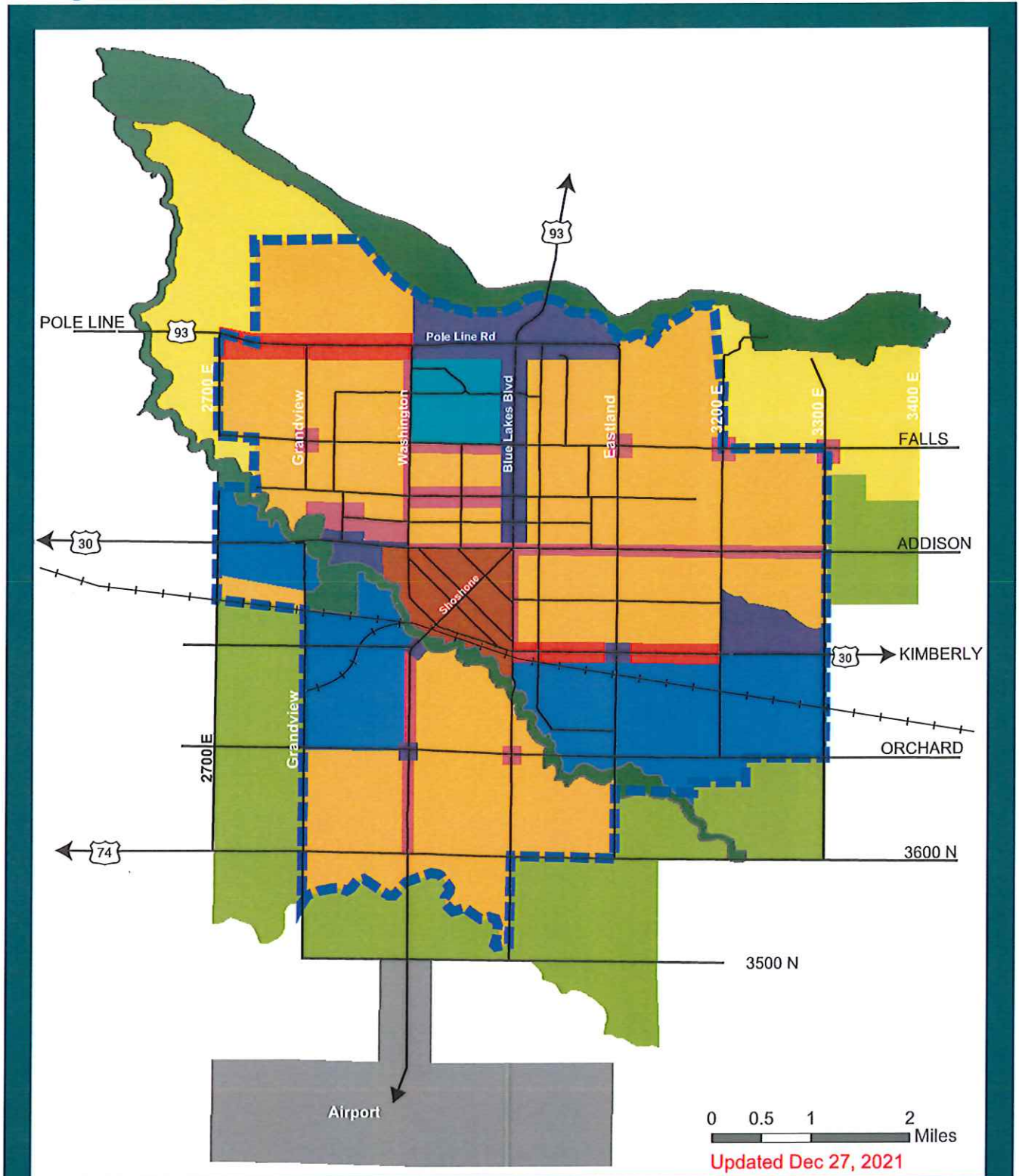


MAP 3: FUTURE LAND USE MAP



Future Land Use

- Agriculture
- Downtown / High Density Residential
- Mixed Use
- Rural Residential
- Commercial
- Industrial / Employment / Flex
- Airport
- Town Neighborhoods
- Neighborhood Commercial
- College of Southern Idaho (CSI)
- Natural Areas
- City Utility Service Boundary



