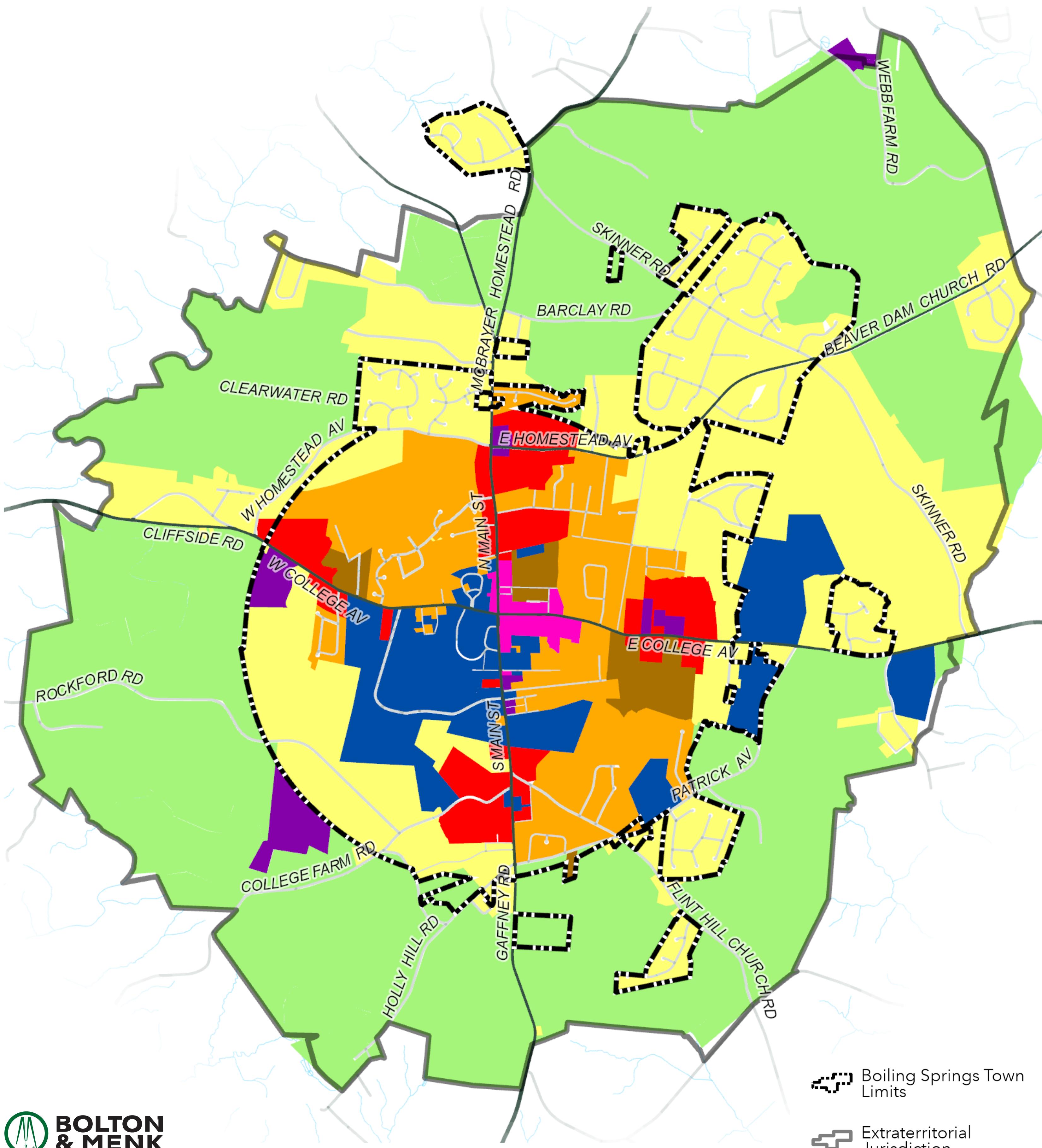


Future Land Use Areas



Land Use Areas help to define the community's vision for specific areas within their town. Descriptions of each area are shown below, with more details on the other boards in this section. These descriptions are intended to be used as guidelines and are aspirational rather than restrictive or regulatory. Each one can serve as a guide for investors, policy makers, and other decision makers through development processes.

Centers

Central Business refers to areas located in Boiling Springs' traditional downtown area. Uses include shops, restaurants, and other compatible light commercial activities that are set close to the street to encourage pedestrian activity and serve the core needs of the community.

Neighborhood Nodes provide spaces for smaller commercial or mixed-use areas at key areas within the community. Most development in these areas include retail and office buildings and may include mixed housing types including townhomes, duplexes, and small apartment buildings. These areas are intentionally connected to nearby residential areas with direct roadway and walkway connections.

Residential Areas

Low-Density Residential includes single-family detached residential units on individual lots at a density of no more than one to one and a half dwelling units per acre. Local roadways should promote connectivity and access to major roadways.

Medium-Density Residential covers areas of individual homes that have no more than three dwelling units per acre. These areas are centered on the downtown core, in close proximity to community facilities, and infrastructure. When adjacent to commercial areas, direct connections that support walking and bicycling should be included.

High-Density Residential includes residential units at a maximum of seven dwelling units per acre. This classification includes a mixture of single-family detached homes, townhomes, and multi-family structures, including residence halls, apartments, and retirement housing.

Employment Areas

Institutional areas include town hall and other government facilities, churches, cemeteries, hospitals, educational uses, as well as the Ruby C. Hunt YMCA. This category includes Gardner-Webb University and includes all University-owned land and uses that complement the University's operation.

Industrial areas include manufacturing and warehousing facilities. These uses should generally be separated from other uses and screened appropriately.

Environmental Resources

Open Space/Farmland Preservation includes lands identified for conservation and other undeveloped lands that can serve as passive recreational and future residential areas.