

Future Land Use Plan Table  
 Village of Twin Lakes Comprehensive Plan  
 (Draft for Review, November 17, 2009)

Table J-10

Place Types and Names			Preferred General Character of Neighborhood or District	Preferred Future Land Uses and Activities										Preferred General Residential Net Density (DU/Acre)		Preferred Community Design Type			Comments on Specific Map Parcels or Areas	
Place Type	Place Name	Map Symbol		Existing Uses	Single Family	Two Family	Multi-family / Senior	Commercial	Institutional - Government	Institutional - Education / Cultural	Institutional - Other	Recreational	Agricultural	Industrial	Minimum Density	Maximum Density	Traditional Neighborhood	Conservation Subdivision		Suburban Subdivision
Village Center	Village Center - Main Street	VC - Main Street	Maintain and encourage a broad mixture of uses and activities to create a vibrant pedestrian friendly village center. Uses and activities should include higher density and pedestrian oriented multifamily residential, mixed-use, commercial, and institutional buildings. The Village Center should include high quality pedestrian oriented public spaces and streetscape amenities.	A	u	u	D	D	D	D	D	A	u	u	8	12	D	u	u	
	Village Center - Lake Avenue	VC - Lake Avenue	Maintain and improve larger scale commercial and other uses which serve the Village and surrounding areas. Maintain and enhance pedestrian connections to the Village Center - Main Street area. Encourage streetscape and streetedge landscape improvements to enhance public view along Lake Avenue.	A	A	A	D	D	D	D	D	A	u	u	4	12	D	u	u	
	Village Center - Bassett	VC - Bassett	Maintain small-scale commercial and institutional uses that serve the immediate adjacent neighborhood.	A	D	D	D	D	D	D	D	A	u	u	4	8	D	u	u	
	Village Center - Wilmot	VC - Wilmot	Maintain small-scale commercial and institutional uses that serve the immediate adjacent neighborhood.	A	D	D	D	D	D	D	D	A	u	u	4	8	D	u	u	

Table J-10

Place Types and Names			Preferred General Character of Neighborhood or District	Preferred Future Land Uses and Activities										Preferred General Residential Net Density (DU/Acre)		Preferred Community Design Type			Comments on Specific Map Parcels or Areas		
Place Type	Place Name	Map Symbol		Existing Uses	Single Family	Two Family	Multi-family / Senior	Commercial	Institutional - Government	Institutional - Education / Cultural	Institutional - Other	Recreational	Agricultural	Industrial	Minimum Density	Maximum Density	Traditional Neighborhood	Conservation Subdivision		Suburban Subdivision	
Lake Community	Lake Community - Downtown	LC - Downtown	Maintain traditional neighborhood focused on the lake with narrow lots at moderate density. Allow limited redevelopment of lots as small scale multi-family uses. Preserve environmental features and restoration of lake ecology.	A	D	D	D	u	u	u	u	u	A	u	u	Match Neighboring Density	8	D	u	u	
	Lake Community - Mary East	LC - Mary East	Maintain existing traditional lake neighborhood character with narrow lots and at moderate density along the shore. Encourage maintenance and upgrades of existing structures and preservation of shoreline views. Development must preserve environmental features and protect lake water quality and ecology.	A	D	D	A	u	u	u	u	u	A	u	u		8	D	u	u	
	Lake Community - Mary West	LC - Mary West	Maintain existing traditional lake neighborhood character with narrow lots and at moderate density along the shore. Encourage maintenance and upgrades of existing structures and preservation of shoreline views. Development must preserve environmental features and protect lake water quality and ecology. Encourage the creation of a neighborhood park to serve this area as the Park Plan recommends.	A	D	D	A	u	u	u	u	u	A	u	u		8	D	A	u	
	Lake Community - Isthmus	LC - Isthmus	Maintain existing traditional lake neighborhood character with narrow lots and at moderate density along the shore. Encourage maintenance and upgrades of existing structures and preservation of shoreline views. Development must preserve environmental features and protect lake water quality and ecology. Encourage the creation of a neighborhood park to serve this area as the Park Plan recommends.	A	D	D	A	u	u	u	u	u	A	u	u		6	D	A	u	
	Lake Community - Elizabeth East	LC - Elizabeth East	Maintain existing traditional lake neighborhood character with narrow lots and at moderate density along the shore. Encourage maintenance and upgrades of existing structures and preservation of shoreline views. Development must preserve environmental features and protect lake water quality and ecology. Encourage the creation of a neighborhood park to serve this area as the Park Plan recommends.	A	D	D	A	u	u	u	u	u	A	u	u		6	D	u	u	
	Lake Community - Elizabeth West	LC - Elizabeth West	Maintain existing traditional lake neighborhood character with narrow lots and at moderate density along the shore. Encourage maintenance and upgrades of existing structures and preservation of shoreline views. Allow limited development of open parcels at moderate densities that match existing patterns. Development must preserve environmental features and protect lake water quality and ecology.	A	D	D	A	u	u	u	u	u	A	u	u		6	D	A	u	2, 15
	Lake Community - Lilly Lake	LC - Lilly Lake	Maintain existing traditional lake neighborhood character with narrow lots and at moderate density along the shore. Encourage maintenance and upgrades of existing structures and preservation of shoreline views. Development must preserve environmental features and protect lake water quality and ecology.	A	A	A	A	u	u	u	u	u	A	u	u		6	D	u	u	
	Lake Community - Powers Lake	LC - Powers Lake	Maintain existing mixture of traditional lake neighborhood character with narrow lots and suburban type development at moderate density. Encourage maintenance and upgrades of existing structures and preservation of shoreline views. Development must preserve environmental features and protect lake water quality and ecology.	A	A	A	A	u	u	u	u	u	A	u	u		6	D	u	A	

