

LAND USE FRAMEWORK MAP

(Ames Urban Fringe Plan)

Summary Text from Ames Urban Fringe Plan

Land Use Designations for Rural Service and Agricultural Conservation Area

Agriculture and Farm Service – Farming and agricultural production; industry and commerce that need to be close to agriculture; farmsteads, farmstead sites and pre-existing homes.

Rural Residential – Single-family residences at one unit per acre or lower density, with rural services and decentralized systems; protect agricultural operations and environment.

Parks and Recreation Areas – privately owned recreation, conservations and related uses, with rural services and decentralized systems.

Land Use Designations for Rural/Urban Transition Area

Rural Transitional Residential – Single- and two-family residences at densities from one unit per acre to 3.75 units per acre, preferably in clusters, with rural services and decentralized systems; in some cases, urban services for future use or assessment waivers and other agreements about future costs and annexation.

Priority Transitional Residential – Single-family residences at densities above 3.75 units per acre, preferably in clusters, with rural services and common systems; urban services for future use or assessment waivers and other agreements about future costs; development agreements; annexation agreements.

Highway-Oriented Commercial – Commercial uses most compatible with rural areas, located on high-traffic roads and preferably in clusters; urban services; in some cases, rural services and decentralized systems with assessment waivers, other agreements on future costs and annexation.

Industrial Reserve/Research Park – Agricultural uses; future expansion of ISU Research Park with innovative technology companies supported by proximity to ISU; before development, change to Planned Industrial land use designation.

Agriculture/Subsurface Mining – Farming and agricultural production; farmsteads, farmstead sites and pre-existing homes; with limestone resources suitable for subsurface mining.

Agriculture/Long-Term Industrial Reserve – Farming and agricultural production; farmsteads, farmstead sites and pre-existing homes; future large-scale industrial uses; before development, change to Planned Industrial land use designation.

General Industrial – Surface portion of existing subsurface mining operation.

Natural Areas – Environmentally sensitive areas; significant natural habitat; public parks and open space; future parks; greenways; farmsteads, farmstead sites and pre-existing homes.

Gateway Protection – Land uses and design that defines, accentuates and enhances entrance areas to community.

Watershed Protection Area – Watersheds for wetlands and with vegetation that protects or improves water quality; mitigation facilities; Best Management Practices.

Airport Protection Area – Land close to airport; development characteristic that protects life and maintains integrity of aviation operations.

