

GROWTH PRIORITY

- Investments in sewer and water infrastructure outside of the Growth Priority Area should be made cautiously, and in coordination with prioritized needs.
- New development should incorporate pedestrian and bicycle access into its transportation system to provide alternative travel methods as density increases in the Growth Priority Area.
- Various ranges of residential densities should exist. Therefore, land use regulations and policies should direct higher density development to this area. This approach is consistent with the availability of urban services.
- In addition, existing communities should be protected from adverse impacts of new development with greater density or intensity of land use. Appropriate buffers and land use transition should be employed where necessary.
- The Growth Priority Area can accommodate dense residential and commercial development with various intensities where infrastructure is in place.
- Industrial development should occur in existing industrial, zoned districts where the necessary infrastructure is already in place.
- The scope and boundary of the Growth Priority Areas should be periodically reviewed in light of any changes in sewer and water, transportation level of service, or other factors.

