

Proposed Future Land Use

The map on this page and text on the following page describe the proposed future land uses for East Franklinton. The map and text, when adopted by City Council, become city land use policy and form the basis for the city's review of land use, zoning, and variance requests. Plan recommendations apply if a property owner wants to change the use of his/her property and, as indicated, a zoning or variance is required.

The given density ranges and other information are guidelines provided to make expectations about future development in an area as clear as possible, but they do not imply automatic approval of development proposals at the maximum density or intensity. Development standards from the East Franklinton Creative Community Plan apply (see Appendix F).



- Medium-density mixed residential
- Urban mixed use
- Neighborhood mixed use
- Parks and recreation

| CLASSIFICATION | DENSITY (DWELLING UNITS PER ACRE) | DESCRIPTION |
|---|-----------------------------------|---|
| MEDIUM-DENSITY MIXED RESIDENTIAL | 6–10 | This classification includes single-family houses, duplexes, and townhouses. New development should reinforce the existing pattern and type of residential construction in the neighborhood. Somewhat higher densities and multistory buildings of more than four units may be considered for areas that sit immediately adjacent to a primary corridor, but proposals for multifamily development in these areas must demonstrate that they will not adversely impact the existing development pattern. Existing commercial, light-industrial, and institutional uses are recognized and supported but are limited to existing footprints and must comply with zoning and other regulations. |
| NEIGHBORHOOD MIXED USE | 16–45 | This classification encourages mixed uses at the neighborhood level. These areas contain multiple functions and act as local centers of economic activity. Examples include smaller-scale retail, office, institutional or mixed uses built to Urban Commercial Overlay design standards. Neighborhood commercial uses should be located at key intersections and nodes. Residential units should be located either above and/or next to the commercial, office or institutional uses. |
| URBAN MIXED USE | 45 or higher | This classification encourages mixed uses at the regional level, including larger mixed-use development, residential, retail and office uses. Residential units are located either above and/or next to the commercial, office, or institutional uses in multistory buildings. Highest-density buildings should be located adjacent to W. Broad Street. |
| PARKS AND RECREATION | N/A | Integrate parks into residential neighborhoods where possible. Parks are either publicly or privately owned recreational facilities and include golf courses. |