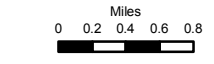
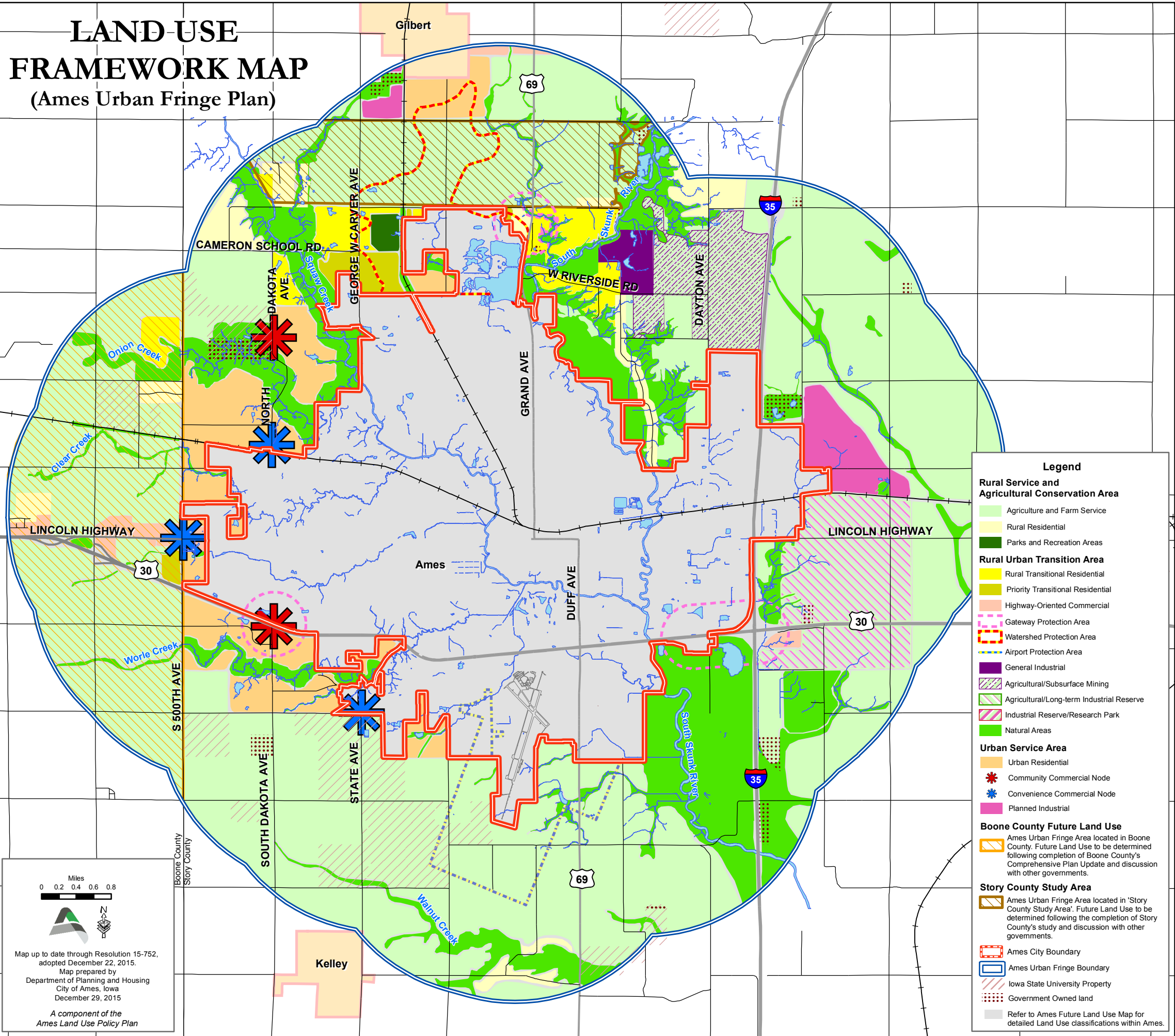
Land Use Designations for Urban Service Area

Urban Residential – Village residential developments at densities above 8 units per acre; suburban/single-family residential developments at densities above 3.75 units per acre; suburban/medium density residential development at densities above 10 units per acre; annexation; urban services: development agreements.

Community Commercial Node – Clustered commercial uses up to 800,000 square feet per cluster; annexation; urban services: development agreements.

Planned Industrial – Large-scale industrial uses clustered in industrial parks; annexation; urban services: development agreements.

Convenience Commercial Node – Clustered commercial uses that serve convenience and localized neighborhood needs; up to 100,000 square feet per cluster; annexation; urban services: development agreements.



Map up to date through Resolution 15-752, adopted December 22, 2015.
Map prepared by
Department of Planning and Housing
City of Ames, Iowa
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A component of the
Ames Land Use Policy Plan

Legend

Rural Service and Agricultural Conservation Area

- Agriculture and Farm Service
- Rural Residential
- Parks and Recreation Areas

Rural Urban Transition Area

- Rural Transitional Residential
- Priority Transitional Residential
- Highway-Oriented Commercial
- Gateway Protection Area
- Watershed Protection Area
- Airport Protection Area

Urban Service Area

- Urban Residential
- Community Commercial Node
- Convenience Commercial Node
- Planned Industrial

Boone County Future Land Use

- Ames Urban Fringe Area located in Boone County. Future Land Use to be determined following completion of Boone County's Comprehensive Plan Update and discussion with other governments.

Story County Study Area

- Ames Urban Fringe Area located in 'Story County Study Area'. Future Land Use to be determined following the completion of Story County's study and discussion with other governments.

Other Symbols:

- Ames City Boundary
- Ames Urban Fringe Boundary
- Iowa State University Property
- Government Owned land
- Refer to Ames Future Land Use Map for detailed Land Use classifications within Ames.