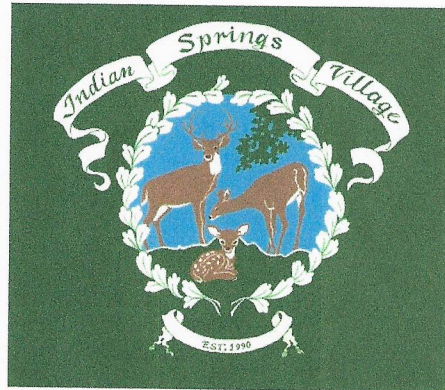


**INDIAN
SPRINGS
VILLAGE
COMPREHENSIVE PLAN**



Adopted August 21, 2018 by the ISV Town Council

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THIS DOCUMENT MAY BE VIEWED IN COLOR AND IN ITS ORIGINAL SIZE ON THE INDIAN SPRINGS VILLAGE WEB PAGE AT THE FOLLOWING ADDRESS: www.indianspringsvillage.org

Town of Indian Springs Village Comprehensive Plan

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Town of Indian Springs Village Comprehensive Plan

MISSION STATEMENT

Soon after Indian Springs Village (the “Village”) was incorporated on October 16, 1990, the new Town Council passed its first Resolution, number 91-02-26-01 “General Purpose and Goals of Indian Springs Village”. This Resolution, which was far-reaching and visionary at the time, states that the purpose and goals of the town are as follows:

To preserve, protect and enhance the quality of life that the citizens of Indian Springs Village enjoy now and for generations to come;

To preserve, protect and enhance the peaceful and uncluttered atmosphere of our town, for now and for generations to come;

To preserve, protect and enhance the beauty and serenity and tranquility which is the very essence of Indian Springs Village, for now and for generations to come;

To protect the integrity of our community from random commercialization, piecemeal annexation and inconsistent spot zoning; and

To preserve and protect the right of self-determination for the Town of Indian Springs Village and for all of its citizens.

That the objectives stated herein shall be achieved with a minimum amount of government involvement at minimal expense and relying primarily upon the voluntary efforts and support of community residents.

That all present and future officials of the Town of Indian Springs Village, whether elected or appointed, pledge to achieve and maintain the goals and objectives as stated herein.

We must recognize that the Village will have both residential and commercial growth in the future, and we must plan for it. This Comprehensive Plan, while developed to create a roadmap of the Village’s future for the next 10 to 20 years, has at its core that first Resolution, which continues today to be the basis of the Town’s formation and direction.

Town of Indian Springs Village Comprehensive Plan

Indian Springs Village strives to build a coherent vision of its future by integrating the aspirations of its residents, neighborhoods and volunteer officials into a strategy for managing pressures for change.

INTRODUCTION

On a regular basis the Village is faced with tough choices about growth, housing, transportation, neighborhood improvement and service delivery. This Comprehensive Plan provides a guide for making these choices by describing long-term goals for the Village's future as well as policies to guide day-to-day decisions.

Purpose of the Comprehensive Plan

The Indian Springs Village Comprehensive Plan (the "Plan") is a framework for future growth, development and redevelopment decisions for the Village. The Plan contains the Village's official policies on land use and community design, transportation, housing, natural environment and community services. Its policies apply to both public and private properties. Its focus is on the physical form of the Village.

The Plan is to be used by the Village Council and Planning Commission to evaluate land use changes and to make funding and budget decisions. It is used to guide building and development and to make recommendations on projects. The Plan provides the basis for the Village's zoning and subdivision regulations. The Plan's policies apply to all property within Indian Springs' planning area, a boundary that includes all land within the Village limits, plus some areas of unincorporated Shelby County. Mutual cooperation can provide benefits to both the Village and County.

Planning Context

Indian Springs is located in the northern part of the fastest growing counties in the state, Shelby County. The Village shares boundaries with the City of Hoover and the City of Pelham. Since the Village's incorporation in 1990, it has maintained a good relationship with the County. The population of Shelby County more than doubled from 1990 to 2013, with additional growth expected in the years to come. Although only a small portion of this growth will be in Indian Springs, the Village is not insulated from the challenges of an increasing population. These challenges can only be faced by planning for future development and redevelopment in Indian Springs.

Town of Indian Springs Village Comprehensive Plan

Major Themes of the Comprehensive Plan

The Plan is based on the community's identification of assets and opportunities and is organized to recognize and capture those opportunities for Indian Springs. Many opportunities exist to build on Indian Springs's assets and to convert liabilities to new, creative ways to achieve the Village's physical vision for itself.

Today, The Village functions largely as a rural "bedroom community" for the Birmingham Metropolitan area, providing a high quality of life for its approximately 2500 residents and a rural oasis to the surrounding urbanizing areas. Indian Springs's biggest challenge is trying to preserve its rural character in the face of increasing growth pressures and annexation from neighboring municipalities.

As the Plan was being developed, participants in the Indian Springs Village Public Planning and Design Workshop confirmed the appropriateness of a number of principles to guide the investments and regulations that affect the growth, development and redevelopment of the Village.

These principles include:

- Preserving and strengthening the many unique attributes that make Indian Springs a significant place.
- Protecting and preserving Indian Springs's environment resources.
- Preserving and strengthening the integrity of Indian Springs neighborhoods.
- Planning for and supporting small, vital commercial environments that will help Indian Springs to preserve its rural, residential character.
- Maintaining a fiscally responsible Village government, which provides an adequate and appropriate level of essential public services and facilities to support Indian Springs' residents.
- Providing for safe, efficient movement of people and services in and around the community.

Guided by the principles described above, a Strategic Development Concept for directing the growth, development and redevelopment of Indian Springs emerged. The Strategic Development Concept and the overall plan have been organized to reflect the importance of these principles, the assets of the Village, and the needs and desires of the community. Specifically, the Strategic Development Concept focuses on the following concepts:

- Establishing recognizable and meaningful gateways to the Village.
- Taking charge of the character and image along Cahaba Valley Road.
- Renewing and strengthening the rural character of the Village.
- Maintaining and enhancing necessary community services and facilities.
- Maintaining residential as the primary land use in the Village.
- Defining the extent of Indian Springs and filling in the gaps.

Town of Indian Springs Village Comprehensive Plan

Other Components of the Plan

Land Use, Thoroughfare Improvements and Annexation Maps are a part of this document. The Future Land Use Map is probably the most familiar part of the Plan and identifies land use designations for each property in the Village. The type of development recommended for each designation shown on the Map is described in the Land Use and Community Design Chapter.

The Plan also includes an Implementation Chapter that identifies specific actions to be taken to carry out the Plan. For each action and the timing is identified.

A Glossary is provided for reference.

A copy of this Plan, as well as the maps and other supporting data, can be found on the Indian Springs Village website at <http://www.indianspringsvillage.org/>.

How the Comprehensive Plan was developed.

The process for creating this Plan required research, analysis and collaboration at all levels in the Village. The development of the Plan began with the intent of providing a vision of the future for The Village.

