

## SECTION 9.530 LAND USE NEEDS & PLANNING

The designation of future land uses was based upon the findings and needs identified in all the elements of the Comprehensive Plan and the citizen participation achieved through reviews during the public hearings process.

The general criteria that guided the selection of lands for each future use were:

1. The need to maintain an adequate supply of land for future urban development.
2. The existing land use patterns and growth trends of the area.
3. The natural environmental constraints including topography, geology, soils, water resources, natural vegetation, wildlife and air resources.
4. The accessibility to existing and proposed transportation systems.
5. The availability of existing and proposed community facilities, utilities and services.
6. The locational suitability for each land use classification with respect to available natural amenities.

In addition to the general criteria, the recommendations for future residential land use were guided by the need to accommodate a variety of living environments in response to meeting the future housing needs of Adair Village.

### Adair Village Land Use Districts

To facilitate Planning and development of the City, ~~seven~~ **eight** land use districts were established.

#### Primary Zoning Districts

Residential	R-1	10,000 sf minimum lot size.
Residential	R-2	8,000 sf minimum lot size.
Residential	R-3	6,500 sf minimum lot size.
Residential	R-4	4,000 sf minimum lot size.
Limited Commercial	C-1	
Limited Industrial	M-1	
Educational Facilities	E-1	
Public Use	P-1	
Conditional Zoning		
Planned Development	PD	