

INDUSTRIAL LAND USE

Objective 4.1: [L] (*Revision Effective 7/20/05*)

Provide opportunities for the location of industrial land uses in accessible areas with applicable available infrastructure while promoting protection from encroaching non-compatible land uses. To accomplish this, local government will maintain a system of land development regulations and/or ordinances which facilitate the implementation of the policies adopted in relation to industrial land use.

Policy 4.1.1: [L] (*Effective 7/16/90*)

Industrial land shall be located in areas appropriate to its special needs and constraints including but not limited to consideration of: topography; choice and flexibility in site selection; access by truck, air or rail; commuter access for home-to-work trips; utilities; air and water quality considerations; proximity to supportive and related land uses; and compatibility with neighboring uses.

Policy 2.1.1: [L] (*Rev. Effective 6/28/95; Revision Effective 7/26/06*)

Protect existing residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the residential environment. Comprehensive Plan provisions and Land Development Regulations to accomplish this shall include, but are not limited to:

- d) Limitations on future light industry adjoining low and medium density residential areas. Such limitations are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques) between the light industrial uses and the low density residential uses.