

Application of the Adjacency Principle: Overlay Approach

Primary Locations

Townships: ≤ 2 miles from a public road and ≤ 10 miles from retail hub boundary

Plantations or Towns: ≤ 2 miles from a public road

Management Class 3 lakes (MC3 Lakes): ≤ 700 feet from shoreline

Uses:

Residential subdivision:

- Low density subdivision with rezoning to a new subdistrict, provided ≥ 2 miles from retail hub, and $\geq 1/2$ mile from waterbodies;
- Moderate or high density subdivision with rezoning to D-RS; and
- Subdivision in the M-GN by permit (formerly Level 2);

Commercial development consistent with general criteria in Section 10.08:

- Retail;
- Service; and
- Recreation

Industrial development consistent with general criteria in Section 10.08.

- Facilities that do not require access to 3 phase power

Note: Regions that have been prospectively zoned, or that have participated in Community Guided Planning and Zoning may be treated differently. See *Land Use Planning Commission Application of the Adjacency Principle Staff Proposal—Part One of Two* for details.

Secondary Locations

Town, township, or plantation: ≤ 5 miles from a public road, and in a minor civil division that abuts a retail hub

Uses:

Residential subdivision, provided the proposed location can be served by emergency services and has legal right of access from a public road:

- Low density conventional subdivision with rezoning to a new subdistrict
- Moderate or high density subdivision with rezoning to D-RS

3 phase power locations

Town, township, or plantation: Near point of interconnection with 3 phase power

Uses:

Industrial development consistent with general criteria in Section 10.08:

- Facilities that require three phase power