TABLE 1: FUTURE LAND USE CATEGORIES

<i>Future Land Use Category</i>	<i>Defining Characteristics</i>	<i>Land Use Mix</i>	<i>Gross Density/Size</i>
<i>Rural Residential</i>	<ul style="list-style-type: none"> • Large-lot residential with integrated agricultural/ open space uses • Provides transition from agricultural land located on the outskirts of the City • Homes might not be served by public water and/or wastewater system 	<ul style="list-style-type: none"> • Single-family detached • Agriculture • Open space • Multi-use trails 	Residential lots > 1 acre
<i>Town Neighborhoods</i>	<ul style="list-style-type: none"> • Primarily residential in character • Lot sizes are smaller than found in Rural Residential • Contiguous, and clustered development to maximize open space and community gathering areas 	<ul style="list-style-type: none"> • Single-family attached and detached • Duplexes, triplexes, and townhomes • Parks and recreation facilities • Schools • Civic facilities 	2 - 10 DU per Acre
<i>Downtown/ High Density Residential</i>	<ul style="list-style-type: none"> • Central business district serving the local and regional area • Diverse mix of land use, including restaurants, retail, community and civic facilities, and residential • Encourages redevelopment and infill • Scaled to create a functional, walkable, pedestrian friendly environment • Civic and community facilities that are open to the public • Regional and local educational and community serving facilities 	<ul style="list-style-type: none"> • Retail and services • Offices • Hotels • Entertainment, arts, and culture • Plazas and parks • Vertical, mixed use housing • Government buildings • Schools • Recreation facilities 	8 - 25 DU per acre
<i>Neighborhood Commercial</i>	<ul style="list-style-type: none"> • Provides supporting services and small-scale commercial for the surrounding neighborhood • Designed to complement the neighborhoods character 	<ul style="list-style-type: none"> • Neighborhood-serving commercial • Townhomes • Condominiums • Apartments • Senior /student housing • Small-scale office and retail • Civic and community facilities 	6 - 12 DU per acre
<i>Mixed Use</i>	<ul style="list-style-type: none"> • Serves local and regional commercial • Siting at intersections of major arterials • Typically anchored by a grocery store, civic, or entertainment uses • Allows high-intensity mixed use development in a compact, pedestrian oriented environment. • Pedestrian activity is the highest priority; buildings should be located close to the street. Wide sidewalks, street furniture, and other amenities are strongly encouraged 	<ul style="list-style-type: none"> • Retail • Office • Restaurants • Civic • Entertainment, arts, and culture • Vertical, mixed use • Townhomes • Condominiums • Apartments • Senior /student housing • Hotels • Plazas and parks 	10 - 20 DU per acre

<i>Future Land Use Category</i>	<i>Defining Characteristics</i>	<i>Land Use Mix</i>	<i>Gross Density/Size</i>
<i>Commercial</i>	<ul style="list-style-type: none"> Highway-oriented, large-format retail, hotels, restaurants, and other retail 	<ul style="list-style-type: none"> Retail Office Restaurants Hotels Plazas and parks 	N/A
<i>Industrial/ Flex/ Employment</i>	<ul style="list-style-type: none"> Non-retail employment Supporting uses, such as hotels, restaurants, and other retail are integrated into the land use Suitable sites have excellent access to regional roads Adjacent to the railway 	<ul style="list-style-type: none"> Office parks Corporate campus Warehousing General manufacturing Food processing Industrial campus 	N/A
<i>Airport</i>	<ul style="list-style-type: none"> Airport support facilities, including the ATCT, the ARFF station, and the sand storage facility. Existing runways, taxiways, aprons, associated safety areas, and supporting equipment (e.g., lights and navigational aids.) Short-term and long-term public parking lots, existing/future overflow parking lots, and rental car parking lots. Areas that could support future facilities or business operations that are not necessarily related to aviation, but that could benefit from being located on the Airport and provide additional revenue opportunities for the Airport 	<ul style="list-style-type: none"> Airfield development Support facilities Future aeronautical development (hangars, FBOs, air cargo, etc.) Future non-aeronautical development General aviation Non-aviation use Race track (Magic Valley Speedway) Terminal parking facilities United States Army Reserve 	N/A
<i>College of Southern Idaho</i>	<ul style="list-style-type: none"> Civic and community facilities that are open to the public Regional and local educational and community serving facilities 	<ul style="list-style-type: none"> Government buildings Schools Recreation facilities Employment 	N/A
<i>Parks and Recreation</i> *In the Rock Creek Canyon areas, the Open Space designation is intended to extend 100' from the Canyon Rim so as to protect this natural environment from encroachment of industrial and commercial activities.	<ul style="list-style-type: none"> Provides important viewsheds and buffers Maintains natural character with minimal disturbances Serve as important habitat areas and ecological zones Provides opportunities for passive and active recreation Integrated into neighborhoods and connected to the city-wide trail system Provides spaces for community events 	<ul style="list-style-type: none"> Natural areas Environmentally-sensitive lands Parks Playgrounds Multi-use trails Golf courses Cemeteries 	N/A
<i>Agriculture</i>	<ul style="list-style-type: none"> Community-supported agricultural production and sales Supports agritourism and agricultural education Protects viewsheds and provides an important community buffer 	<ul style="list-style-type: none"> Agriculture Agricultural production Farm sales Multi-use trails Equestrian facilities 	N/A