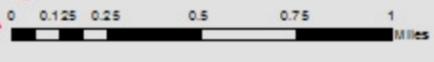




# Town of Oak Ridge Future Land Use Map



**DRAFT**

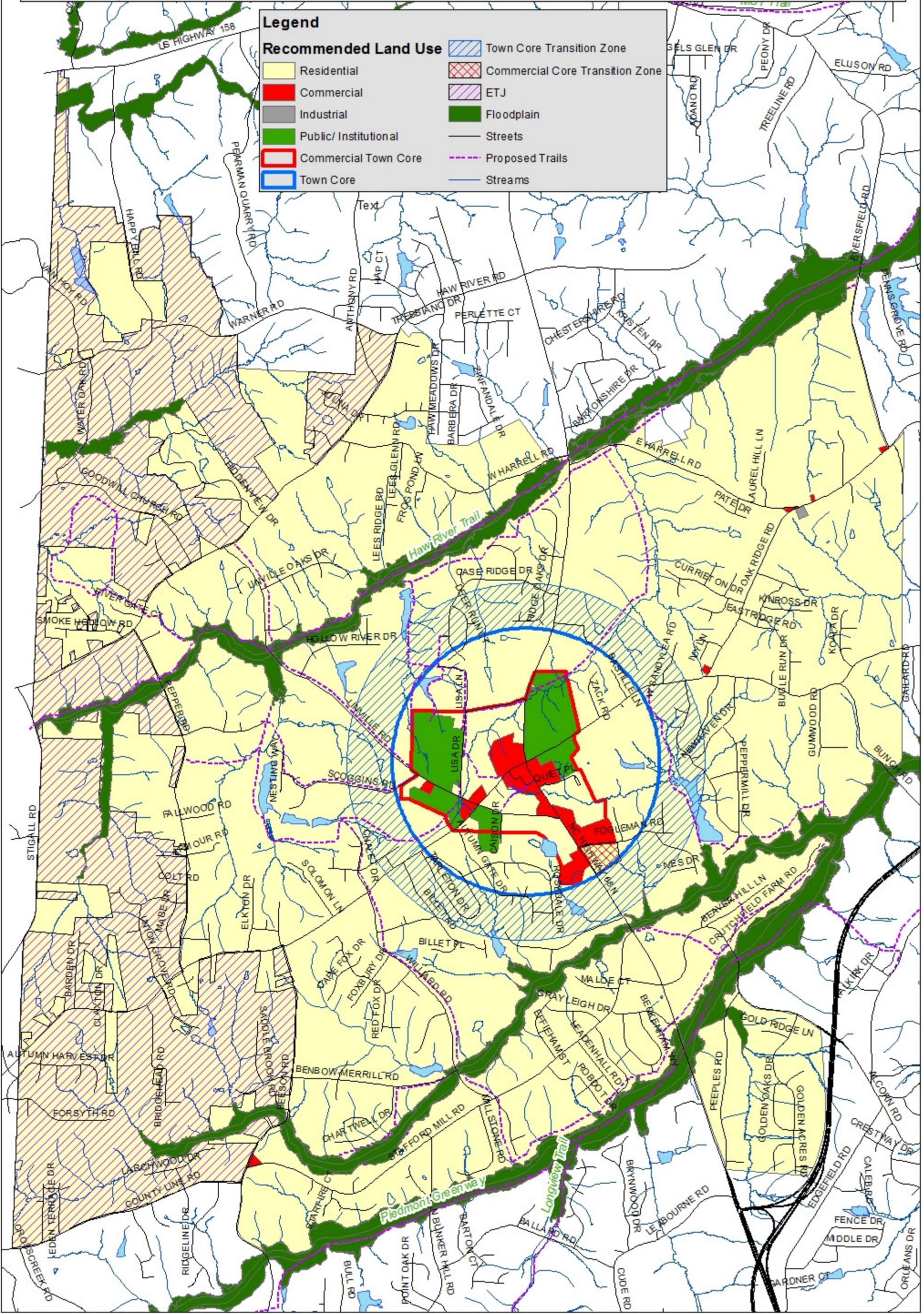


Adopted by Oak Ridge Town Council: xx/xx/xxxx

**Legend**

**Recommended Land Use**

|  |                       |  |                                 |
|--|-----------------------|--|---------------------------------|
|  | Residential           |  | Town Core Transition Zone       |
|  | Commercial            |  | Commercial Core Transition Zone |
|  | Industrial            |  | ETJ                             |
|  | Public/ Institutional |  | Floodplain                      |
|  | Commercial Town Core  |  | Streets                         |
|  | Town Core             |  | Proposed Trails                 |
|  |                       |  | Streams                         |



