

# 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.

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

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

### 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.

**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.

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

**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.

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

**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.

**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/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.

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

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

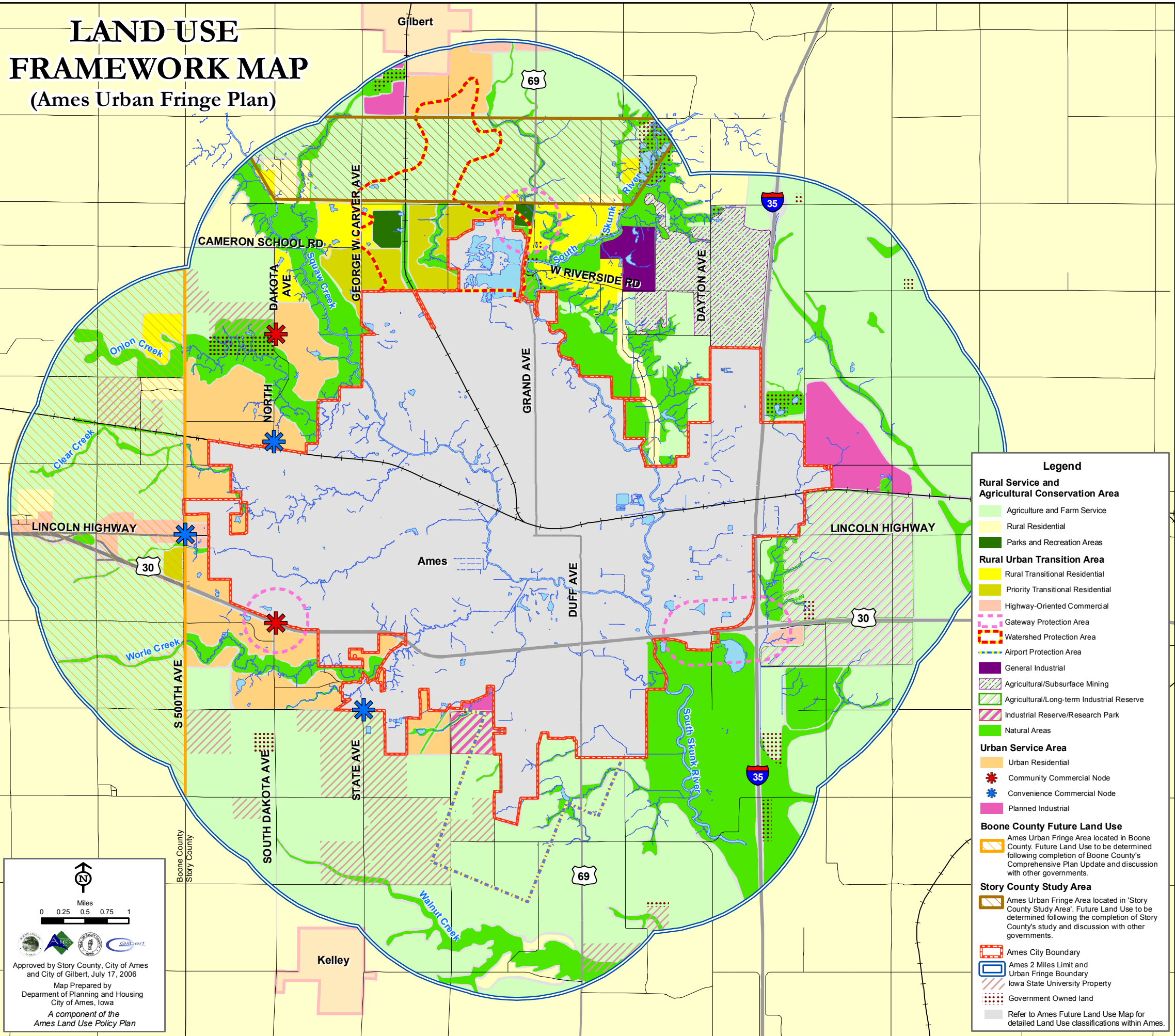
### Land Use Designations for Urban Service Area

**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.

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

**Community Commercial Node** – Clustered commercial uses up to 800,000 square feet per cluster; 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.



#### 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

**Urban Service Area**

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

**Other Designations**

- General Industrial
- Agriculture/Subsurface Mining
- Agricultural/Long-term Industrial Reserve
- Industrial Reserve/Research Park
- Natural Areas

**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 2 Miles Limit and Urban Fringe Boundary
- Iowa State University Property
- Government Owned land
- Refer to Ames Future Land Use Map for detailed Land Use classifications within Ames.

0 0.25 0.5 0.75 1 Miles

Approved by Story County, City of Ames and City of Gilbert, July 17, 2006

Map Prepared by  
Department of Planning and Housing  
City of Ames, Iowa

A component of the  
Ames Land Use Policy Plan