Table J-10

Place Types and Names			Preferred General Character of Neighborhood or District	Preferred Future Land Uses and Activities										Preferred General Residential Net Density (DU/Acre)		Preferred Community Design Type			Comments on Specific Map Parcels or Areas	
Place Type	Place Name	Map Symbol		Existing Uses	Single Family	Two Family	Multi-family / Senior	Commercial	Institutional - Government	Institutional - Education / Cultural	Institutional - Other	Recreational	Agricultural	Industrial	Minimum Density	Maximum Density	Traditional Neighborhood	Conservation Subdivision		Suburban Subdivision
Residential Neighborhood	Residential Neighborhood - East	RN - East	Allow additional development that matches pattern of smaller lots connected streets. Allow moderate densities laid out in a traditional neighborhood or conservation subdivision type design.	A	D	D	D	A	u	A	u	A	A	u	Match Neighboring Density	6	D	A	A	8, 9, 10, 11, 12
	Residential Neighborhood - Golf Course	RN - GC	Maintain existing golf course use as a valuable community asset and allow additional related development which compliments and benefits from proximity to golf course amenity.	A	D	D	D	A	u	u	u	A	u	u		6	D	A	A	13
	Residential Neighborhood - Richmond Rd	RN - Richmond Rd	Allow additional moderate to higher density residential and senior housing developments that can take advantage of topography to achieve lake views. preserve environmental features and public views along Richmond Road / Lance Drive. At the eastern end of this area, between Main Street and Lance Drive consideration should be given to smaller scale office uses and mixed-use development that does not draw retail uses away from the pedestrian oriented downtown to the east.	A	D	D	D	A	A	u	A	A	A	u		6	D	A	A	3, 4, 5
	Residential Neighborhood - North	RN - North	Maintain existing residential neighborhood character. Allow additional development on vacant areas that compliments existing neighborhood and preserves environmental features. Encourage pedestrian and vehicular connections to Village Center Area.	A	D	D	D	u	u	u	u	A	u	u		6	D	A	A	
	Residential Neighborhood - Northeast	RN - Northeast	Maintain existing residential neighborhood character. Allow additional development that matches pattern of smaller lots and connected streets. Allow moderate to higher densities laid out in a traditional neighborhood or conservation subdivision type design. Allow possible higher density senior housing in appropriate parcels in proximity to Village Center. In general, in all developments encourage increased pedestrian and vehicular connections to Village Center Area. Encourage the creation of a neighborhood park adjacent to Basset Rail Corridor trail as the Park Plan recommends.	A	D	D	D	A	u	u	u	A	u	u		6	D	A	A	6, 7
	Residential Neighborhood - Southwest	RN - Southwest	Allow additional development that matches pattern of smaller lots and connected streets. Allow moderate densities laid out in a traditional neighborhood or conservation subdivision type design.	A	D	D	A	A	u	u	u	A	A	u		6	D	A	A	1, 14
	Residential Neighborhood - Wilmot	RN - Wilmot	Allow additional development that matches pattern of smaller lots and connected streets. Allow moderate densities laid out in a traditional neighborhood or conservation subdivision type design.	A	D	D	A	u	u	u	u	A	u	u		6	D	A	A	

(Draft for Review, November 17, 2009)