## VISION STATEMENT

Oak Ridge is a community with great pride in its natural beauty and small-town charm, with a vibrant Town Core that serves as the hub of the community and neighborhoods that co-exist harmoniously with their natural surroundings. New residential development that prioritizes environmental stewardship and the preservation of historic and agricultural resources is welcomed. Local businesses, a diversified housing stock, pedestrian and bicycle connections, open space, and architecture that respects local history and character combine to create a unique and inviting town for residents and visitors alike.

## GOALS, OBJECTIVES, AND POLICIES

**GOAL #1: Oak Ridge will continue to be a community that balances new residential development with the preservation of its environmental, agricultural, and historical resources.**

OBJECTIVE 1.1: Promote the preservation of open space, rural vistas, historic resources, and environmental assets by encouraging “conservation subdivision” design on tracts with environmental, historic, or agricultural features.

POLICY 1.1.1: Require an on-site meeting with Town staff and an environmental inventory documenting any floodplains, stream buffers, steep slopes, historic structures or uses, scenic vistas, etc., prior to the submittal of a rezoning application. The environmental inventory should also document the potential community benefits of preserved open space.

POLICY 1.1.2: All requests for major residential subdivisions should first undergo an assessment of the appropriateness of conservation subdivision development.

POLICY 1.1.3: Preserved open spaces should be designed to maximize connectivity.

OBJECTIVE 1.2: Recommend RS-40 zoning for development on tracts outside the town core with marginal environmental, agricultural, historic, or community open space value.

OBJECTIVE 1.3: Provide incentives to maintain and enhance the viability of agricultural production in Oak Ridge.

POLICY 1.3.1: Consider adoption of an Agricultural Tourism Ordinance to promote creative uses on working lands.

POLICY 1.3.2: Require wooded or landscaped buffers on new development sites adjacent to Voluntary Agricultural Districts.

POLICY 1.3.3: Encourage working agricultural lands to be incorporated into conservation subdivisions.

**GOAL #2: Oak Ridge will continue to be a community that addresses the housing and transportation needs of current and future residents.**

OBJECTIVE 2.1: Encourage a variety of housing options to accommodate the housing needs of all Oak Ridge residents.

POLICY 2.1.1: Within the Town Core, clustered, mixed density, and/or attached single-family lots with densities up to two units per acre are appropriate. Developments with densities up to two units per acre may also be appropriate within the Town Core Transition Zone if contiguous with existing or approved developments with similar densities.

POLICY 2.1.2: Townhomes and attached single-family homes (patio homes) of mixed densities are appropriate within the Town Core.

POLICY 2.1.3: Detached single-family developments of up to 2 units per acre are appropriate within the portion of the Town Core that is outside the General Watershed Area.

POLICY 2.1.4: A mix of housing types and densities may be appropriate in some developments.

OBJECTIVE 2.2: Residential neighborhoods will provide safe and accessible travel options for all residents.

POLICY 2.2.1: All developments in the Town Core shall provide sidewalks. Design should facilitate safe pedestrian connections.

POLICY 2.2.2: In lower density areas where sidewalks are not practical, alternative pedestrian accommodations such as trails, greenways, etc. should be incorporated into neighborhood design and should be used as linkages between neighborhoods whether or not vehicular connections are available.

**GOAL #3: Oak Ridge will continue to encourage distinctive, high quality site design and construction that reflects the Town’s historic heritage and contributes to the village feel of the Town Core.**

OBJECTIVE 3.1: Preserve and enhance the aesthetic and historic features of the entryways into town.

POLICY 3.1.1: Additional landscaping should accompany development along NC Highway 68.

POLICY 3.1.2: Landscaping should be native to the region and appropriate for the location.

POLICY 3.1.3: When consistent with historic preservation objectives, development on Oak Ridge Road should be located close to the street to promote a “village street” atmosphere.

