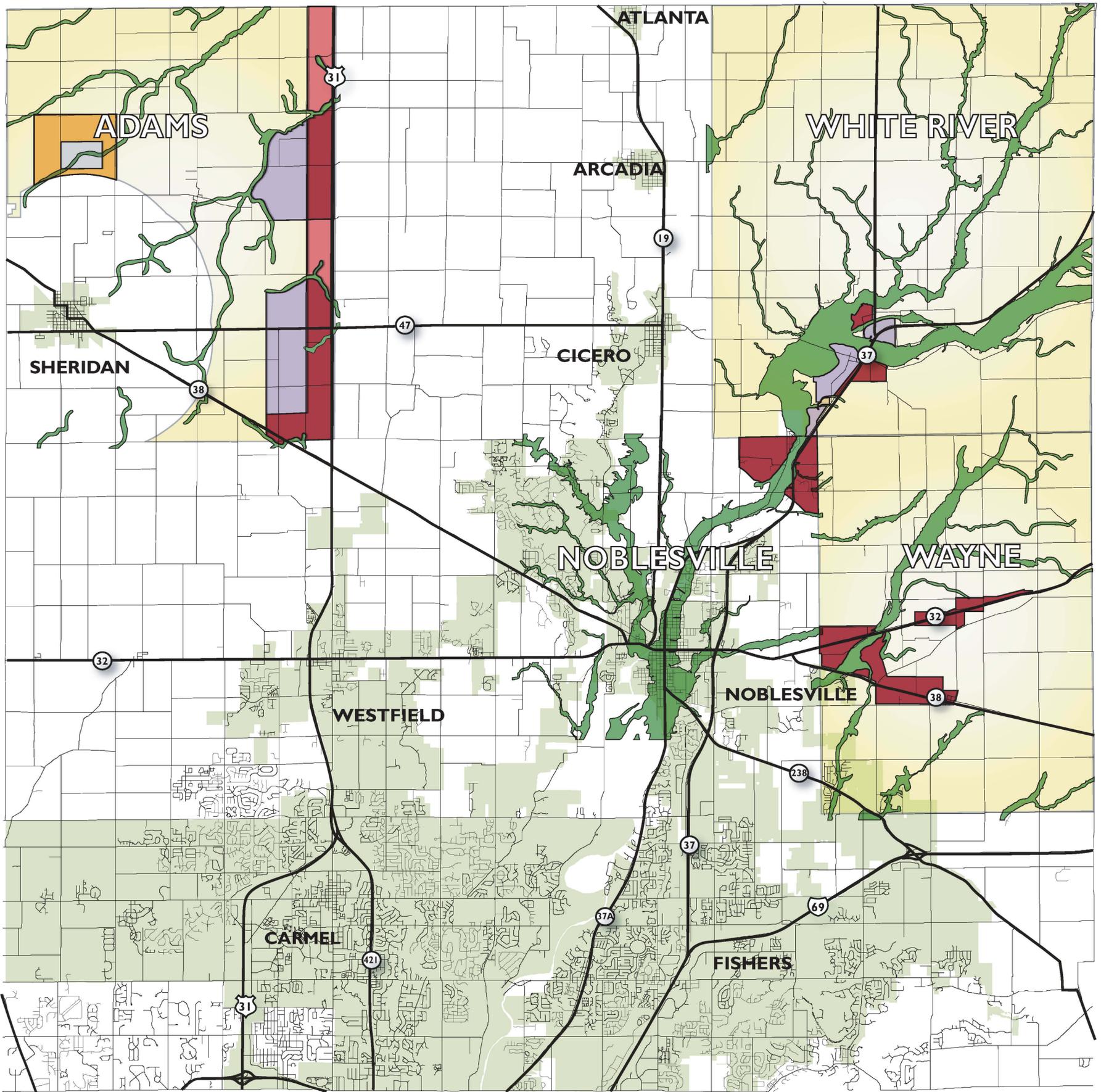


# Hamilton County Comprehensive Plan



## LEGEND

 Municipal Boundaries	 Airport
 Rural Areas	 Conservation/Recreation
 Priority Growth - Residential	 Major Roads
 Priority Growth - Mixed-Use	
 Highway Oriented Business Enterprise	
 Airport Business Enterprise	



## INTRODUCTION

This map is part of the Hamilton County Comprehensive Plan Update, which was originally drafted and adopted in 1990. The Comprehensive Plan covers all portions of Hamilton County that are not within municipalities or their planning districts. The purpose of a Comprehensive Plan is to guide future development and growth. It provides the framework for the planning and implementation of public improvements, decision-making regarding land use and zoning issues, and encouraging private investment in sustainable land use practices.

This Comprehensive Plan Update is grounded in an ecologically-based planning approach and incorporates the opinions and desires of current residents through an on-going public participatory process. Specific goals identified as priorities in Hamilton County include reduced land consumption, farmland preservation, reduced automobile dependence, promotion of pedestrian activity, improved air and water quality, improved habitat, and the provision of more livable, sustainable, enduring communities for people of all income levels.

## MISSION STATEMENT

The Mission Statement summarizes the inspiration for the plan and reflects the direction given by the participants in the comprehensive planning process, Hamilton County's leadership, and ecological land planning and transportation principles.

"The citizens and elected officials of Hamilton County put forth this Comprehensive Plan so that it may guide future land use and development decisions within the County's jurisdiction and influence.

"This plan is based upon a common vision for Hamilton County that strikes a healthy balance between ecology, community, culture, and economy.

"Rapid growth and development must be moderated with sound, long-range planning for natural resources, transportation, homes, businesses, and other community infrastructure.

"The citizens of Hamilton County and their elected officials are committed to carry through with the recommendations of this Comprehensive Plan.

The land use categories indicated on the land use map are as follows:

- 1. Rural Areas-**These areas are most remote from municipal services, roads, and other infrastructure. They are primarily in agricultural uses currently, and are anticipated to stay in agriculture, or be developed with extremely low density, scattered homesites and farmettes.
- 2. Priority Growth- Residential-**These areas are accessible to roadway infrastructure and/or existing towns where new homes and related community infrastructure could be developed to accommodate the anticipated growth in population outside of the existing municipalities. This development should follow conservation practices to minimize environmental impacts and provide a high quality of life for residents.
- 3. Priority Growth- Mixed Use-**These areas are adjacent to high-speed arterial roadways where mixed-use development includes homes and other uses such as schools, shops, businesses, churches, and other uses that benefit from the visibility and access these locations provide.
- 4. Highway Oriented Business Enterprise-**These areas are visible and accessible from State Route 31 and provide the opportunity for business and uses other than agriculture. These sites should be developed in a way that supports the rural character of these portions of the county through setbacks, landscape approaches, signage, and building orientation.
- 5. Airport Business Enterprise-**These areas are adjacent to and provide the unique opportunity of accessibility to Sheridan Airport. Certain business and other uses that would benefit from being served by small aircraft should be directed here.
- 6. Conservation/Recreation-**These are large, contiguous areas where natural landscapes and water elements should be preserved and stewarded in perpetuity as an ecological system. They do not represent all of the areas that should be identified for parks and open space. There should be parks and open space associated within each neighborhood for additional recreation, habitat, and enjoyment.

**LAND USE PLAN UPDATE**



Landscape Architecture  
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