

LAND USE POLICY PLAN

Village of Holland, Ohio

Village of Holland, Ohio

LAND USE POLICY PLAN

It shall be the goal of the Village of Holland to achieve a high quality of life for its residents through thoughtful land use patterns, and to respect the integrity of the natural environment while encouraging community development that meets the social and economic needs of its residents. The land use policy plan provides a long-range guide for the development and use of land in the Village of Holland. The land use policy plan reflects the constraints and opportunities created by the lack of, or the provision of, infrastructure and facilities.

This plan contains general goals regarding village wide land use issues and standards for development. It provides guidance for the physical development and redevelopment of the Village of Holland, by encouraging stable neighborhoods, consolidating and expanding commercial growth, and facilitating new industrial growth in the Village of Holland. This land use policy plan shall complement the zoning code, subdivision regulations, and building codes of the Village of Holland.

Overall Goals of the Plan:

- Encourage residential, commercial, and industrial development in the Village of Holland.
- Protect the health, safety, and welfare of the citizens of the Village of Holland.
- Promote the overall public interest, rather than the interests of individuals or special groups within the community.
- Cooperate with other local governments and regional agencies.
- Inject long-range considerations into the determination of short-range actions.
- Utilize professional and technical services to enhance the decision-making ability of the Village.

Residential:

- Enact policies that promote and encourage home ownership.
- Encourage the maintenance of the existing housing stock.
- Single-family residential districts are to be developed and promoted as neighborhoods free from any land usage that may produce adverse effects.
- Require buffering to control visual, noise, and activity impacts between residential and commercial uses.
- Monitor home occupations to prevent land use conflicts from developing.
- Multifamily residential districts shall be located in areas that have appropriate

infrastructure and be on major arterials.

- Multifamily residential districts shall be well constructed and maintained to ensure their aesthetic quality in the future.
- The following neighborhood planning principles should be incorporated in any future land use:
 1. Integrate a mix of residential types, but always emphasize owner occupied housing as a stabilizing influence on neighborhoods.
 2. Design active parks or school sites to be neighborhood focal points.
 3. Redirect truck traffic away from residential neighborhoods.
 4. Institute a traffic-calming program to reduce through traffic.

Commercial:

- Commercial development should be integrated on larger parcels, that provides for more efficient usage of land, shared access points, and more efficient utility systems.
- A focus should be placed on maintaining and revitalizing existing commercial areas rather than creating new commercial areas.
- Emphasis should be placed on developing streetscape programs, business associations, shared parking, signage programs, and more pedestrian accessibility.
- Pedestrian/bicycle connections should be encouraged. Where feasible, pedestrian and bike connections between commercial areas and nearby neighborhoods should be supported.
- Parking should be shared to reduce excessively large pavement areas. Landscaping along, as well as within, parking lot perimeters should be required to lessen visual impact of these lots.
- High density uses (residential and nonresidential) or significant traffic generators should be located along arterials and collectors.
- Provide neighborhood-level retail uses with safe pedestrian linkages to adjacent neighborhoods.
- Offices and institutional uses should provide a suitable buffer to protect residences.
- Village of Holland's commercial land use proposals shall be evaluated with reference to the following:
 1. Existing physical capabilities and characteristics of the land.
 2. The overall appropriateness for a proposed use at a particular location.
 3. Compatibility of a proposed development with surrounding and proposed land uses.
 4. Concept site plan to illustrate proposed activities.

- The Village will encourage commercial activity to locate within relatively compact districts in order to maximize consumer convenience and jointly utilize public services.
- The Village will encourage development to be located along major thoroughfares, in areas designated as general commercial districts.
- The Village will promote commercial development, which does not negatively impact the traffic pattern of the nearby thoroughfare, and utilize proper interior traffic patterns.

Industrial:

- The Village of Holland's industrial land use proposals shall be evaluated with reference to the following:
 1. Existing physical capabilities and characteristics of the land.
 2. The overall appropriateness for a proposed use at a particular location.
 3. Compatibility of a proposed development with surrounding and proposed land uses.
 4. Concept site plan(s) to illustrate proposed activities.
- Proposed locations should be near or adjacent to major transportation modes.
- The Village will strongly encourage industrial activity to concentrate in industrial parks or Planned Unit Development (PUD's).
- Industrial development should be encouraged on relatively flat, well-drained land, capable of being served by central water and sewer facilities.
- The Village will support the use of available development incentives to attract industrial growth at appropriate locations.
- Encourage intrusive industrial uses to relocate to appropriate industrial areas.
- Develop financial options, such as revolving loan funds, grants, or tax incentives.
- Achieve economic development through job creation and retention by providing financial incentives to qualified companies.
- Identify potential industrial sites and buildings in the Village of Holland that are available or may become available to businesses or industries.
- Coordinate development efforts with all appropriate government agencies regarding infrastructure needs of potential sites.

Parks:

- The Village of Holland will support the location of appropriate recreation and open space facilities to meet the needs and interests of its residents. These facilities will

vary in terms of size, number, and use in order to provide a full range of activities. The Village will consider the overall needs of Village residents and the respective impacts in locating, developing, and maintaining parks and open space areas. These needs and impacts shall include the following:

1. Type of facility at a specific location.
 2. Impacts on traffic patterns including increased volumes and parking.
 3. Impacts on the physical environment and intensity level.
 4. Impacts on surrounding land use.
- The Village will encourage the conservation of flood plain areas, heavily forested areas, streams corridors, and other areas with unique features for future parks and recreation.