


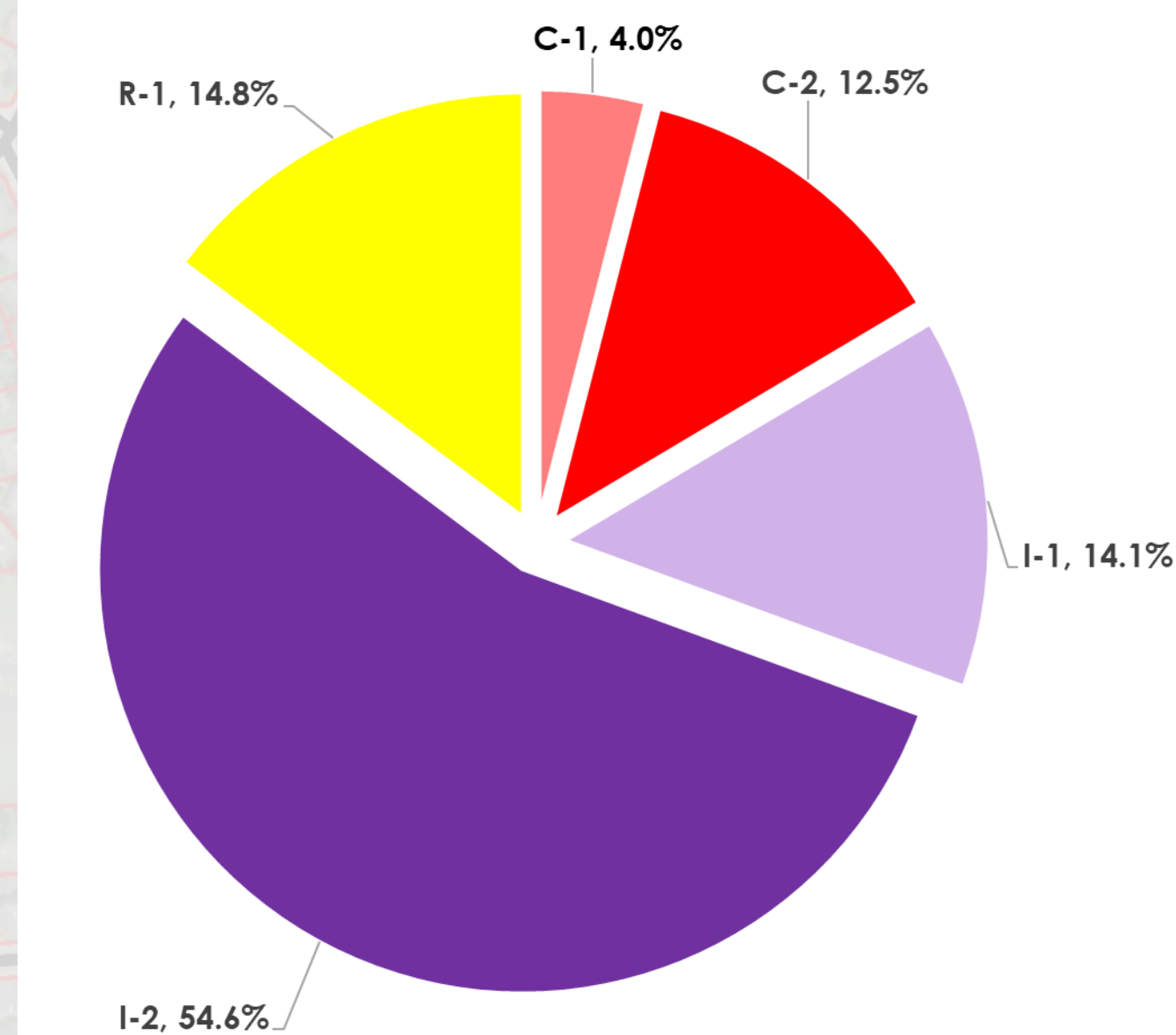


EXISTING LAND USE



- ## Zoning

-  Agricultural/Rural Preserve (AG-3)
-  Low Intensity Commercial (C-1)
-  High Intensity Commercial (C-2)
-  Low Intensity Industrial (I-1)
-  High Intensity Industrial (I-2)
-  Low Density Residential (R-1)



