

ATTACHMENT D:
FUTURE LAND USE PLAN MAP LEGEND EXPLANATIONS

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Low -Density Residential

This use is representative of traditional, single-family detached dwelling units. Of the residential categories, it is recommended that low density residential continue to account for the largest percentage. The areas designated for low density residential land use are generally not adjacent to major thoroughfares or incompatible land uses, and are in proximity to existing single-family residential land use. Although all single family areas should be labeled "low density," the City should allow and promote a range of lot sizes.

Moderate Density Residential

This use is representative of two-family attached dwelling units, such as duplex units and townhomes. Medium density land uses often provide areas for "empty nesters" who may not want the maintenance of a large-lot single-family home, and for young families who may find a townhome or duplex more affordable than a single-family home. The City should consider each proposed medium density development on its own merit but also generally on the following:

- The patio homes or townhomes provide a buffer between single family land uses and higher intensity land uses such as multiple family or nonresidential.
- The patio homes or townhomes provide a buffer between single family land uses and major thoroughfares or collectors.
- The land proposed for development of patio homes or townhomes is located along an arterial or collector roadway.

High-Density Residential

Traditional apartment-type units in attached living complexes characterize high density residential land use. There are currently several high density residential areas within Paris. It should also be noted that medium density uses should also be permitted in any area designated for high density use. In order to ensure that multiple-family areas are designed to a high standard wherever they develop in the future, the City should consider incorporating the following guidelines into the Zoning Ordinance:

- The proposed multi-family tract should be adjacent to an arterial roadway;
- All structures within the multi-family development should be at least 90 percent masonry on exterior of the first story;
- If the tract is adjacent to single-family residential dwellings, transition areas (greenspace, buffer areas, medium density development, etc.) should be incorporated into the project;
- Based upon the density of the complex, an appropriate amount of usable open space should be required.

Manufactured Housing

This use consists of "HUD-code manufactured homes" as defined in Section 1201.003 of the Texas Occupations Code, as amended.

Office

This use consists of commercial developments providing services for sale such as an accountant or a physician, or providing general office and administrative uses.

Retail

Retail land use areas are intended to provide for a variety of retail trade, personal, and business services and establishments, such as a grocery store, drug store, restaurant, or department store. Retail establishments generally require greater visibility than do other types of nonresidential land use (e.g., office, commercial). As such, retail land uses have been designated in the higher traffic areas and at major intersections. However, retail uses do not have outside storage and sale of items, with the exception of occasional temporary displays of items not specifically prohibited by zoning regulations.

Commercial

Areas designated for commercial land use are intended for a variety of commercial uses and establishments with outside storage, display, and sales. Examples of such uses include automobile-related services, manufactured home sales, self-storage units, welding shops, and pawn shops. Commercial uses often locate along major thoroughfares not because they need the visibility, as retail uses generally do, but because they need the accessibility. The challenge lies in the fact that commercial uses generally have a greater need for outside storage areas, yet these areas tend to lessen the visual quality of major thoroughfares.

Central Area

This classification includes a mix of residential, retail, service, and business uses that provide for the daily convenience needs of on-site and nearby employees and residents. The purpose is to provide for pedestrian and transit-oriented high density employment and cultural uses together with limited complementary retail and higher density residential and other compatible uses that enhance the Central Area.

Light Industrial

This use includes light manufacturing processes which are contained within a building or which do not emit detectable dust, odor, smoke, gas, or fumes beyond the bounding property lines of the lot or tract upon which the use is located and which do not generate noise or vibration at the boundary of the district which is generally perceptible in frequency or pressure above the ambient level of noise in the adjacent areas.

Heavy Industrial

This use includes intensive land uses including manufacturing, industrial servicing, or storage process not prohibited by law.

Public Lands and Institutions

This use includes primarily government, education, and health facilities.

Parks and Recreation

Open space amenities for both active and passive recreation. This category includes sport facilities, open space, playgrounds, recreation centers, and aquatic facilities. It does not include private neighborhood recreation centers.

Agricultural

This category includes uses devoted primarily to the tilling of soil, the raising of crops, horticulture, livestock, poultry, feed lots, and related commercial and industrial activities. It allows residential densities up to 1 dwelling unit per 5 acres.

1. Graphics for This Section

The relevant graphics for this Section 10 include:

- (A) **The 2018 Future Land Use Plan Map:** This Future Land Use Plan Map reflects the adopted future vision regarding land use in Paris, and also provides the framework for further updates and revisions to the Paris Zoning Ordinance.

This Future Land Use Plan Map illustrates a Vicinity Map which reflects Paris in relationship to Lamar County. The purpose is to illustrate the Paris Future Land Use Plan Map in relation to its regional context.

- (B) **The 2018 Updated Master Thoroughfare Plan Map:** Although it is a separate map from the Future Land Use Plan Map, the Master Thoroughfare Plan Map is highly associated with future land use. This is so because the movement of people, goods, and services is directly related to the various land uses from which their trip generations begin and end; further, all land uses between the origin and destination of any kind of thoroughfare travel also strongly affects the efficiency and safety of such vehicular movement.