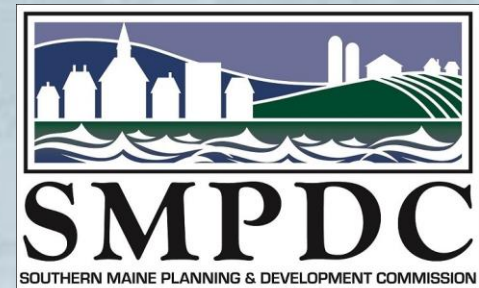


Land Use Patterns

How all of the different land uses in a community fit together and create spaces for living, working, conservation, and recreation,

Influencing municipal expenses and the community's quality of life



What factors influence a community's land use patterns?

- Topography & geographic features
- Existing road network
- Zoning
- Conservation Measures

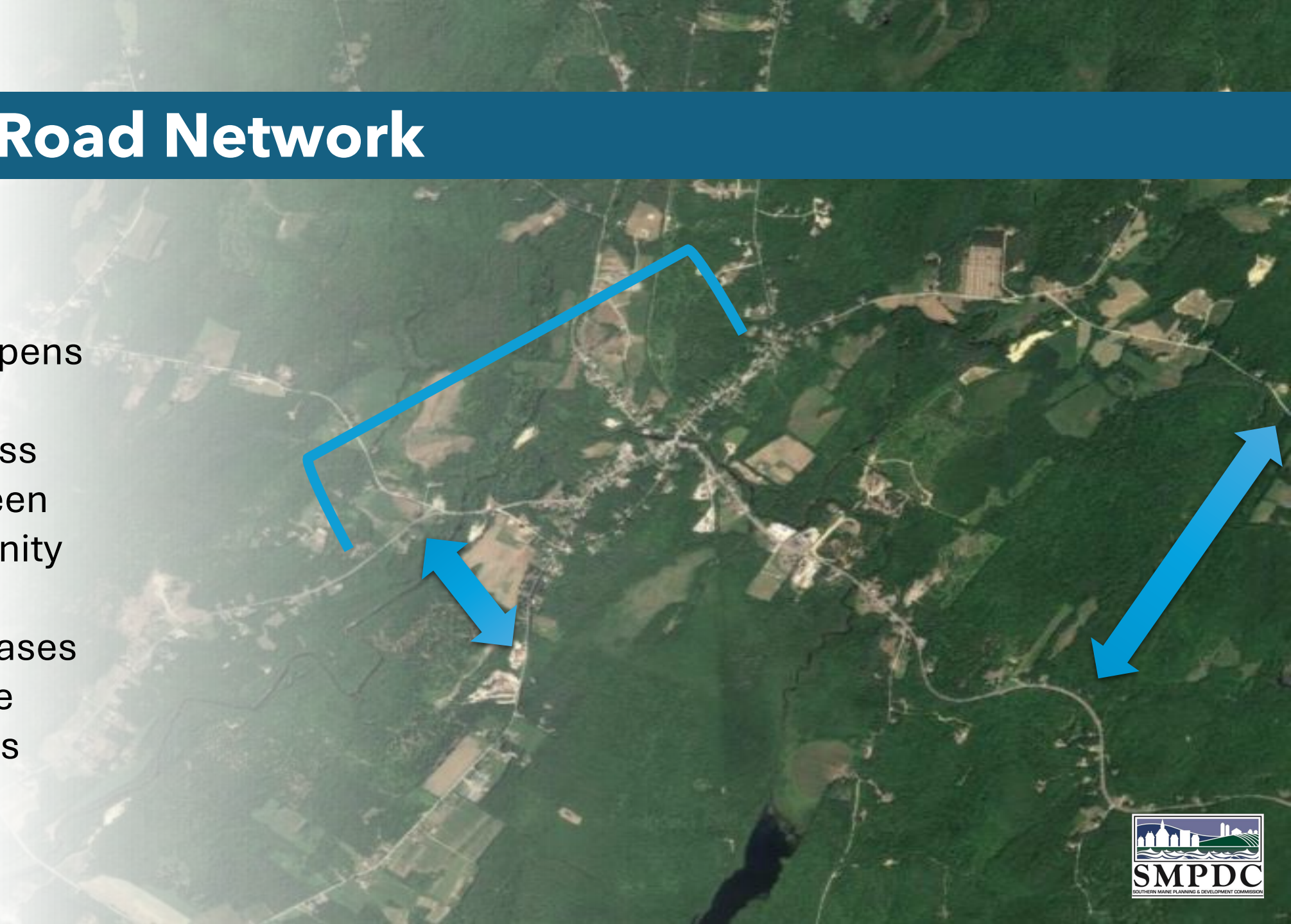
1) Topography & Geographic Features

- Can prevent development
- Can spur desirability of development
- Can create barriers between parts of a community