City of Salem

Green Hill Park



FUTURE LAND USE

Legend

Study Area Boundary

Building Footprints

Parcel Boundaries

Roads

Future Land Use

Development

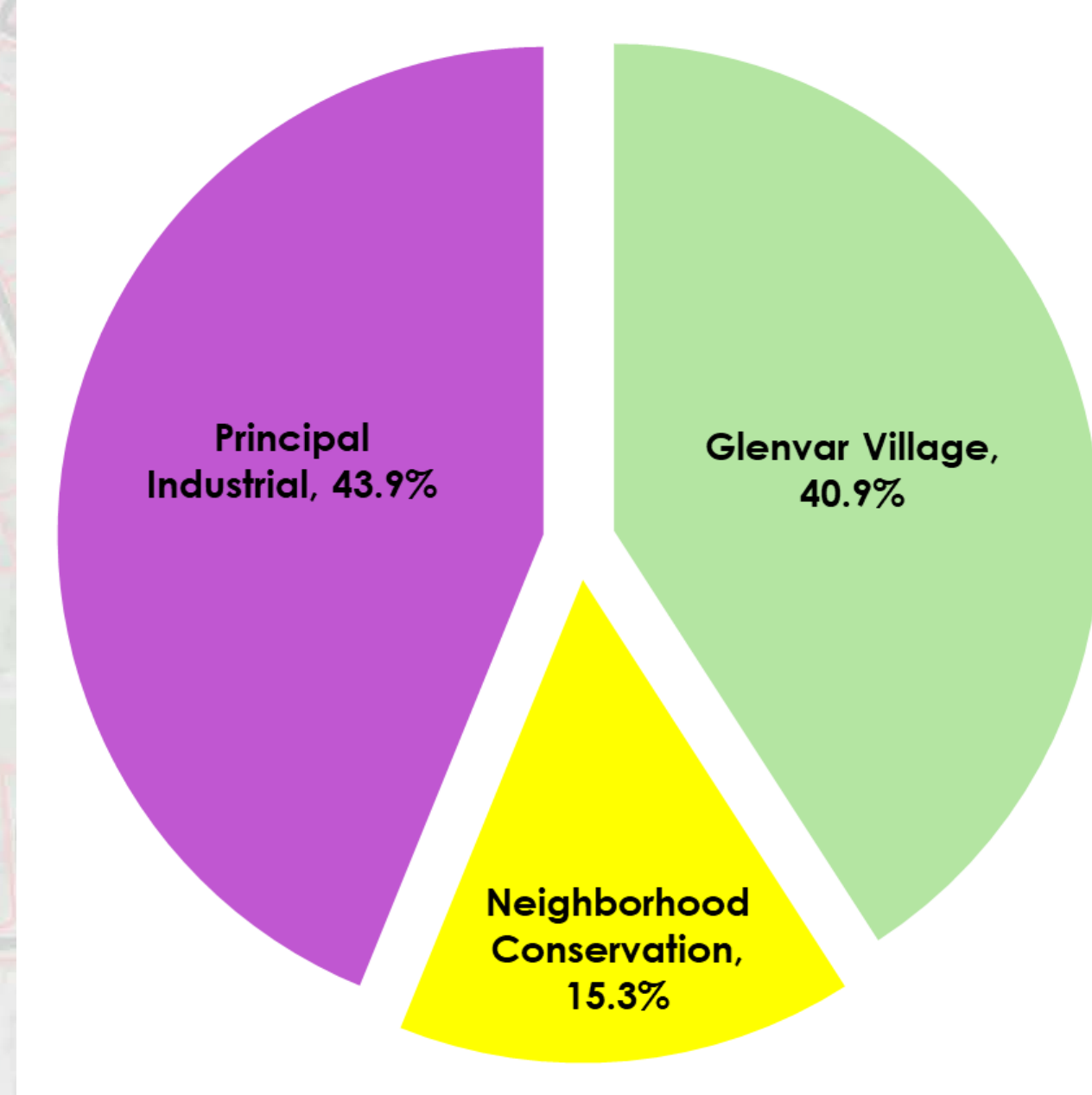
Glenvar Village

Neighborhood Conservation

Principal Industrial

Rural Village

Transition



GLENVAR VILLAGE

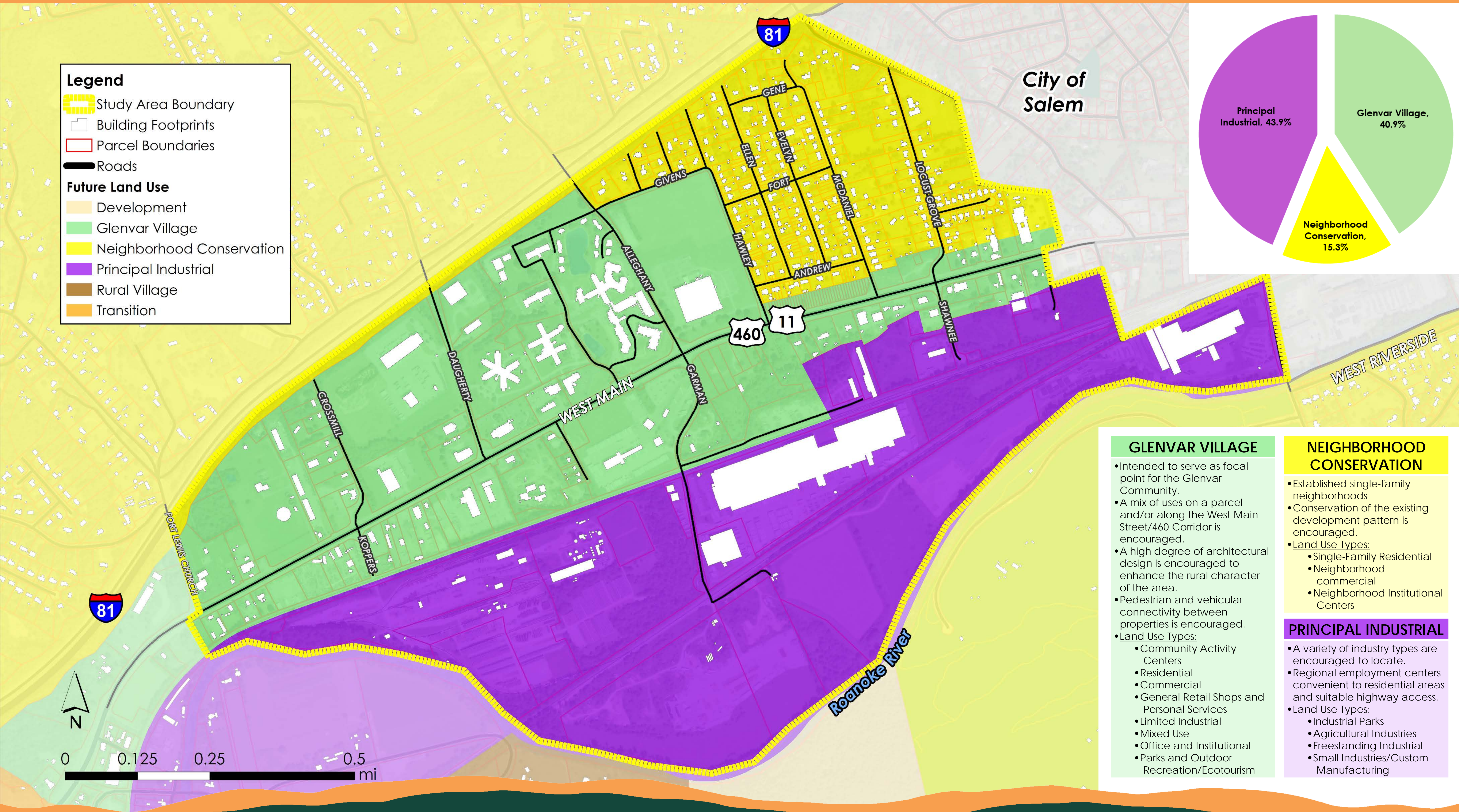
- Intended to serve as focal point for the Glenvar Community.
- A mix of uses on a parcel and/or along the West Main Street/460 Corridor is encouraged.
- A high degree of architectural design is encouraged to enhance the rural character of the area.
- Pedestrian and vehicular connectivity between properties is encouraged.
- Land Use Types:
 - Community Activity Centers
 - Residential
 - Commercial
 - General Retail Shops and Personal Services
 - Limited Industrial
 - Mixed Use
 - Office and Institutional
 - Parks and Outdoor Recreation/Ecotourism