Through the planning process, the Planning Commission has created a future vision and direction for development based on the community's values, issues and needs. Information concerning the Village's existing natural and built environment was studied and documented. This included natural resources (hydrology, topography, soils, etc.), current land use, and transportation systems, economics, and services and facilities of the Village. As a part of the planning process, Village residents participated in a Public Planning and Design Workshop. They gave input on what they saw as the strengths and weaknesses of the community and what direction development of the Village should take in the future.

Following this, community-wide policies for Village, addressing areas of concern were prepared. Based on an understanding of each of the previous steps, a Strategic Development Concept and Future Land Use Plan were developed. The Future Land Use Plan is the long-term vision of how the land is intended to be used and how the community wants to grow, develop and infill over time.

Several public hearings were held on the plan as well as publishing various drafts on the Internet and hand delivery of copies to the residents of the Village. Substantial revisions were made to the initial draft of the plan by subcommittees of Village residents working with Planning Commission members.

Finally, a strategy for implementing the Plan's policies and programs was prepared. The strategy includes a matrix of long and short-term actions required to implement the Plan.

Town of Indian Springs Village Comprehensive Plan

The Planning Commission played an important role in the process, both as the legislatively recognized 'keepers of the plan', but also as Village residents. The Planning Commission is responsible for the development, review and upkeep of the Plan. Throughout this process, the Planning Commission provided input into all aspects of the development of the Plan. This included issue identification, data analysis, formulation of policies, development of the future land use, transportation and annexation plans, and prioritization of implementation items.

Implementing the Plan

Essential to moving this Plan for The Village from concept to reality is the development of an Overall Implementation Strategy. Plan implementation must be a cooperative effort of both public and private sector interests. Separately, these sectors lack the money and power necessary for implementation. Together, they have all they need.

Most importantly for The Village, these public powers should take shape in the regulatory and budgeting processes, for both affect private sector interest and investment decisions. Regulations should address such concerns as land use, redevelopment, site planning, buildings, landscape, aesthetics, and signage. This will require continuing review and revision of municipal ordinances and regulations – zoning ordinance, subdivision regulations, design review, sign regulations, soil and sedimentary control, lighting, landscape regulations, anti-neglect regulations – to ensure the plan's goals and policies are properly reflected, implemented and enforced.

The implementation strategy should include the use of an annual Strategic Planning and Budgeting Process to outline funding needs and commitments. This outlines how The Village proposes to take appropriate steps each year toward achieving Village goals. This is very important because plan implementation—or achieving overall Indian Springs' goals—involves more than the spending of tax dollars. It involves more than zoning. In fact, everything the Village government does—policies, strategies and tactics—must be organized and carefully coordinated to accomplish effective implementation of this plan. And, at the same time, effective use of the strategic planning and budgeting process will assure that this Plan remains current.

Town of Indian Springs Village Comprehensive Plan

Indian Springs will focus on improving the gateways to the Village; taking charge of development along the major corridors around and through Indian Springs; preserving important natural resources and small commercial centers of activity; renewing and strengthening residential neighborhoods; and maintaining and enhancing community services and facilities.

STRATEGIC DEVELOPMENT CONCEPT

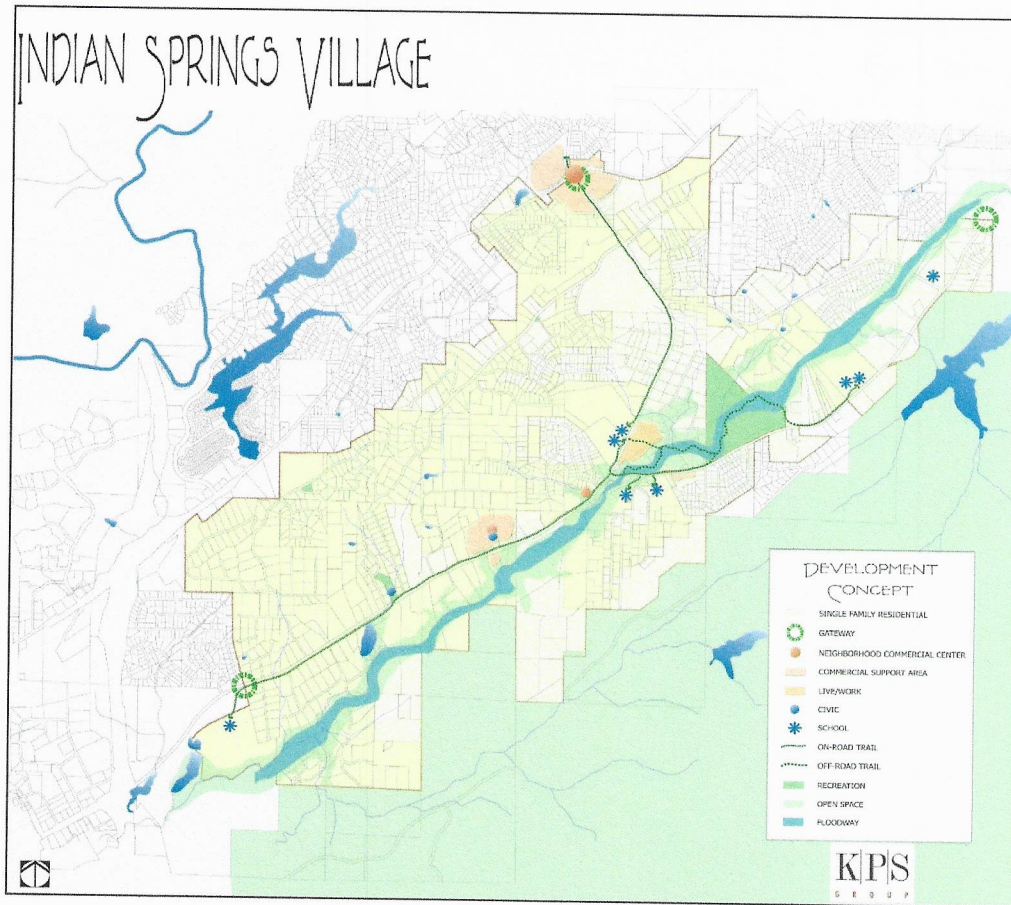
The Strategic Development Concept is organized to focus on key elements appropriate and essential to the growth and development of Indian Springs. It can be said that a Village, like a house, needs a blueprint to be built well. The Plan is meant to provide the blueprint that guides community form. For many years, Indian Springs grew in a traditional rural pattern, with large single-family lots and horse farms along the highway, sometimes subdivided to make way for a family member. While parts of Indian Springs retain this character, the present form of Indian Springs is primarily low-density residential, composed of suburban neighborhoods that are heavily dependent on the automobile for transportation. Nevertheless, the quiet single-family neighborhood is an image of Indian Springs, which is frequently cited very positively by residents.

The Plan tries to strike a balance between growth and the appeal of low-density development. Many Village residents see increased development as a threat to their low intensity, suburban lifestyle. The guiding principle of this Plan is to provide for orderly growth of the Village.

In addition to maintaining the low-density residential pattern, Indian Springs intends to enhance and maintain centers of activity in the community in order to provide a vibrant, healthy, attractive and more complete image. Centers are locations that tend to attract people because of some activity or simply because of some unique quality of the place. They are important to an area since they generate interaction among people. The Strategic Development Concept recognizes the importance of the existing centers of activity, including the community's parks, schools and churches. Indian Springs also recognizes the need for the development of new activity centers and possible redevelopment or enhancement of existing commercial areas of Indian Springs.