2) Existing Road Network

- Dictates where development happens
- Can create access OR barriers between parts of a community
- Increases/decreases the cost to provide municipal services



3) Zoning

- Can influence how fast or slow land gets eaten up (how much land is used up per capita)
- Can influence what the community can/can't access
- Can influence the community's live/work/play options

4) Conservation Measures

- Prevent development in priority areas
- Preserve land for recreation and nature
- If not present, no guarantee that undeveloped lands remain that way

Questions to Keep in Mind



What factors influence a community's land use patterns MORE?

1) Rate of growth

OR

Type of growth

2) Design of road network

OR

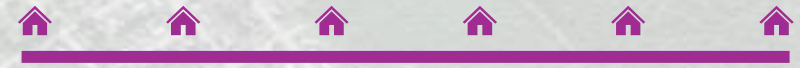
Number of roads

Rank by the most to least expensive for a municipality to service:

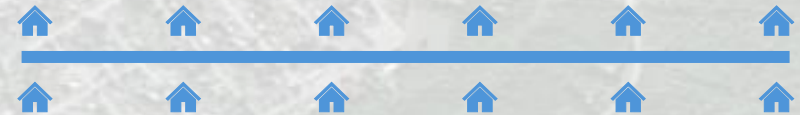
a) 4 miles of road with 12 houses



b) 8 miles of road with 6 houses



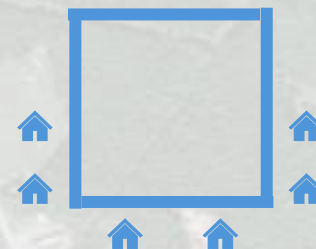
c) 8 miles of road with 12 houses



d) 4 miles of road with two disconnected 2-mile branches, with 6 houses



e) Four connected 2-mile roads, with 6 houses



Thought exercise: How would municipal expenses change if we added 2 houses to each scenario?

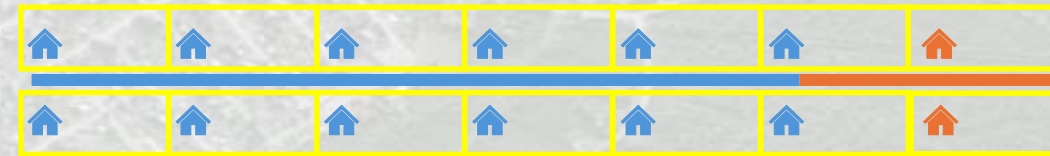
a) 4 miles of road with 12 houses



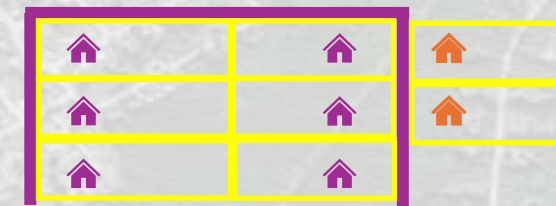
b) 8 miles of road with 6 houses



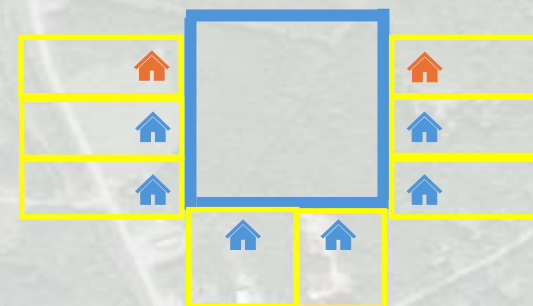
c) 8 miles of road with 12 houses



d) 4 miles of road with two disconnected 2-mile branches, with 6 houses



e) Four connected 2-mile roads, with 6 houses



Pros & Cons of Different Land Use Patterns



Pros:

- Variable residential lot sizes
- Lots of in-tact forest
- Least expensive for municipal services
- Agricultural opportunities
- Efficient road network for walking and driving
- Community center

Middle-ground:

- Mostly smaller residential lot sizes
- Land may be getting eaten up



Pros:

- Least expensive for municipal services
- Can walk to neighbors & school
- Agricultural opportunities
- Swaths of conserved land

Middle-ground:

- Conserved land and neighborhood are separated by farmland

Cons:

- Smaller residential lot sizes
- Less privacy



Pros:

- Variable residential lot sizes
- Community center

Middle-ground:

- Some ability to walk (outskirts of town into town center)
- Cost of municipal services
- Some agricultural opportunities

Cons:

- Fairly inefficient road network for walking and driving



Pros:

- Variable residential lot sizes
- Lots of in-tact forest (but do policies protect it?)
- Agricultural opportunities

Middle-ground:

- Potential community center

Cons:

- Inefficient road network for walking and driving
- Most expensive for municipal services



Pros:

- Variable residential lot sizes
- Development is distanced from water

Cons:

- Extremely inefficient road network for walking and driving
- Most expensive for municipal services
- Only private access to water
- No community center
- Land is getting eaten up
- Limited agricultural opportunities

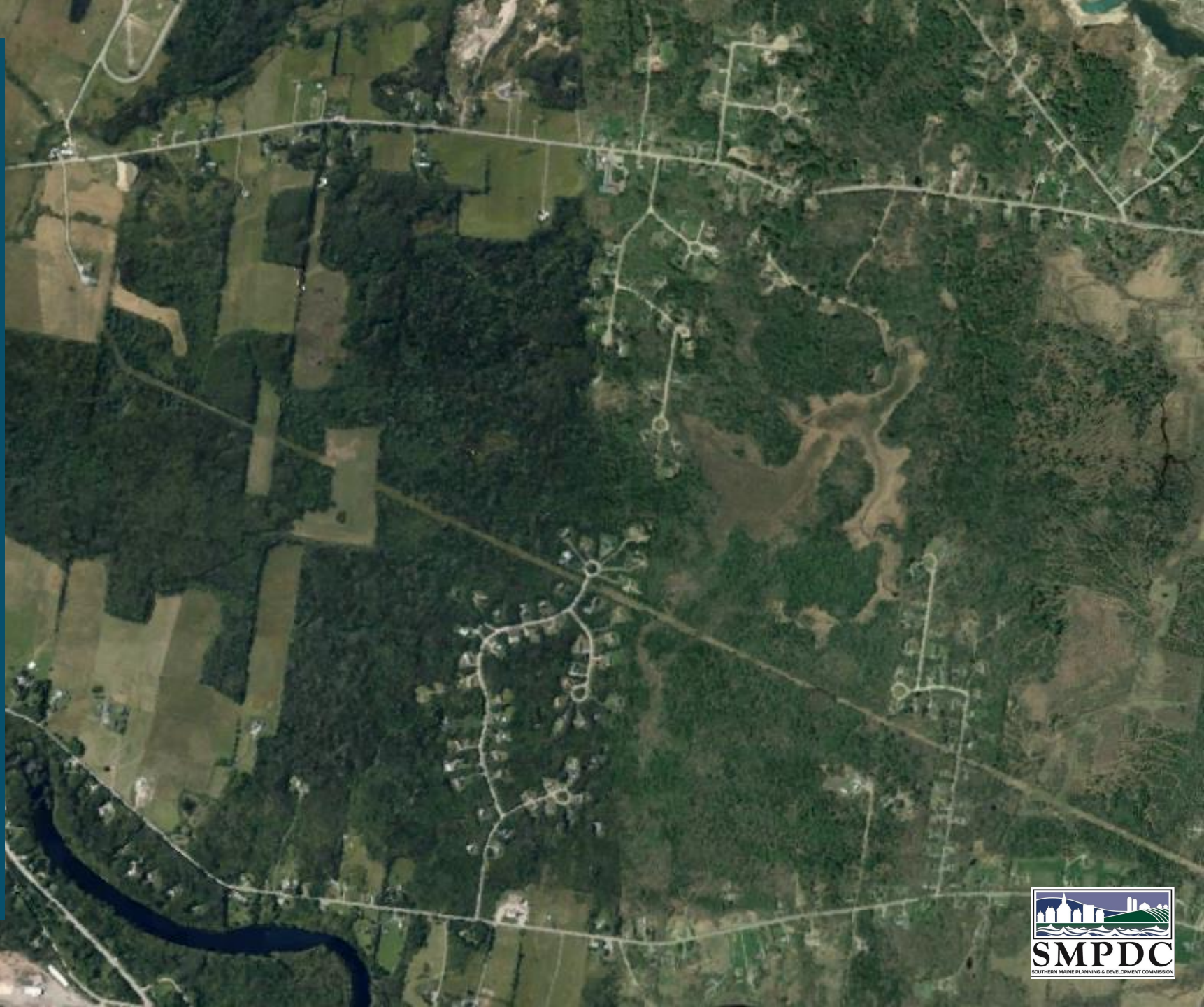


Pros:

- Variable residential lot sizes
- Agricultural opportunities

Cons:

- Extremely inefficient road network for walking and driving
- Most expensive for municipal services
- Land is getting eaten up
- Only private access to water
- No community center



Pros:

- Variable residential lot sizes
- Efficient road network for walking and driving
- Community center
- Lots of in-tact forest
- Least expensive for municipal services

Cons:

- Limited agricultural opportunities



Pros:

- Variable residential lot sizes
- Public and private access to water
- Lots of in-tact forest

Middle-ground:

- Road network for walking and driving
- Cost of municipal services
- Some agricultural opportunities
- Land may be getting eaten up

Cons:

- No community center



Pros:

- Very efficient road network for walking and driving
- Least expensive for municipal services
- Lots of in-tact forest
- Community center

Middle-ground:

- Mostly smaller residential lot sizes

Cons:

- Industrial development blocks community from water
- Limited agricultural opportunities



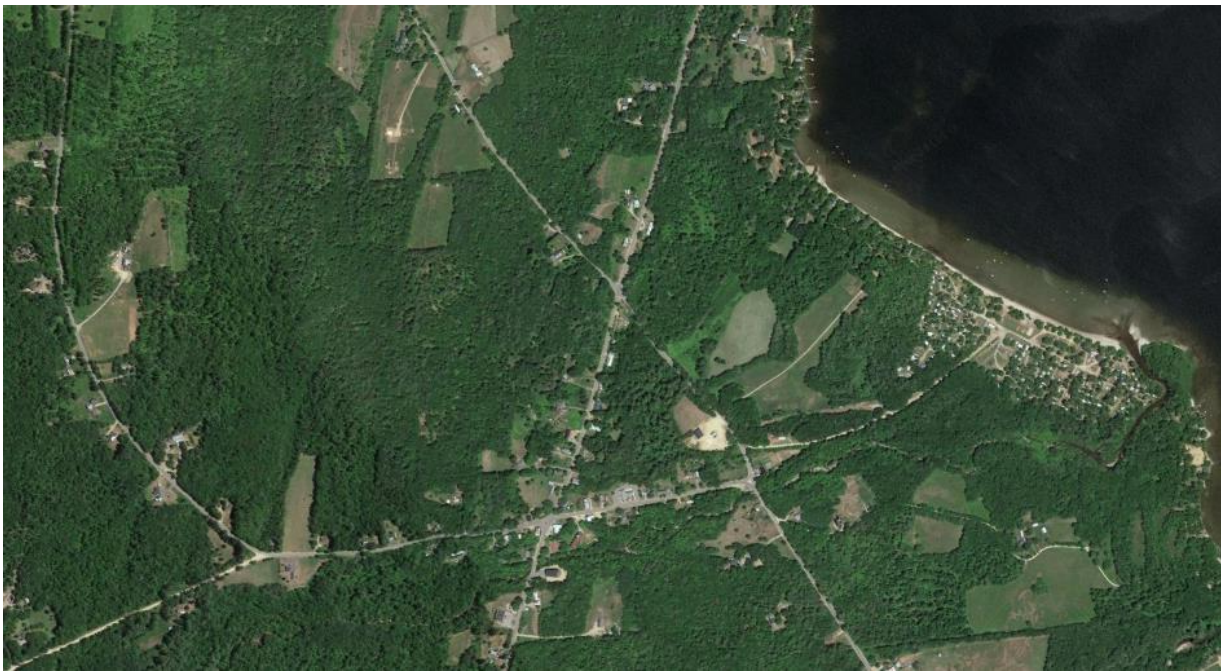
One More Look at Land Use Patterns...



**...what pattern(s) speak to
your community?**







Next Steps

What policies and programs support the kind of land use pattern that your community wants?

