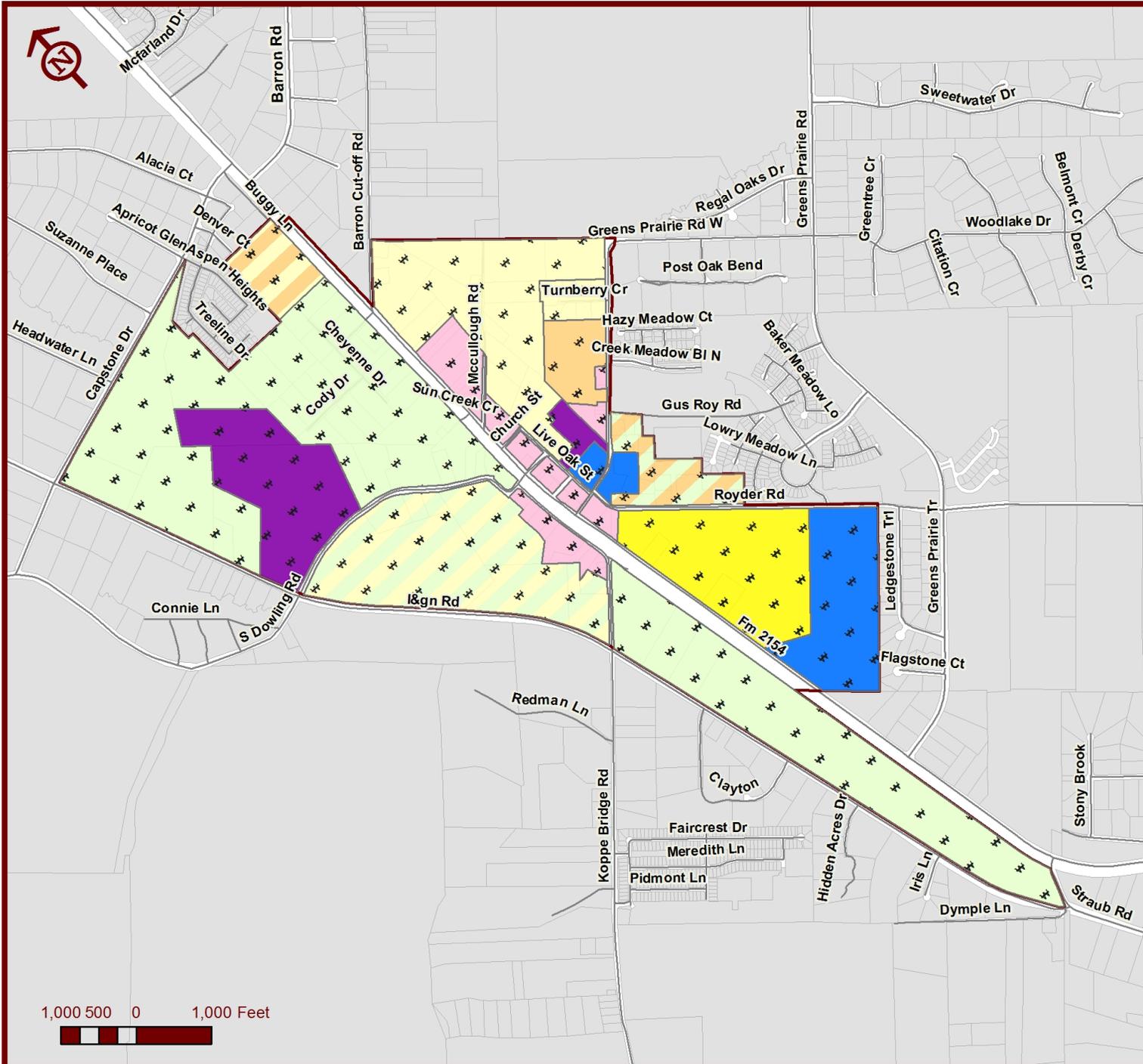


Wellborn Community Plan

Map 2.1

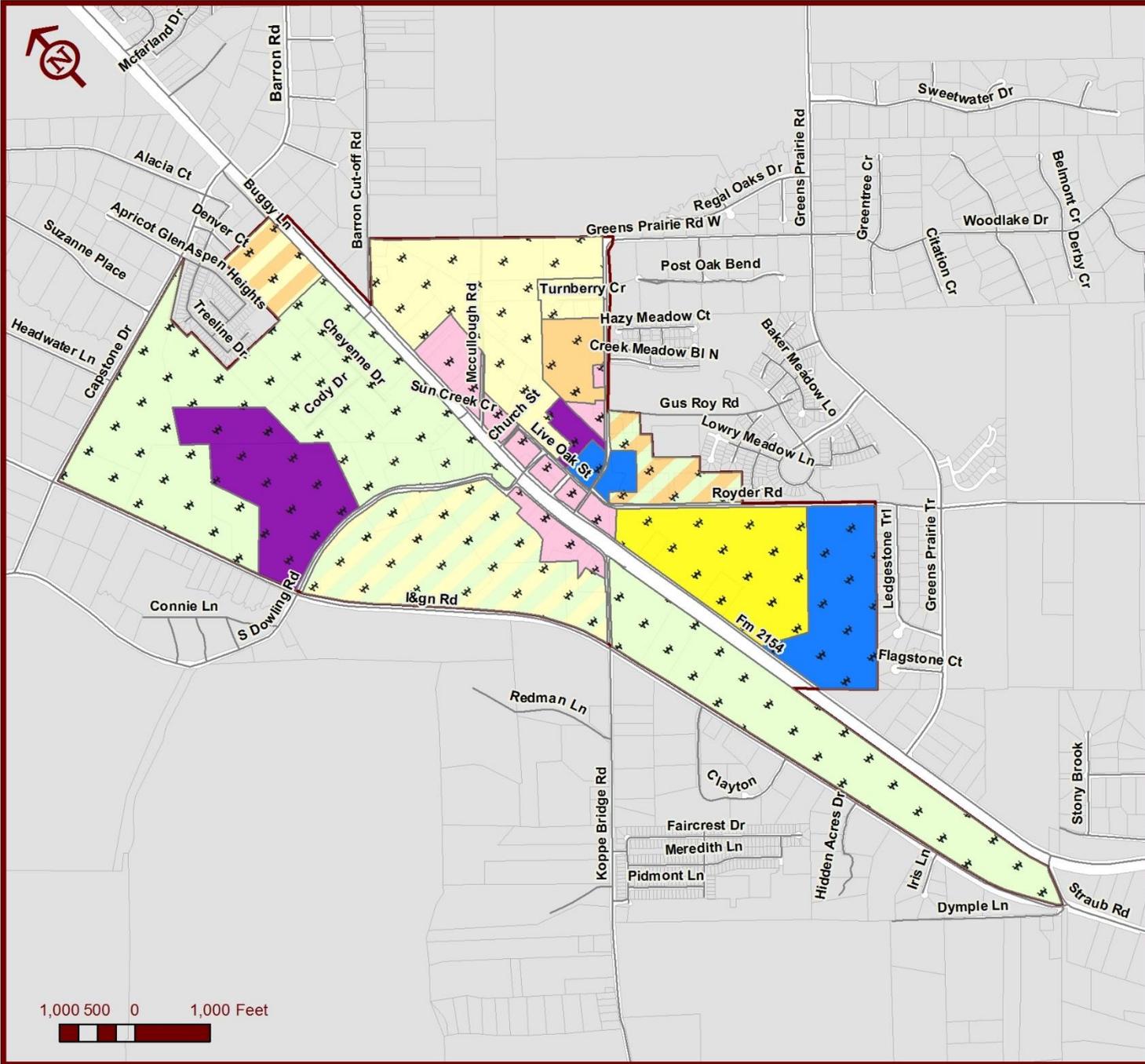
Proposed Future Land Use & Character Map



- Landuse
- Wellborn Business Park
 - Wellborn Commercial
 - Wellborn Institutional/Public
 - Wellborn Rural
 - Wellborn Preserve
 - Wellborn Preserve - Open
 - Wellborn Estate
 - Wellborn Estate - Open
 - Wellborn Restricted Suburban
 - Wellborn Suburban
 - Planning Area

Proposed Zoning Districts

-  **R Rural**
Average 3 acres
Minimum 2 acres
-  **Wellborn Estate**
Average 2 acres
Minimum 2 acres
-  **Wellborn Estate (Cluster Option)**
Average 2 acres
Minimum 1 acre
-  **E Estate**
Average 1 acre
Minimum 1 acre
-  **E Estate (Cluster Option)**
Average 1 acre
Absolute minimum 20,000 square feet
-  **Wellborn Restricted Suburban**
Average 20,000 square feet
Absolute minimum 8,000 square feet
-  **GS General Suburban**
Average 5,000 square feet
Minimum 5,000 square feet
-  **Wellborn Commercial**
-  **BP Business Park**



1,000 500 0 1,000 Feet

Wellborn Estate Concepts

Purpose Statement

This land use designation is generally for areas that, due to public service limitations or a prevailing rural character, should have limited development activities. These areas will tend to consist of low-density single-family residential lots of two acres or more but may be one acre if clustered around undeveloped open space.

Open space should be provided so as to that density is not increased when using the cluster option. Open space should be provided against areas of lower residential density through the cluster and open space option or through a buffer requirement.