The Village has prided itself on its ability to be self-sustaining with a vibrant primarily volunteer service that includes the Mayor down to the road repair and grounds maintenance crews. The Village is able to operate on a modest budget and manages to put a substantial part of its revenue stream away for future operations. If the Village grows significantly, residents may expect more services such as increased police protection, street lights, centers of activity and full-time staff to name a few, a larger revenue stream will have to be generated to provide those services. Obvious sources of new revenue include a sales tax and property tax, both of which do not exist today and would face significant opposition. There may be other revenue sources out there that can supplement a revenue stream such as making sure that all of the revenue sources in place now are being fully collected and looking for equitable taxation of similar services

Town of Indian Springs Village Comprehensive Plan



Conserving critical open spaces along the Village's primary access corridors are an essential part of a strategic development concept. Open space in the area should consist of more than what is left over after any of the development has taken place.

Gateways are the recognizable entry points to a Village, neighborhood or an area. Community identity is strengthened when the entrances to the Village are clear and memorable. Indian Springs intends to improve the gateways to the community in order to provide easily recognizable transitions and to offer a positive image of the Village.

The Village's backdrop of forested hills to the north and south is a character-defining element. Views of the hills can be seen from many Village streets. They provide a sense of enclosure and a reminder of the Village's proximity to open space and the natural environment. A large part of Indian Springs's appeal is the rural, natural setting. The horse farms within the community help preserve this character in addition to providing the community with other benefits, and the Village intends to retain this character. Indian Springs has an abundance of important natural resources. These areas should be protected from the impact of development in any way possible.

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Indian Springs recognizes the importance of providing high quality services and facilities to the community. The availability of community services is or should be a major determinant for new residential and commercial development. Existing resources are, and will continue to be, managed and used effectively in order to sustain an appropriate level of development without unnecessarily burdening the taxpayers and resource base of the community.

As the Village considers annexation of new areas, the ability to provide services, present and future, will be a primary consideration. In the future, possible additional revenues will be needed to maintain the road system at an acceptable level and to address storm-water management issues. In addition, current police and fire protection may be inadequate at some point in the future to serve the citizens' needs. The Village should be prepared to cope with these and other challenges.

A strategic development concept, together with the goals and policies in the following chapters, demonstrate how the Village intends to proceed with development, planning, design and construction in Indian Springs. These goals and policies are directed toward both the public and private sectors – the Indian Springs Village Council, Planning Commission, local developers, visitors and the residents of The Village.

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Indian Springs will respect natural resources in a way that sustains the natural environment. Indian Springs will strive for clean air, clean water and limited light and noise intrusion.

NATURAL ENVIRONMENT

Introduction

Development of the Comprehensive Plan for Indian Springs Village includes a respect and understanding of the natural systems and environs that provide the resources necessary for the Village to exist and grow.

The Village's backdrop of forested hills to the north and south is a character-defining element of the Village. A large part of the appeal of The Village is the rural, natural setting. Estate size lots, horse farms and woodlands represent significant resources. The Village encourages the preservation of these resources.

The natural features of the community are considered a vitally important resource for residents and visitors. Conservation and preservation of natural features are important to the viability of Indian Springs. The Village encourages long-term stewardship of natural resources.

Goals and Policies for the Natural Environment

The Village encourages the maintenance of the quality of the community's natural environment in order to provide a vibrant, healthy and attractive image of the Village. The Village will work with and encourage surrounding municipalities to avoid negative environmental impacts to the Village.

Encourage maintenance of Indian Springs's environment.

- Guide the development of land in a manner appropriate for the community at large.
- Provide for growth and development that is compatible with the protection and preservation of our natural resources.
- Roadways should not be widened at the expense of the tree-lined streets.
- Encourage low levels of visual and noise pollution.
- All developments should be encouraged to respect existing topography, streams and vegetation.

It is important that developments identify unique or significant natural features and vegetation and incorporate means to preserve these features within site plans. All site plans, subdivision plans and

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other development proposals should include natural features and seek to preserve those features. Natural features include, but are not limited to, streams, trees, shrubbery, meadows, flora and topography in general.

All new development must seek to minimize visual impact to the surrounding areas through the use of underground utilities. Any alterations to existing utilities should result in transition to underground utilities whenever possible.

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Indian Springs is a vital and attractive place to live. All residents enjoy a high quality of life and have a strong sense of local pride and identity. The elements that make Indian Springs a great community—its neighborhoods, farms, open space and natural resources—will be strengthened and enhanced.

LAND USE AND COMMUNITY CHARACTER

Introduction

The relationships between land use, urban design, transportation and economics are emphasized in this chapter, which recognizes that the design of buildings and surrounding spaces cannot be separated from land use decisions. This chapter also recognizes that land use decisions must be closely integrated with transportation and economic decisions. This is reflected in the focus on the physical linkages between different parts of the area and the future role of possible commercial centers.

Though Indian Springs may be known as a “bedroom community,” the Village also has a fundamental sense of neighborliness and a connection between the place and its people. This sense of community was evident at the Public Planning and Design Workshop, held in February 2002 as well as in the Public Hearings on the plan. It was made clear there is a strong desire to preserve and enhance the important rural, residential and natural features of Indian Springs.

This chapter is organized as an outline of goals and policies for Indian Springs, with each goal followed by supportive policies to guide investment and development covering a broad range of growth and development topics. The Village’s future land use categories are defined, and there is included a Future Land Use Map to guide the development and redevelopment of the Village.

