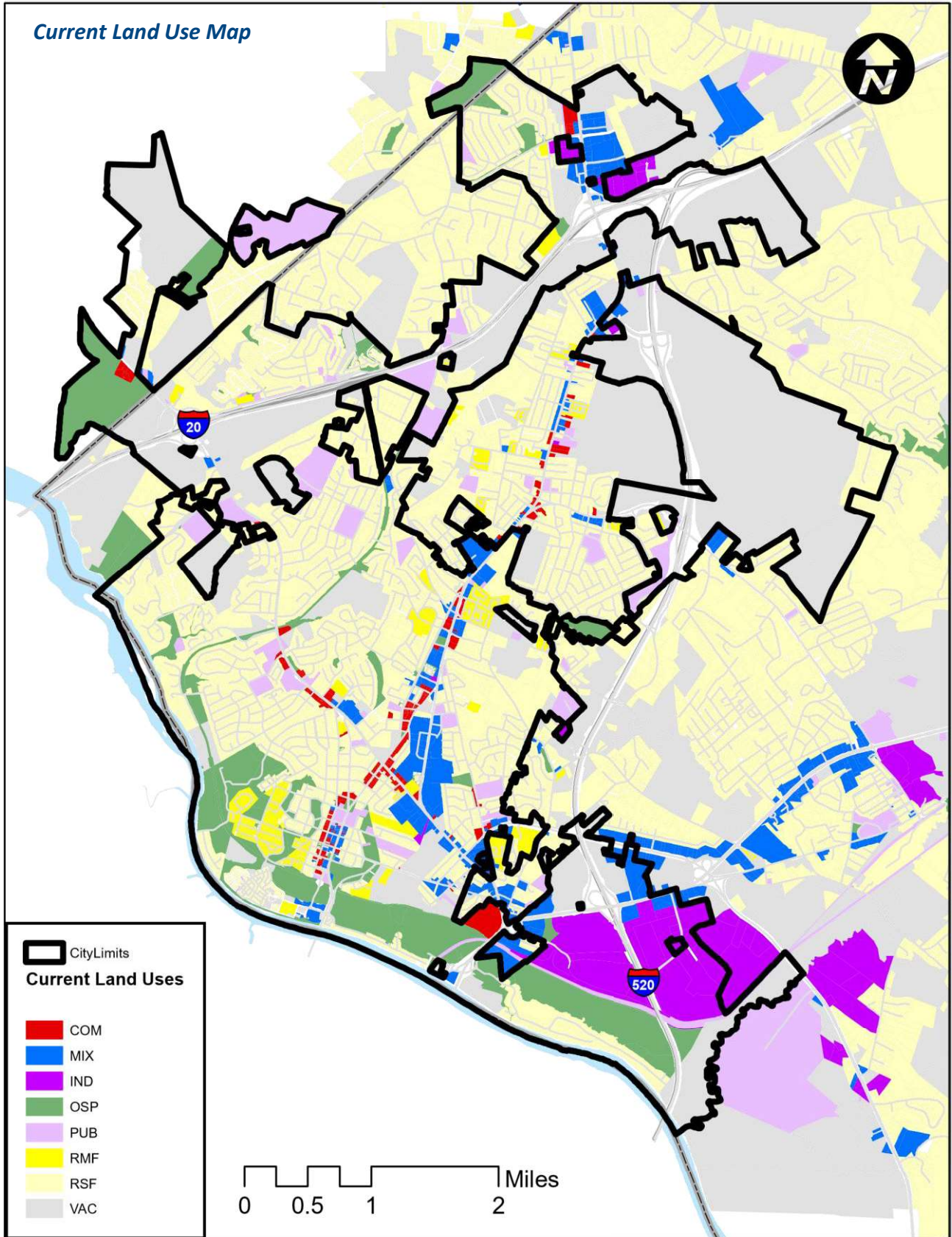
In recent years, the City has expanded due to annexation. This expansion includes land currently being used for residential development and vacant space. This land will likely be fully developed for single-family residential housing in the near future. Recent significant shifts in land use have been realized at the suburban edge of the city and beyond, especially near I-20 interchanges to the north. More intense uses of land like multifamily apartments and big box commercial centers have developed in these locations that were once low density and often rural in character. While these suburban growth areas have provided new residential and commercial opportunities to the city, county and local region, one primary goal of the community is to revitalize the center of North Augusta with pedestrian-friendly infill and new development. Thus, the Future Land Use Map includes new mixed use land use projections in the center of the city especially along Knox Avenue.

