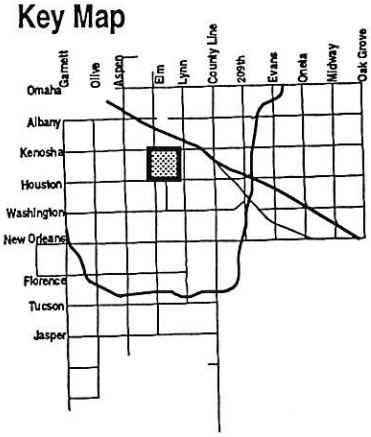
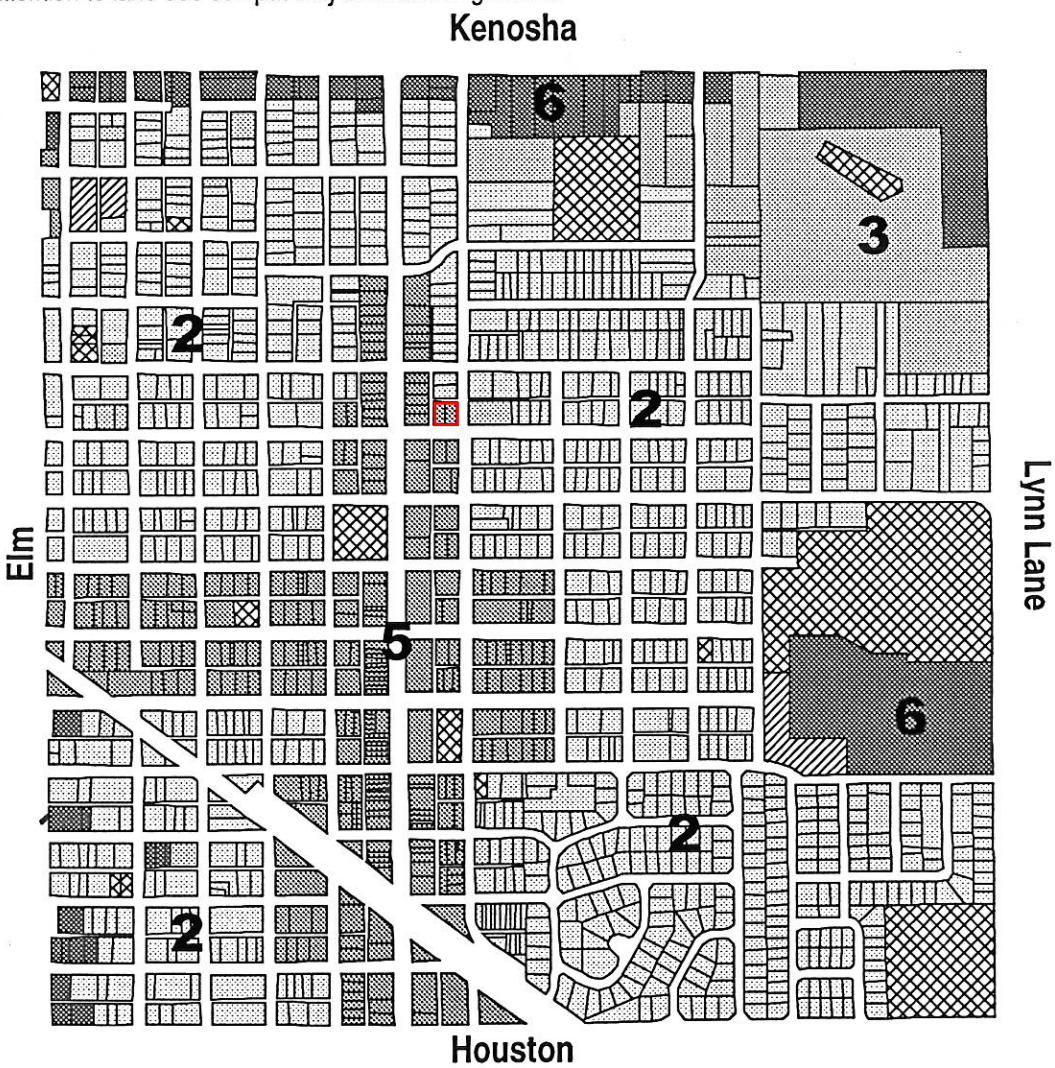
Kenosha/Lynn Lane/Houston/Elm Place (Section 11-18-14)

Level 6 designations are proposed for the northeast corner (Tiger Hill), and for the tract zoned I-1 along Lynn Lane. Based on the existing C-4 and C-5 zoning districts, a Level 6 designation is also given to all the commercial parcels along Kenosha. One tract zoned O-2 on the south side of Kenosha is zoned lower than could be allowed by Level 6 designation, however, surrounding tracts are zoned in accordance with a Level 6 designation. A few scattered parcels in the southwest quarter section that are zoned and used commercially are also designated Level 6. Level 5 is a special designation intended to reflect a mix of uses in the original town and a continuation of such as appropriate. Essentially, Level 5 designations are given to tracts one to two blocks east and west along Main south to Veterans and Central Park. Also, a gateway along Broadway, one block to either side is proposed between Main Street and Elm Place. Level 3 designations are given to tracts in the northeast corner (Tiger Hill) and around the Northeast Elementary School as a buffer between Level 6 and Level 2 areas based on existing zoning. Level 2 designations are proposed for most existing residential areas in and around the Original Town. In many specific cases, higher intensity residential zoning, commercial or industrial zoning exists on one specific lot, however. It is not recommended that such zoning on these small parcels be allowed to expand to adjoining parcels without careful attention to land use compatibility and buffering needs.

LUIS Classification

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- Flood/Greenway
- Public Recreation
- Private Recreation
- Public/Semi-Public

Key Map