Goals and Policies for Land Use and Community Character

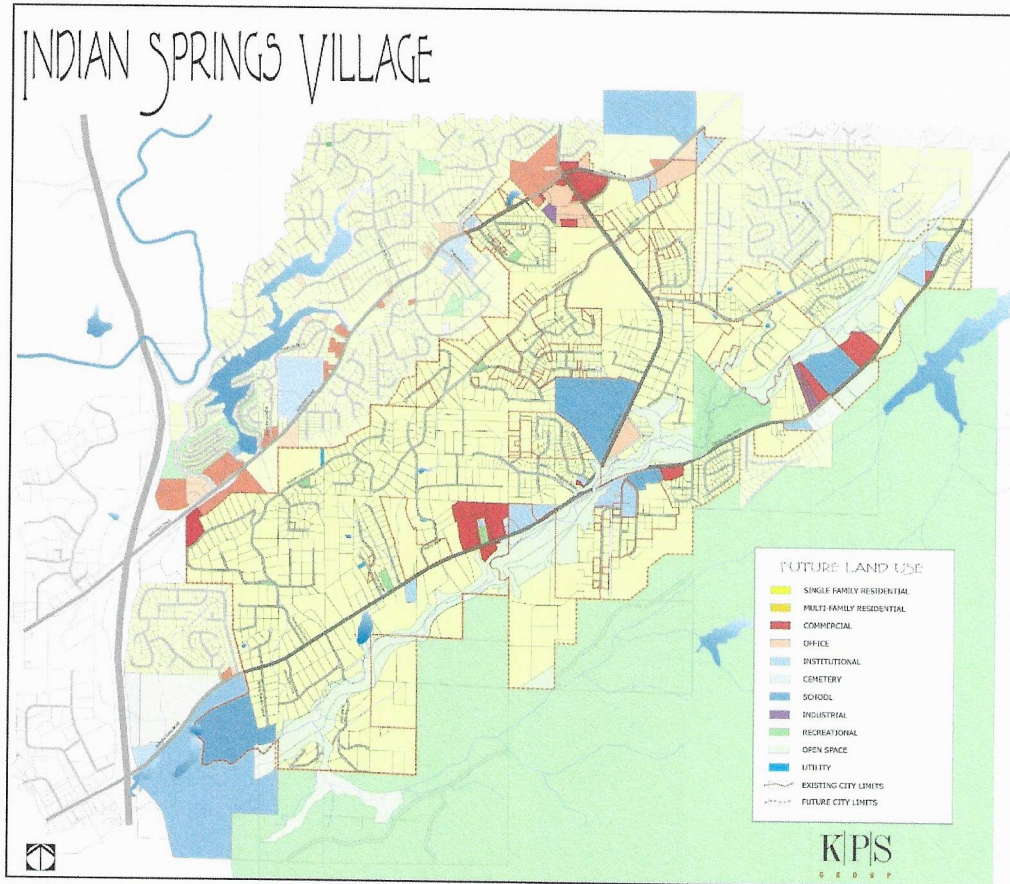
Indian Springs Village is, and will continue to be a well-designed rural Village, providing residents and visitors with attractive neighborhoods, shopping areas, public facilities and open spaces. Indian Springs intends to enhance and maintain nodes of activity in the community in order to provide a vibrant, healthy and attractive image of the Village.

Reinforce and enhance the perception of Indian Springs as a unique and livable community.

- Encourage high quality development that supports the scale and character of existing neighborhoods.
- Preserve the natural resources of Indian Springs – the ridges, the quality of the air and water, the trees – as they contribute significantly to the quality of life in Indian Springs and are resources worth protecting.
- Maintain Indian Springs’s historic assets.

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- Support the State and County parks and recreation systems as important resources that contribute significantly to the community.
- Encourage and support large building lots of three acres and larger with detached single-family homes as the primary housing type for the community and thus important to the continued quality of life in Indian Springs and protection against flooding from excessive hard surfaces



Strive for a high quality of life for all citizens of Indian Springs Village.

- Continue to make Village planning and decision-making processes citizen-based, benefiting from citizen experience and opinion.
- Guide development through land use planning in a manner sensitive to the needs of Indian Springs' citizens and to the natural and built environments.
- Recognize our interdependent role as one municipality among many in the fast-growing region and promote planning that will benefit The Village and the region as a whole.

Town of Indian Springs Village Comprehensive Plan

- Promote and guide Indian Springs' path toward optimum conservation and utilization of all Village resources.

Land Use and Development

Indian Springs will have an enhanced sense of “community” with development designed to maintain the uniqueness of the Village. The Village will maintain a Village-wide structure of residential neighborhoods and limited compact commercial centers. To this end, Indian Springs will promote increased compatibility, interdependence and support between commercial centers and the surrounding residential neighborhoods.

One of the first steps toward achieving these aims will be to recognize the physical elements that help to create “community” in The Village. Land uses are classified as *agricultural, residential and commercial*. All residential neighborhoods have land use classifications of primarily detached single family residential. Commercial areas serve the Village, the region and neighborhoods and may include public facilities like schools and civic buildings.

The Village will remain a community where public life is encouraged and quality design is maintained.

As Indian Springs works toward improving the Village, the people of Indian Springs plan to work toward achieving the following goals and policies.

Preserve and strengthen the integrity of Indian Springs neighborhoods.

- Encourage land uses to be located, sited and carefully designed to fit local surroundings, protect and enhance the quality of the environment, and maintain the character of the area.
- Encourage the continuation of agricultural and low-intensity uses in and adjacent to Indian Springs.
- Protect residential neighborhoods from the encroachment of incompatible activities or land uses, which may have a negative impact on the residential environment.

Retain and enhance the elements and structure of the land use pattern that provides overall image and character to the community and its distinctive areas.

- Recognize and protect major views in the community, with particular attention to those of open space and ridges.
- Protect and promote large scale landscaping and planting that define areas and enhance topography.
- Retain and enhance the community's physical organization and sense of purpose.
- Promote preservation of resources that provide continuity with past development.
- Respect the character of older development nearby in the design of new buildings.
- Recognize and protect outstanding and unique areas that contribute to the community's visual form and character.

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Guide new development to complement community pattern, the resources to be conserved, and the neighborhood environment.

- Concentrate commercial activities in designated areas of the Village and discourage widespread scattering of business.
- Promote harmony in the visual relationships and transitions between new and older neighborhoods.
- Promote efforts to achieve high quality design of buildings to be constructed at prominent locations.
- Focus particular attention on appropriate height and bulk of new development.
- Promote building forms that will respect and improve the integrity of open space and other public areas.
- Relate the height of buildings to important attributes of the community pattern and to the height and character of existing development.
- Relate the bulk of new buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.
- Deal sensibly and appropriately with development of large land areas in the community. Maintain the scale and character of the Village.
- Where possible, avoid abrupt changes in scale and density between residential and non-residential areas and between residential areas of different densities. Promote compatibility and gradual transitions between land uses.

Improve neighborhood environments to increase personal safety, comfort, pride and opportunity.

- Protect residential areas from the noise, pollution and physical danger of excessive traffic.
- Require landscaped buffers for residential properties when heavy traffic cannot be avoided.
- Improve and enhance the feeling of neighborhood throughout the community.
- Provide adequate maintenance for public areas that are owned by the city.
- Protect the visual amenity at the scale of the neighborhood throughout the community.
- Protect the livability and character of residential properties from intrusion by incompatible new buildings and uses.

Treat the civic realm as a legacy to be passed to future generations.

- Encourage the design of public facilities to be architecturally compatible with their environs and sufficiently distinctive to be sources of community pride.
- Rehabilitate and maintain in good condition existing Village owned buildings and facilities.

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Plan for and support limited commercial environment that will allow Indian Springs to remain self-sufficient.

- Promote quality design that recognizes the regional and historical importance of the area.
- Take charge of corridor development in key areas of the Cahaba Valley and Valleydale/Caldwell Mill Road Corridors within the city limits.
- .
- Encourage the commercial centers of Indian Springs to be small-business friendly environments.
- Consolidate new driveways, require cross access among properties, and require access for new development along the corridors to be made from adjacent streets whenever possible.
- Make all commercial centers easily and safely accessible while minimizing conflicts between pedestrians and vehicles in order to enhance the safety of the street system.
- Work toward visual and functional unification of the Cahaba Valley Road Corridor.

Continue the use of Valleydale/Caldwell Mill as a regional shopping center. Encourage any new development at the center to occur through infill, including development on existing surface parking lots.