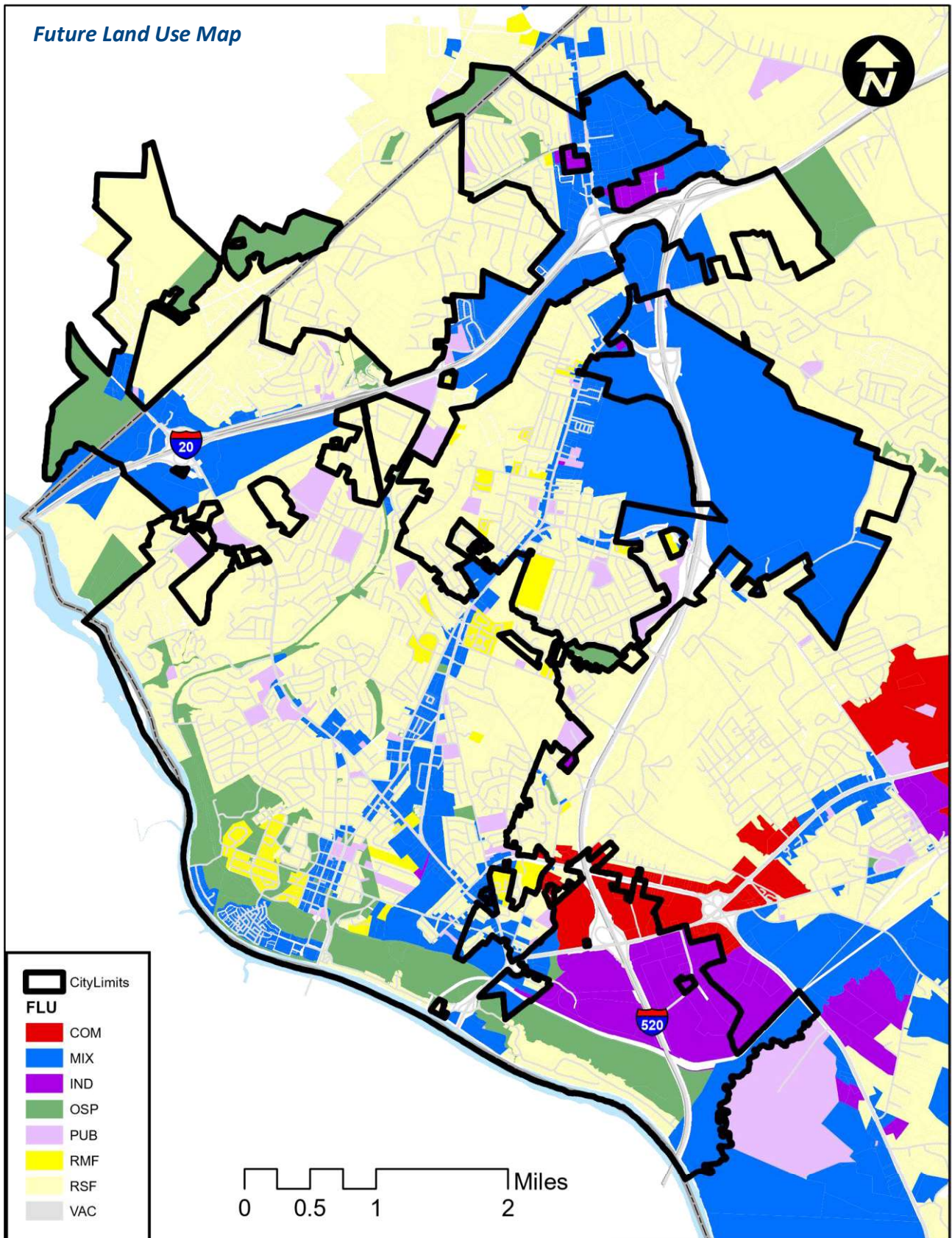
Future Land Use Plan and Map

Future land use in the city and the surrounding planning area is divided into the eight categories depicted on the included Current and Future Land Use Maps. Property considered for rezoning or annexation into the city should be zoned in accordance with the classification for the property as shown on the Future Land Use Map. Property proposed for annexation or rezoning that is contrary to the Future Land Use Map would receive either a negative recommendation from the Planning Commission or would include a recommendation to amend the Future Land Use Map.

