

## TOWN OF HAWTHORNE FUTURE LAND USE DEFINITIONS

### NON- SHORELAND CATEGORIES

#### Rural Traditional

Rural lands in this category will include large-lot residential uses and resource-based industries, including farming and forestry operations. Industrial uses would be limited to industries directly related to, and dependent on, natural resources. Rural-oriented recreational uses will also play a role in this category. Rural cluster development would typically be allowed within in this category. **Density:** The preferred maximum density of the Rural Traditional category would not be greater than 1 dwelling unit per 10 acres.

#### Rural Residential

The Rural Residential category would permit development at a density low enough to assure conservation of natural systems and protection of rural resources. Rural residential clustering would be allowed. **Density:** The preferred maximum density of the Rural Residential category would not be greater than 1 dwelling unit per 5 acres.

#### Single Family Residential

The Single Family Residential category includes primarily single-family detached residential development. **Density:** The preferred density range would be between 1 dwelling unit per acre and 1 dwelling unit per 2 acres, with wastewater needs served by private on-site waste treatment systems (POWTS)(**more density with municipal sewer?**)

#### General Commercial

This category includes small-scale indoor commercial, retail, service and office uses, excluding manufacturing, warehousing, and distribution. Typical retail uses include gas stations, grocery stores, restaurants, shops and convenience stores. General development considerations include traffic, compatibility with abutting residential areas, the appearance of new and existing development as well as the availability of adequate infrastructure.

### **Forestry, Wildlife Conservation and Outdoor Recreation**

This category delineates areas in which designated **exclusively** for the production of timber, wildlife & waterfowl production, wildlife habitat and outdoor recreation. Desired future land use practices would include sustainable forestry practices, hunting, fishing, hiking, camping, various forms of motorized and non-motorized recreation consistent with adopted management plans, and other low-impact human uses. **Public access and use is contingent on ownership and/or enrollment in Forest Tax Law Programs.** All mapped wetlands and public parks are included within this category.

### **Governmental and Institutional**

This category includes all government-owned administration buildings and offices; fire stations, public hospitals and health care facilities; day care centers; public schools, colleges, educational research lands; and lands of fraternal organizations (BSA, VFW, etc.) located outside of Rural Activity Centers. Cemeteries, churches, and other religious facilities located outside of Rural Activity Centers are also included in this category.