- Review strategies to reuse surface parking lots and improve pedestrian connections at the shopping center.
- Work with merchants, property owners and Village representatives to create a design guide for the center.
- Improve the transition between the Valleydale/Caldwell Mill commercial area and the adjacent residential neighborhoods. Avoid abrupt changes in scale and density between the two areas.

Community Character and Design

As the region's population grows, local community design issues will continue to be of major importance. New development will be integrated with the natural and built environments. Design parameters will be largely established by the unique physical attributes of the area. The beauty of the region's setting calls for development design that is environmentally sensitive and compatible with the natural landscape. High quality design elements reflected through appropriate style, scale, and arrangement of structures; activities; and land uses are essential in maintaining a positive public image of the region. The vision for Indian Springs includes a public awareness of the importance of a positive image for maintaining the quality of life for Village residents.

Flexible design options will maximize opportunities for retention of open space and vegetation. All site improvements and modifications will comply with comprehensive site analysis and development capability requirements. Commercial uses will be located in suitable places in order to avoid adverse impacts on surrounding properties.

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The Plan promotes quality design along street frontages, particularly on scenic and gateway routes. It also emphasizes the aesthetic benefits of buffering and landscaping. Attractive design of streets, parks, activity centers and other community gathering places will be a high priority.

In Indian Springs Village, the goal in community design is to search for what gives the Village its unique sense of place and to promote community design that will preserve and enhance that personality. All cities have different personalities that are the composite of their natural setting, settlement history and design. The visual quality of The Village, or its community image, is an indicator of its health and well-being. This concern with our community image is more than skin deep. It is a concern for underlying community quality and recognition that a quality-built environment contributes to our overall economic, environmental and social well-being.

The Community Character and Design policies provide important strategies to direct development and redevelopment in positive ways. These policies should be supported by design guidelines. As Indian Springs works toward improving the Village, the people of Indian Springs plan to use and exercise whatever powers they have to achieve the following goals and policies.

Promote well-designed buildings that create coherent development patterns and enhance Village streets and public spaces.

- Promote high quality, creative design and site planning that is compatible with surrounding development and public spaces.
- Design new development to maintain and support the existing character of the Village.
- Design buildings to revitalize streets and public spaces and to enhance a sense of community and personal safety.
- Encourage high quality signage that is attractive and appropriate for the location, and that balances visibility needs with aesthetic needs.
- A commercial center should not locate unsightly service areas in highly visible locations and should be pedestrian friendly
- Provide commercial centers with some appropriate, distinctive architectural feature. A taller building, tower, steeple, public artwork or some other distinctive feature should be located visibly within the center to give it personality and to create a landmark along the thoroughfare.
- Regulate building heights in commercial support areas to be no more than adjacent residences, approximately 35 feet.

Annexation

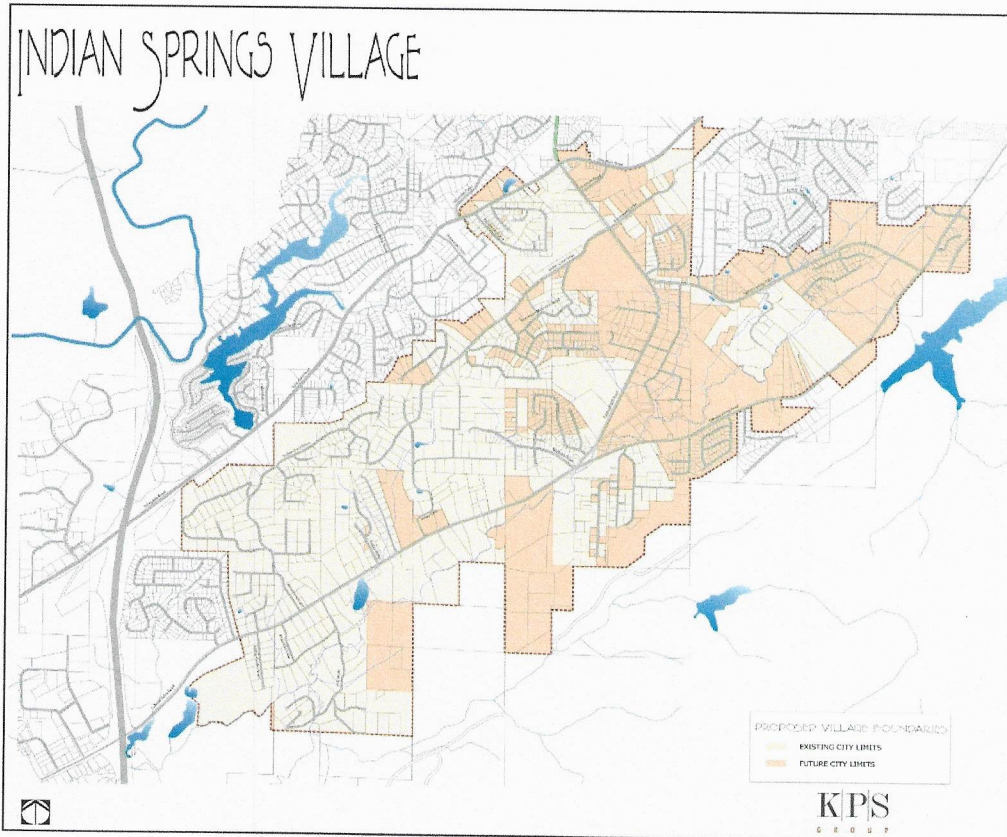
Proposed Village boundaries are shown on the Village Boundaries Map below as well as the Future Land Use and Thoroughfare Improvements Map. These areas would help Indian Springs to maintain its image, especially along the primary roadways. A logical approach is to initially work

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to annex areas along Cahaba Valley Road shown on the Village Boundaries Map and secondarily to annex 'county islands' or areas surrounded by the Village.

Annexation decisions, will take into account the following criteria when considering the appropriateness of annexing property into The Village:

Annexation Criteria:



Efficiency of Providing Services. To what extent will the annexation impact demand on public facilities and services? Will annexation cause difficulty and inefficiencies in supplying utilities and services? Will the Village be able to construct and/or maintain additional streets serving the annexed areas if the developer is not required to install and maintain any required streets? Projects that “pay their way” through covering the cost of necessary support services should have first priority.

Economy—fiscal soundness. How will the annexation of the property impact the revenue base of the Village?

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Image compatibility/enhancement. Is the property to be annexed consistent with Indian Springs' standards, character and image? Will annexation allow for the elimination of existing or potential land uses? Will the annexation improve blighted or deteriorating situations?

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The Town of Indian Springs Village will encourage accessible, attractive, safe, economically viable and environmentally sound transportation options that meet the needs of residents and visitors for safe, convenient and efficient travel. Streets will be safe and attractive, and designed to enhance the quality and aesthetics of Indian Springs neighborhoods.

TRANSPORTATION

Introduction

Corridors are channels along which people move. This includes not only the streets on which automobiles travel, but also the sidewalks and trails that accommodate pedestrians and bicyclists. As a public space, the street is one of the most important design elements that the Village can control. Often, the character of the street is even more important than the buildings in forming the image of a particular neighborhood. In fact, The Village's reputation as a gracious residential community is greatly enhanced by the pleasing qualities of its well-kept lawns, ample setbacks and attractive natural areas. These qualities give many neighborhoods a memorable and distinctive character.