The maps on the following pages show the City’s current land use and proposed future land use. Land use categories included on this map are:

- COM – Commercial
- MIX – Mixed Use
- IND – Industrial
- OSP – Open Space Preservation
- PUB – Public, Government, and Institutional Facilities
- RMF – Residential Multifamily
- RSF – Residential Single Family
- VAC - Vacant





LAND USE CATEGORIES

Residential Single Family

The predominant land use in this category will continue to be single family detached and attached subdivisions. However, it may include small amounts of neighborhood commercial. Specific zoning districts will regulate the range. A development project in this classification could be designed in a different form and clustered in one area with a higher net density but the same overall gross density to avoid steep slopes or protect environmentally sensitive areas. Buffers between the clustered project and conventional single-family subdivisions would be required. A planned development or a traditional neighborhood development could also be developed in this classification provided the gross density and other general standards were not exceeded.

Multifamily and High Density Residential

This classification is to provide for a wide range of housing types, styles and densities. Specific zoning districts will regulate the range to a greater degree than the land use classification description. This classification focuses on higher density housing, such as duplexes, apartments, and townhouses, but may include traditional neighborhood development. The general standards in this classification are much broader than in the residential single-family classification.

Commercial

The commercial classification is intended for a wide range of commercial uses. Specific zoning districts will more narrowly define the permitted uses and development standards. Small scale and fully enclosed manufacturing and assembly uses may be permitted in the heavier intensity commercial districts. Residential uses may be permitted in an area classified for commercial land use as a subordinate or accessory use or in a mixed-use project. High density residential uses developed adjacent to existing or planned commercial uses may also be permitted. Separate developments that are exclusively low density residential are discouraged.

Industrial

The industrial classification is intended for areas that provide relatively large sites for manufacturing, large scale assembly and distribution uses. Development standards provide a wide range of development options. Uses in this classification generally provide a relatively large number of jobs, often create heavy truck and peak period traffic and contribute significantly to the tax base. Land identified in the industrial classification is located adjacent to freeway arterials and interstate highways. If not physically separated from residential and lower intensity commercial uses, a substantial buffer and screen would be required.

Institutional, Government, and Public Facilities

This classification provides for public buildings including administrative offices, schools and libraries. It also includes hospitals, churches and cemeteries. Development standards vary by building type, use and location. Structures housing religious, institutional and government uses are not limited to this classification. They may be developed in some residential, most commercial and mixed-use districts including planned developments and traditional neighborhood developments. Larger scale uses in this category including government complexes, educational and medical campuses and cemeteries may be zoned exclusively for the use.

Mixed Use

The mixed-use classification permits most residential, commercial, institutional, recreational, government and religious uses. Land uses can be developed in a variety of forms. The downtown and riverfront areas are the most significant mixed-use areas in the city. Some areas adjacent to interstate highways and along major arterial corridors are also appropriate for the mixed-use classification. Within this classification zoning districts with substantially different standards may be located adjacent to each other.

Transportation, Communication, and Utilities

This classification is limited to land uses exclusively for roads and larger scale utility uses. Examples may include interstate highways and rest areas, electrical substations, water and sewer treatment and storage facilities, mass transit facilities, and communications towers and transmission sites. Development standards are broad and subject to conditional review.

Parks, Recreation, Open Space, and Conservation

This classification applies to land that is or should be predominantly undeveloped and retained for open space conservation, environmental protection or stormwater management. It also includes land that has been improved or designated for outdoor recreation purposes including golf courses and parks. Zoning districts in this classification include those designed for community facilities and open space preservation. Development standards are broad and subject to conditional review.