Comprehensive Plan

This zoning is appropriate in areas designated Wellborn Estate and Wellborn Estate - Open in the Comprehensive Plan.

Subdivision Design

Lot Area

Minimum lot size: 2 acres

Absolute minimum lot size: 1 acre

** Only permitted when utilizing cluster option*

Dimensional Standards

Minimum width: 100'

Minimum depth: none

Front setback: 30'

Side setback: 10'

Street side setback: 15'

Rear setback: 20'

Max. height: 35'*

Max du/acre: 0.5 unit/acre

**Public, civic, and institutional structures shall have a 50' maximum height. Single-family height protection applies.*

Minimum setback standards of the district apply (see Wellborn Estate Dimensional Standards) along the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of 10 feet.

Open Space

Open space is required to ensure that the overall density within the development does not exceed the maximum density allowed by the underlying zoning district.

- The amount of open space provided should be at least 10 percent of the gross area of the development.
- Common open space must be set aside and designated as an area where no development will occur, other than project-related recreational amenities or passive open space areas.

Permitted Uses

Agricultural Use, Barn or Stable for Private Stock

Agricultural Use, Farm or Pasturage

Wellborn Estate Concepts

Manufactured Home (P*)
Single-Family Detached
Educational Facility, Primary & Secondary
Educational Facility, Outdoor Instruction (C)
Government Facilities (P*)
Parks
Places of Worship (P*)
Country Club
Utility (P*)
WTF – Unregulated

Wellborn Restricted Suburban Concepts

Purpose Statement

This district is generally for areas that should have a moderate level of development activities. These areas will tend to consist of medium-density single-family residential lots (minimum 20,000 square feet) and may be clustered for reduced lot sizes (minimum 8,000 square feet). Open space should be provided so as to that density is not increased when using the cluster option. Such open space should be in addition to a general open space requirement of 15% of the developing area.

Townhouses, office and light commercial activity may also occur within 15% of the developing area, and should generally be located in a fashion to limit the visual and character impact on surrounding residential uses.

Comprehensive Plan

This zoning is appropriate in areas designated Wellborn Restricted Suburban on the Comprehensive Plan.

Subdivision Design

Lot Area

Average minimum lot size: 20,000 sf

Absolute minimum lot size: 8,000 sf*

** Only permitted when utilizing cluster option*

Dimensional Standards

Minimum width: 70'

Minimum depth: none

Front setback: 25'

Side setback: 7.5'

Street side setback: 15'

Rear setback: 20'

Max. height: 35'*

Max du/acre: 2 units/ acre

**Public, civic, and institutional structures shall have a 50' maximum height*

Minimum setback standards of the district apply along the perimeter of a cluster development. All detached structures within a cluster development must be separated by a minimum distance of 10 feet.

Open Space

Open space is required to ensure that the overall density within the development does not exceed the maximum density allowed by the underlying zoning district.

- The amount of open space provided should be at least 10 percent of the gross area of the development.
- Common open space must be set aside and designated as an area where no development will occur, other than project-related recreational amenities or passive open space areas.

Permitted Uses

Single-Family Detached

Single-Family Attached

Wellborn Restricted Suburban Concepts

Retail sales/service

Educational Facility, Outdoor Instruction (C)

Educational Facility, Primary & Secondary

Extended Care Facility/Convalescent/Nursing Home

Government Facilities (P*)

Places of Worship (P*)

Parks

Country Club

Utility (P*)

WTF – Unregulated

Wellborn Commercial Concepts

Purpose Statement

This district is generally for concentrations of commercial activities that focus primarily on the nearby residents versus the larger community. Such uses shall be limited in size and not accommodate for drive-thru services. Specific design elements should be incorporated into such developments so as to limit the visual impact on the community and enhance the defined character.

Comprehensive Plan

This zoning is appropriate in areas designated Wellborn Commercial on the Comprehensive Plan.

Subdivision Design

Dimensional Standards

Minimum width:	50'
Minimum depth:	100'
Front setback:	25'
Side setback:	7.5'
Street side setback:	15'
Rear setback:	20'
Max. height:	2 Stories/35'*

**Public, civic, and institutional structures shall have a 50' maximum height*

Permitted Uses

Animal Care Facility, Indoor
Art Studio/Gallery
Commercial Amusements (C)
Commercial Day Care
Dry Cleaners/laundry
Educational Facility, Indoor Instruction
Educational Facility, Primary & Secondary
Educational Facility, Tutoring
Fuel Sales
Government Facilities (P*)
Health Care, Medical Clinics
Health Club/Sports Facility, Indoor
Offices
Parks
Personal Service Shop
Places of Worship (P*)
Printing/Copy Shop
Restaurants
Retail Sales & Service
Storage, Self Service (P*)
Utility (P*)
WTF – Unregulated