Maintenance of existing roadways is an issue in Indian Springs. There is adequate funding today to maintain roadways. However, as the roadways deteriorate over time and the city grows, there may not be adequate funding. A proper maintenance program can reduce long-term costs and appropriate development regulations can help reduce subsequent maintenance costs to the Village if streets become a public responsibility.

An overall vision can minimize the potential for adverse effects from outside influence and increase the likelihood of favorable impressions of Indian Springs for many visitors. This includes critical locations along Cahaba Valley Road.

Goals and Policies for Transportation

Encourage safe, efficient movement of people and services in and around the community.

- Maintain safe and attractive main corridors that reflect the residential character of the Village.
- Make all efforts to maintain Cahaba Valley Road (Highway 119) as primarily a two-lane road, thus avoiding the problems and negative environmental impacts that would result from further widening of this road.
- Encourage pedestrian and greenway systems within existing parks, schools, churches and commercial centers with the following restrictions: Restrict the addition of walking paths and sidewalks to within but not contiguous with the perimeter of commercial areas and areas used for civic and schools. Walking paths and sidewalks shall not be placed within any buffer areas required by zoning regulations and no closer than eight feet to any adjoining residential or agricultural property lines. Provide for timely maintenance and improvement of dedicated Village streets. Existing trees adjacent to any new or upgraded roads should be preserved or replanted. Indian Springs image as a rural community should be enhanced with a

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comprehensive tree planting program for every major roadway and through the protection and preservation of significant stands of existing trees along or adjacent to these major roadways. Commercial streets should have trees, which complement the face of the buildings and shade the sidewalks and provide a visual buffer. New residential streets should provide for an appropriate canopy, which shades both the street and the sidewalk (if applicable) and serves as a visual buffer between the street and the home.

- Develop streetscape plans that establish visual order along gateway corridors. Included would be guidelines for public landscaping that shall eliminate overhead utility lines, light pollution, and sign clutter.
- When considering new developments, only construct new roadways when absolutely necessary, utilizing existing roads and means of access whenever possible.
- Consider the existing landscape-natural features and terrain-when constructing new roadways. Enhance character by minimizing views and emphasizing access points along the corridor.
- Provide transitions and buffers to protect residential areas. Discourage non-residential traffic from travel on primarily residential streets. Discourage extension of continuous and scattered commercial development along major transportation routes.
- Encourage clean and convenient access from the major corridors to their adjacent uses.
- Support future turn lane projects on Cahaba Valley Road (Highway 119), as needed, to enhance safety and to minimize the need for “full scale” widening of this roadway.
- Encourage roadway standards that allow for preservation of distinct landforms, fence lines and significant vegetation without sacrificing safety.
- Develop standards for corridor signage to coordinate type and placement of signs and maximize the local informational value of signs.
- Allow only on-premise signs and prohibit signs (such as those for products) that do not directly relate to businesses along the corridor.
- Plan for, design and establish an appropriate landscaping system for public rights-of-way Village-wide to reduce maintenance of street signs, power lines and traffic signals and to create and maintain clear paths of vision and movement along all traffic arteries.
- Work with local and state transportation authorities to optimize the functionality, public safety, and aesthetics at the intersection of Valleydale Road and Caldwell Mill Road.

Minimize the negative physical impacts of impervious surface parking lots.

- Require parking be located behind or to the side of the buildings. Parking lots should not extend more than one-third of the frontage of the adjacent building.
- Require trees and other landscaping within parking lots.
- Provide parking spaces to meet average daily demand, with buffers to soften appearance of structures and parking lots visible from the corridor.
- Encourage alternatives to surface parking lots to minimize the amount of land that must be devoted to parking, provided that economic and traffic safety goals can still be achieved.
- Encourage development that creatively integrates parking into the project by providing for shared use of parking areas.

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Gateways

- Gateways are the recognizable entry points to the Village, a center, a neighborhood or an area. Community identity is strengthened when the entrances to the Village are clear and memorable. Gateways establish strong edges to towns and districts and help foster a sense of pride of place and sense of arrival. This feeling can be created or enhanced with appropriate signs and landmarks, plantings, burying of utility lines, protecting important views, and using distinctive pavement and architectural elements at intersections. Each gateway to the Village or its neighborhoods should reflect the particular characteristics of its setting and provide a welcoming introduction.

Indian Springs has major entries to the Village from three directions, along Cahaba Valley Road from the north and south, and at the intersection of Caldwell and Valleydale Roads. These corridors are characteristic of the rural agricultural heritage of the Village and should be protected and preserved.

Promote, develop and maintain the major gateways to Indian Springs.

- Develop attractive and well-located signage, lighting and landscaping that differentiates each gateway from other parts of the corridor it introduces.
- Develop a cohesive and coordinated land use pattern that guides development at the major gateways.
- Establish and enforce development requirements for setbacks, open space, and height and bulk at each gateway through use of the zoning ordinance.
- Use lighting and tree plantings at major gateways and along the corridor to welcome travelers.

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Indian Springs will support high quality community services for its residents, businesses and visitors. The County's schools, libraries, parks and community facilities are treasured and will be supported to serve current and future generations. The County's police and fire services will be supported to provide consistently high levels of public safety. The Village will deliver community services in the most efficient and cost-effective way possible. The Village will coordinate its efforts with other public agencies, non-profits, and the private sector to reduce overlap and maximize the use of resources.

COMMUNITY SERVICES AND FACILITIES

Introduction

Currently, Indian Springs residents enjoy a high level of community services, even though the Village government is responsible for very few of them. The Village provides maintenance to dedicated town streets and upkeep of existing Village facilities such as the Town Hall and city entrances. Water is available to Village residents from either the City of Pelham or the Birmingham Water Works Board. The Shelby County Sheriff's office provides police protection, and the North Shelby Fire District provides fire protection. In addition, while there is no Village school system, county K-12 schools are located within the city limits. County recreational facilities are also in very close proximity to Indian Springs, including Heardmont Park, the County's largest and most successful park facility.

As the Village considers annexation of new areas, the ability to provide services, present and future, must be a primary consideration. In the future, additional revenues may be needed to maintain the road system at an acceptable level, address storm-water management issues and new services.

Provision of services and facilities should be based on:

Maintenance: The Village's existing buildings, facilities and property must be properly maintained in order to avoid costly and unnecessary capital expenses due to neglect.

Efficiency: Municipal services and facilities must operate at maximum efficiency toward their respective goals and objectives in order to avoid wasting scarce resources and tax dollars.

Conservation: The Village must place a high priority on the conservation of precious resources so that they may remain available for future generations.

Partnerships: The Village must pursue partnerships within and between neighboring communities, government departments, non-profit agencies and private businesses in order to maximize resources and talents, share responsibilities and serve the future.

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Goals and Policies for Community Services and Facilities

Provide an adequate and appropriate level of essential public services and facilities to support Indian Springs's residents and commerce.

- Ensure the maintenance of existing public facilities when determining budget priorities.
- Maximize the use of existing services and facilities provided.

