

Appendix - A

Generalized Future Land Use Map

The Generalized Future Land Use Map (Figure A-1) for the unincorporated areas of Christian County is intended to depict a pattern of general development into the future. This is **not** a "zoning" map. The areas shaded in various colors on this map are not "parcel specific" but instead represent the general areas of desired land use development. Each of the color shades on this map represents a group of related land use zones that may be appropriate in that area. It is, however, further intended that the appropriateness of a specific parcel's zoning within these areas be determined based on the landowner's application and Planning and Zoning analysis.

Land Use Groupings

Mixed Urban Uses - This area corresponds to the Urban Services Areas as agreed to between the County and the cities of Nixa and Ozark. Each of these municipalities has provided a future land use map for those areas, (Figure A-2) and the County will attempt to accommodate these municipalities' future plans with compatible classifications in processing zoning issues.

Commercial / Industrial Corridor - These are areas that are beginning to develop with commercial, industrial and manufacturing uses. These types of land use are intended to have good access to transportation and be as compatible as possible with adjoining land uses. While these corridors currently contain some existing commercial uses any future specific zoning changes will need to be evaluated for their compatibility within the corridor and with less intensive adjoining uses. Zoning districts which might be found in these areas would include O-1, O-2, C-1, C-2, C-3, M-1 & M-2

Transitional areas - These are areas that surround already urbanized areas and would be appropriate for Suburban residential and possibly some multifamily uses. Zoning districts which might be found in these areas would include RR-1, AR-1 and possibly R-1 R-2, 3, 4 and MH-1 where municipal services are available.

Conservation / Government - In general, these areas have been set aside for conservation uses such as parks or forest area and are owned by some governmental entity.

Agriculture / Rural Residential - These areas will tend to be either vacant agricultural lands or larger parcels with single family residences. Proposals for more intense uses may be considered in these areas as well as conditional uses. Zoning districts which might be found in these areas would include A-1, A-R and possibly some RR-1

Planned Unit Development (PUD) - This type of development is not shown in a specific location on the future land use map but could potentially be appropriate in many places.

Overlay Districts - While not shown on the Christian County Future Land Use Map, an overlay district is an additional zoning requirement that could be placed on a geographic area but does not change the underlying zoning. Overlay districts can be used to impose development restrictions in specific locations in addition to standard zoning requirements. These districts are created to protect natural resources, promote safety, and protect health. Some examples of overlay districts are:

- Conservation Overlay District
- Wireless Communication Facilities Overlay District
- Historic Preservation Overlay District
- Floodplain Overlay District
- Agricultural Overlay District
- Aquifer Protection Overlay District