Table J-10

Place Types and Names			Preferred General Character of Neighborhood or District	Preferred Future Land Uses and Activities											Preferred General Residential Net Density (DU/Acre)		Preferred Community Design Type			Comments on Specific Map Parcels or Areas
Place Type	Place Name	Map Symbol		Existing Uses	Single Family	Two Family	Multi-family / Senior	Commercial	Institutional - Government	Institutional - Education / Cultural	Institutional - Other	Recreational	Agricultural	Industrial	Minimum Density	Maximum Density	Traditional Neighborhood	Conservation Subdivision	Suburban Subdivision	
Rural Residential	Rural Residential - East	RR - East	Maintain mostly rural character with some potential traditional neighborhood and conservation type developments complementing adjacent uses.	A	D	A	u	u	u	u	D	A	D	u	1	3	A	D	A	
	Rural Residential - Mixed	RR - Mixed	Create more intense development character that capitalizes on proximity to HWY 12. Encourage appropriately designed and scaled commercial and/or industrial uses.	A	D	A	A	A	u	u	u	A	D	A	1	3	u	D	A	
	Rural Residential - West	RR - West	Maintain mostly rural character with some limited commercial uses at crossroads. Institutional uses desirable in this area.	A	D	A	u	A	u	D	D	A	D	u	1	3	u	D	A	16
	Rural Residential - Lilly Lake	RR - Lilly Lake	Maintain mostly rural character with some potential conservation type developments.	A	D	A	u	u	u	u	u	A	D	u	1	3	u	D	A	
	Rural Residential - Powers Lake	RR - Powers Lake	Maintain mostly rural character with some potential conservation type developments.	A	D	A	u	u	u	u	u	A	D	u	1	3	u	D	A	
	Rural Residential - Bassett	RR - Bassett	Maintain mostly rural character with some potential conservation type developments.	A	D	A	u	u	u	u	u	A	D	u	1	3	u	D	A	
	Rural Residential - Wilmot	RR - Wilmot	Maintain mostly rural character with some potential conservation type developments.	A	D	A	u	u	u	u	u	A	D	u	1	3	u	D	A	

Table J-10

Place Types and Names			Preferred General Character of Neighborhood or District	Preferred Future Land Uses and Activities											Preferred General Residential Net Density (DU/Acre)		Preferred Community Design Type			Comments on Specific Map Parcels or Areas
Place Type	Place Name	Map Symbol		Existing Uses	Single Family	Two Family	Multi-family / Senior	Commercial	Institutional - Government	Institutional - Education / Cultural	Institutional - Other	Recreational	Agricultural	Industrial	Minimum Density	Maximum Density	Traditional Neighborhood	Conservation Subdivision	Suburban Subdivision	
Agricultural	Agricultural - East	AG - East	Maintain and enhance rural character with a mixture of agricultural and low-density residential uses.	A	D	u	u	u	u	u	u	A	D	u	-	1	u	D	A	
	Agricultural - North	AG - North	Maintain and enhance rural character with a mixture of agricultural and low-density residential uses.	A	D	u	u	u	u	u	u	A	D	u	-	1	u	D	A	
	Agricultural - Randall	AG - Randall	Maintain and enhance rural character with a mixture of agricultural and low-density residential uses.	A	D	u	u	u	u	u	u	A	D	u	-	1	u	D	A	
	Agricultural - State Line	AG - State Line	Maintain and enhance rural character with a mixture of agricultural and low-density residential uses.	A	D	u	u	u	u	u	u	A	D	u	-	1	u	D	A	
	Agricultural - Wilmot	AG - Wilmot	Maintain and enhance rural character with a mixture of agricultural and low-density residential uses.	A	D	u	u	u	u	u	u	A	D	u	-	1	u	D	A	
Special District	Special District - Business Park	SD - Business Park	Continue existing business park uses in this location and promote additional uses on remaining business park land.	A	u	u	u	A	u	u	u	A	u	D	-	-	u	u	u	
	Special District - Quarry	SD - Quarry	Allow existing gravel extraction operation to transition to a mixed-use neighborhood as per the terms of detailed PUD agreement	A	D	A	A	A	u	u	D	A	D	u	-	-	D	D	A	
	Environmental Preserve	Env Preserve	Preserve as park land according to approved park plan. Encourage preservation of environmental corridors adjacent to park area.	A	u	u	u	u	u	u	u	D	u	u	-	-	u	u	u	

**D = Desirable** - These uses should be encouraged and support the desired character of the area.

**A = Allowable** - These uses are appropriate for the area, but may require additional consideration to fit the vision.

**U = Undesirable** - In general, these uses should not be encouraged, but may still be acceptable for the district under special circumstances.