Maintain Indian Springs as a healthy, attractive and efficient community.

- Prohibit the systematic neglect of structures that leads to blight and decay of the community and its residential neighborhoods, business districts and economy.
- Require all new construction to install utilities underground and encourage existing utilities to be moved underground.
- Require adequate and appropriate storm drainage systems to be constructed and maintained as a part of all development activities.
- Review all proposed transportation rights-of-way, utilities extensions, and land uses and development to assure they are consistent with overall Village policies and fulfill the express function, purpose and character for which they are proposed and planned.
- Schedule and budget appropriate maintenance on all Village streets, utilities and facilities.
- Develop the criteria and schedule capital improvements in accord with overall Village policy and priorities, keeping the Village's plans and budget well-coordinated with one another.

Plan, provide and maintain efficient and effective services and facilities and environmentally sound practices to meet the future needs of the community and to support land use goals.

- Define and make public strategic growth areas that will guide future extensions of services and facilities that maintain and protect the integrity of the village.
- Provide for balance between maintenance and reconstruction of existing streets, services or facilities and expansion into new areas.

Support and promote the use of existing community centers, libraries, local schools, parks and other community facilities as gathering places.

Encourage religious and private institutions to provide facilities that promote a sense of community and are compatible with the surrounding neighborhood.

Maintain an efficient and reliable storm water drainage system.

- Allow no significant new development that would ignore the impacts of a 100-year storm and/or flood.
- Install all storm drainage systems in such a manner that all storm water is routed to and confined in natural drainage channels without causing erosion.

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- Design and construct all storm drainage systems in such a manner that natural drainage patterns are not significantly altered, erosion is not accelerated, accumulation of eroded soil particles in the drainage system is avoided, and the appropriate design storm event may be accommodated.
- Give special consideration to innovative storm drainage designs that would meet all Village policy and not adversely affect the quality of development of the area under consideration.

Develop architectural standards for public and commercial facilities, including paving, lighting, signs, utility structures and parking lots. Remove or mitigate elements of existing infrastructure that are unsightly or visually disruptive.

- Encourage a Village-wide underground placement of all utilities wires. Minimize the impacts of underground placement on street tree root systems and planting areas.
- Encourage the use of compact and well-designed utility elements, such as transformers, switching devices, and backflow preventers. Place these elements in locations that will minimize their visual intrusion.

Manage any Development or redevelopment of the Village in an orderly manner while taking into account social, human and economic needs, natural systems limitations, environmental considerations and public services capabilities.

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FROM CONCEPT TO REALITY: IMPLEMENTING THE PLAN

Introduction

Essential to moving the Strategic Development Concept from ‘concept to reality’, is the development of an overall implementation strategy. The Comprehensive Plan will be implemented through the actions of the Village Town Council, Planning and Zoning Commission and other Boards and Committees. Plan policies will be carried out through the adoption and revision of ordinances, through the annual budgeting and capital improvement process, through the empowerment of more community and neighborhood volunteers and through on-going decisions of future development and annexation proposals.

One of the underlying assumptions of the comprehensive planning process is that if the Village does not take decisions into its own hands, outside forces will determine its future. Whether these forces are developers, other governments or the general economy, Indian Springs runs the risk of losing its identity if it does not clearly articulate its goals for the future. The mere statement of goals and plans will not produce the desired results unless Indian Springs implements its goals through strategic public investments, zoning and subdivision amendments and cooperation with outside entities. A fundamental premise of the process and this plan is that it is a long-range plan – perhaps a twenty-year window. It does not address “quick fix” opportunities nor is it simply an economic development platform. Rather, the goal of this Plan is to strengthen, revitalize and optimize all aspects of life in the Village of Indian Springs.

Long-range planning in The Village does not end with the adoption of this document. It is important to continue the steps necessary to bring forth the vision of the Plan. The Plan is intended to be a living document, to grow and change as local conditions change. It may, at times, be necessary to amend the Plan. Only through continuing to use, evaluate and amend the Plan can Indian Springs reach toward the vision sought by all the dedicated people who contributed to the development of the Plan.

The Village Plan is a guide to growth and development for the public officials and citizens who help shape the community of Indian Springs. The plan is intended to prepare the Village for growth and provide a reliable basis for public and private investment in the future. The plan is a point of reference for evaluating all Village programs and projects affecting development and a major source of guidance for private investors.

Each section of this plan sets forth a vision for Indian Springs over the planning period and offers both policies and actions to implement that vision. Part of this vision includes furtherance of the Village’s primary public purpose “...to protect and promote the public health, safety and welfare...” of the citizens of Indian Springs. This document by itself cannot accomplish this. The plan must be part of an overall implementation strategy. The purpose of the implementation strategy is to move the vision from a concept in a document to reality. This overall strategy requires looking outside the boundaries of the council chamber and mayor’s office and into the community. The Village must get people interested and involved in implementing the community

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vision. The Village must gather other agencies, public and private, on the same team. The Village must take direct action on some of the recommendations of this plan by spending its own money. Further, the Village must shape the action of others with not just more laws, but good laws. The Village must provide others with incentives to get them to take the lead. And finally, the Village must ensure that every power and every penny is used in support of plan implementation.

The Village has three critical powers that enable implementation of the plans and policies of this document. These are police power; taxation, budgeting and investment; and the use of eminent domain. The use of police power includes actions that address planning concerns such as land use, site planning, buildings, landscape, aesthetics, signage; and actions that insure legal constraints such as valid public purpose, enabling authority, due process, non-discrimination, profitable use, freedom of speech and individual costs vs. public benefit. Examples of police power include the zoning ordinance, subdivision regulations, design review, sign regulations, landscape regulations, and anti-neglect regulations.

Exercise of the police power should include the following:

- **Revision of municipal ordinances and regulations** – zoning ordinance, subdivision regulations, design review, sign regulations, soil and sedimentary control, landscape regulations, anti-neglect regulations – to ensure the plan’s goals and policies are properly reflected, implemented and enforced;
- **Development of area-specific plans, programs and policies** to offer more detailed and site-specific strategies for development and redevelopment of selected parts of the Village;
- **Ongoing evaluation** of plans, policies and programs; and
- **Continuing community involvement** in the planning and governing process.

There are other responsibilities that must be addressed. The public responsibilities are those listed above, but also include moving beyond the budgeting process and actually making investment in public infrastructure. It means gaining support from other public agencies, especially cooperation with the Alabama Department of Transportation (ALDOT) and the local utility providers. In addition, the private sector must also share responsibility for plan implementation. Private sector responsibilities include a supportive attitude and willingness to work closely with public officials, appropriate development planning, sound development design and good development timing.

Strategic Planning and Budgeting

The Comprehensive Plan is the long-range view of Village development in accord with Indian Springs' purpose and overall goals. The plan deals with virtually everything that affects quality of life in Indian Springs and is meant to serve as a framework for fitting together everything that relates to growth and development.