OBJECTIVE 3.2: Continue to use the Historic District as the primary design influence in the Town Core.

POLICY 3.2.1: Residential development in the Historic District should incorporate varied lot sizes and a variety of housing types and styles to replicate traditional development patterns.

POLICY 3.2.2: Commercial development outside of the Historic District should incorporate design elements of the Historic District.

OBJECTIVE 3.3: New commercial development will be contained within the Commercial Town Core.

POLICY 3.3.1: New commercial development should be directed toward undeveloped parcels within the Commercial Town Core.

POLICY 3.3.2: It may be appropriate to re-use existing residential structures for low-intensity commercial uses such as professional offices within the Commercial Town Core.

POLICY 3.3.3: Existing commercial uses outside of the Commercial Town Core should be encouraged to improve appearance and function. Modifications or changes in zoning in these areas may be appropriate depending on context.

POLICY 3.3.4: Development in the Commercial Town Core Transition Zone should be limited to office, residential, or a mix of uses that minimizes traffic impacts. Development should incorporate a unified design that includes historic design elements, significant landscaping, traffic safety improvements, and pedestrian and bicycle amenities.

**GOAL #4: Oak Ridge will continue to value open space preservation and tree preservation for environmental stewardship, habitat protection, passive public recreation, and for intrinsic and aesthetic benefits.**

OBJECTIVE 4.1: Oak Ridge will continue to expand its open space network.

POLICY 4.1.1: Oak Ridge will continue to require open space dedication on new development sites with environmental, historic, or agricultural features by encouraging conservation subdivision design (see Objective 1.1).

POLICY 4.1.2: Investigate creative methods to incentivize open space preservation, such as an open space fund or fee-in-lieu program.

OBJECTIVE 4.2: Oak Ridge will have a network of publicly accessible greenways linking the Town Core with neighborhoods and recreational amenities.

POLICY 4.2.1: Open space dedications along floodplain corridors should include a floodplain buffer to allow greenway construction along higher ground and bluffs.

POLICY 4.2.2: Continue to seek public engagement and involvement in the planning and construction of the Town’s future trail and greenway network.

POLICY 4.2.3: Support the recommendations of the Oak Ridge Pedestrian Plan.

OBJECTIVE 4.3: Maintain and, when possible, enhance tree coverage in the Town.

POLICY 4.3.1: Review the Oak Ridge Tree Preservation Ordinance and suggest changes to better support the stated purpose of the Ordinance.

POLICY 4.3.2: All development sites within the Commercial Town Core should be heavily landscaped to reduce the heating effects of asphalt, treat stormwater run-off, and provide a contrast to the visual effects of parking lots and buildings.

**GOAL #5: Oak Ridge will continue to advocate for transportation improvements that facilitate the safe movement of pedestrians, bicyclists, and vehicles.**

OBJECTIVE 5.1: Facilitate pedestrian improvements.

POLICY 5.1.1: Support NCDOT’s Complete Streets Policy to increase the likelihood that the safe provision of alternative travel modes is incorporated into all new NCDOT roadway projects.

POLICY 5.1.2: Incorporate the recommendations of the adopted Oak Ridge Pedestrian Plan into all land use requests and transportation improvements.

OBJECTIVE 5.2: Oak Ridge will promote street and neighborhood connectivity.

POLICY 5.2.1: New streets will be constructed in conformance with the Town’s Collector Street Plan.

POLICY 5.2.2: The design of new neighborhoods should facilitate the safe movement of traffic by facilitating connections and encouraging street design that discourages “cut-through” traffic.

OBJECTIVE 5.3: Improve safety on NC Highway 68 and NC Highway 150.

POLICY 5.3.1: Advocate for paved shoulders on NC 68 and NC 150 to facilitate the safer coexistence of bicyclists and vehicles.

POLICY 5.3.2: Advocate for lower speed limits on NC 68 and NC 150.

OBJECTIVE 5.4: Facilitate intersection improvements.

POLICY 5.4.1: Work with NCDOT and the MPO to investigate design improvements to facilitate safety at NC 68/ Fogleman Rd. and NC 68/ Linville Rd.

POLICY 5.4.2: Continue to evaluate other intersections for design and safety improvements.