NEIGHBORHOOD CONSERVATION

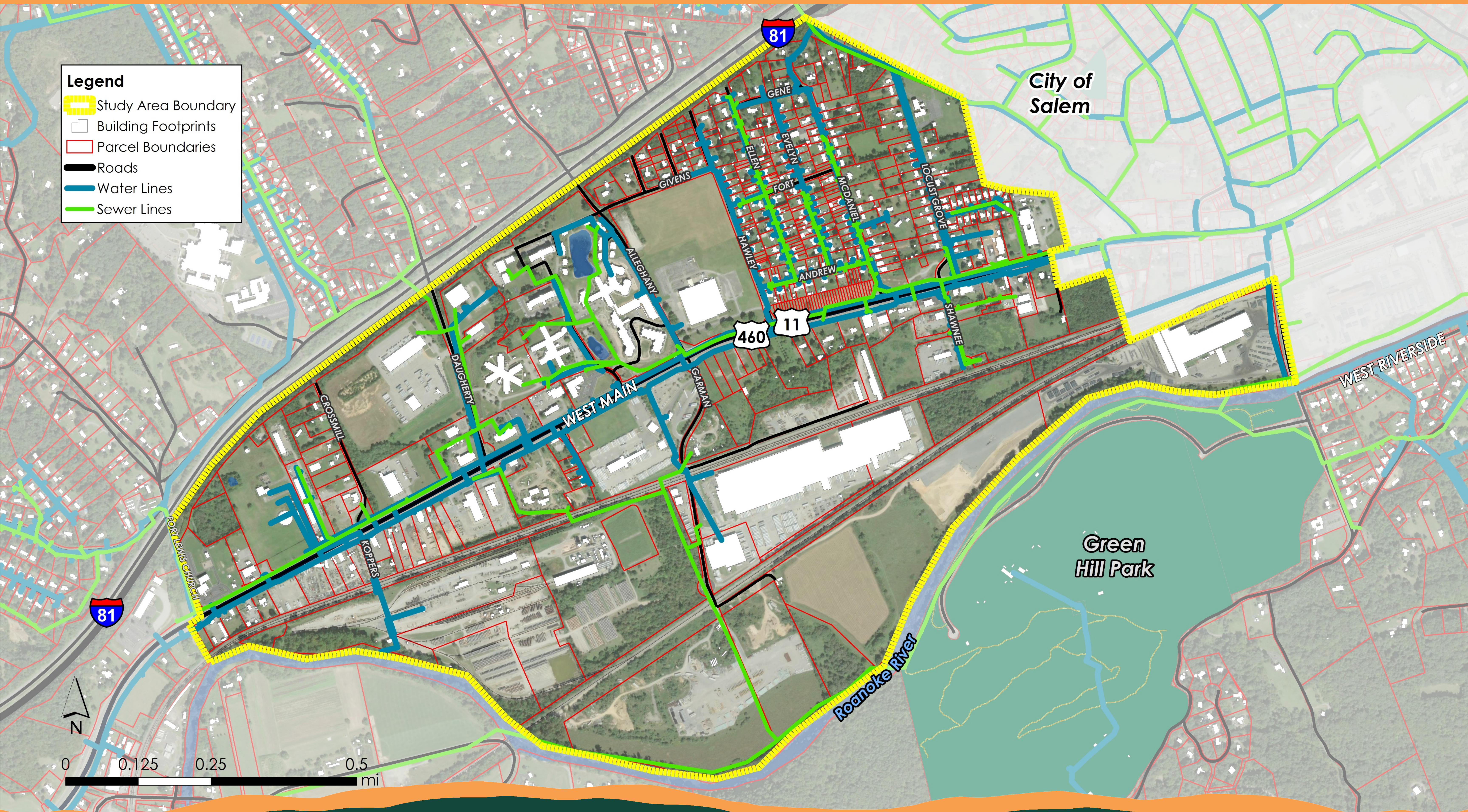
- Established single-family neighborhoods
- Conservation of the existing development pattern is encouraged.
- Land Use Types:
 - Single-Family Residential
 - Neighborhood commercial
 - Neighborhood Institutional Centers

PRINCIPAL INDUSTRIAL

- A variety of industry types are encouraged to locate.
- Regional employment centers convenient to residential areas and suitable highway access.
- Land Use Types:
 - Industrial Parks
 - Agricultural Industries
 - Freestanding Industrial
 - Small Industries/Custom Manufacturing



WATER/SEWER LINES





COMMUNITY FACILITIES