The annual Strategic Plan and Budget outlines how Indian Springs proposes to take appropriate steps each year toward achieving Village goals, i.e. working to implement the Village’s Plan. This process is very important because plan implementation – or achieving Indian Springs’ goals for

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itself – involves more than the spending of municipal, state and federal tax dollars. It involves more than zoning. Everything Village government does – all its strategies and tactics – must be organized and carefully coordinated. Specific responsibilities for carrying out Village plans must be assigned to individuals, Village departments, appointed boards and outside agencies. For that reason, the strategic planning and budgeting process will help the Village Town Council determine budget priorities, recommend changes in regulations, and coordinate everyone's activities around the task of achieving Village goals.

Comprehensive planning should also be a continuous and routine activity of Village government. The process should be overseen by the Planning and Zoning Commission, but it should be undertaken by everyone who is concerned with the continuing improvement of Indian Springs and the implementation of the Village's Plan. Everyone will now be encouraged to get involved in determining ways in which local government can help the Village reach its potential.

Indian Springs Village interrelates the Village's planning, management and budgeting functions and activities because the activity called *planning* is going on continually in Village government. Planning provides a framework for decision making throughout the entire Village organization.

Strategic Planning Process

The focus of the budget will be on the products of Village government – the general character and relative importance of the work to be done and the services to be rendered by the Village to its residents, property owners and prospective investors. The emphasis is on what is to be achieved and who is to benefit. To this end, the budget process includes an annual review and prioritizing of the Village's development plans, and appropriate allocation of financial resources toward achievement of Village policies and programs.

Regional Cooperation

Cooperation between the Village and state and federal governments, neighboring municipalities, regional entities, and the non-profit and private sectors will be absolutely necessary for many of the policies in this plan to be successfully implemented. Pooling resources make regional solutions more cost efficient and effective. Regional coordination and cooperation must be an on-going process.

Many of the issues facing Indian Springs, such as natural resource protection and transportation must be addressed on a regional level. Indian Springs must continue to work with other municipalities, both individually and in collective regional forums, to seek solutions to common problems. Cooperation between the public, private and non-profit sectors plays an important role in problem solving and future planning. The Village of Indian Springs should continue to work

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with the private sector to retain and expand the job base. Public/private partnership may be particularly helpful in resolving transportation issues.

Zoning and Subdivision Regulation

State law gives municipalities the power to regulate land use through tools such as zoning ordinances and subdivision regulations. These regulatory tools should address many different issues, among them design and site review, historic preservation, parking and traffic, densities, land use, trees and landscape, anti-neglect; and cover and resource protection. While other plans, programs and policies affect development within Indian Springs, the zoning and subdivision regulations are the Village's principle legal means to carry out the policies and recommendations of the Plan.

Policies in this plan can also be implemented through changes in the development and permitting process. The Village should consider ways in which the development review process can be streamlined and simplified to ensure that the cost of development does not rise unnecessarily. Ordinances and guidelines, and requirements should be clearly understood.

The Plan includes a number of recommendations that will require revision of the zoning ordinance and subdivision regulations. This includes:

- Maintain Unified Signage Plan and Ordinance for the centers and The Village.
- Prepare Corridor Landscape Plan and Ordinance.
- Update Zoning and Subdivision Regulations specific to the needs of The Village. Maintain and amend Zoning Ordinance.
- Develop and implement a gateway signage and landscaping plan.
- Review and amend Zoning Ordinance requirements as needed.
- Adopt a tree preservation ordinance for areas along Cahaba Valley Road and Caldwell Mill Road.
- Revise zoning and subdivision regulations to require all site plans, subdivision plans and other development proposals to include inventories of the natural features on the site and preservation plan for those natural features.
- Amend subdivision regulations pertaining to parks, commons, sidewalks, walkways, trees, etc. in all new subdivisions.

Ongoing Community Participation

This document was shaped by the concerns of the citizens of Indian Springs. This process does not end with the completion of the Plan. The Village must continue its policy of sharing information with the public, eliciting and listening to their concerns, and acting on them. Only in this way will the Plan be an effective document for guiding growth and change. Community participation must include citizen education and ways to encourage meaningful involvement.

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GLOSSARY

Arterial Road. Provides high mobility (long distance trips at high speeds), but with limited land access. Serves statewide and interstate travel. Serves virtually all urbanized areas. Provides an integrated, continual statewide network. No on street parking is permitted. Provide mobility over access. Additional curb cuts are discouraged and only allowed where absolutely necessary. Links cities and towns to form an integrated network that provides interstate, intrastate, inter-county and intercity service, and are spaced at intervals ensuring that all developed areas of a county are within a reasonable distance of an arterial highway. Provide mobility over access.

Assets. Physical characteristics of ISV that best express or define Indian Springs.

Capital Improvements Program (CIP). Ranks capital projects based on goals established in this plan and on established standards for the appropriate provision of services. The Capital Improvement Plan (CIP) outlines a schedule for the expenditure of municipal funds for public physical improvements over a multi-year period. It consists of two components: a capital budget, which lists and describes the capital projects to be undertaken during the coming fiscal year, and a capital program, which lists and describes the capital projects proposed to be undertaken during each of the following five years.

A program of when, where, and how much a town plans to invest in public services over the next five to ten years. The program presents a capital budget each year which is useful in drafting the overall town budget. Items commonly included in a capital improvements program are roads and bridges, school buildings, sewer and water lines and treatment plants, municipal buildings, solid waste disposal sites, and police and fire equipment.

Collector Road. Collects traffic from local road and streets to feed the arterial system. Provides a balance between land access and mobility. Serves urban areas and other traffic generators of intercity importance that are not served by higher systems. Links these places with nearby towns and cities, or with routes of higher classification. Connects the locally important traffic generators with the less developed parts of the city. On street parking is discouraged.

Comprehensive Plan. Presents long- range goals and objectives for all activities that affect growth and development in the community. The time range for a comprehensive plan is usually ten to twenty years and should be updated every three to five years. The comprehensive plan serves as a guide for public rulings on public and private development proposals and for the budgeting of public money.

Constraints. Physical conditions that must be overcome to achieve the preferred vision for Indian Springs.

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Density. A measurement of land development intensity derived from a ratio of land area in relation to dwelling units or building floor area. Density is measured by dividing the total land area by the number of dwelling units or building floor area to arrive at a dwelling unit per land area ratio or square foot per land area ratio.

Design Review. A formal process for reviewing the design and aesthetics of proposed new developments and building alterations; and for determining what improvements or changes might be made to make new developments compatible with the surroundings.

Floodplain. An area adjacent to a watercourse, which area is subject to flooding as the result of the occurrence of an intermediate regional flood and which area thus is so adverse to past, current or foreseeable construction or land use as to constitute a significant hazard to public health and safety or to property.

Gateway. Entrance points to the Town along major corridors.

Geographic Information System (GIS). An organized collection of computer hardware, software, geographic data, and personnel designated to efficiently capture, store, update, manipulate, analyze and display all forms of geographically referenced information.

Greenway. Vegetative corridor used primarily for outdoor recreation pursuits such as walking, jogging, hiking, biking and horseback riding; and for the preservation of open space. In addition, they provide buffers to help filter storm water flowing into lakes, ponds, rivers and streams, and offer critical habitat for wildlife to dwell in and travel through. Greenways are generally located adjacent to roads, lakes, parks, streams and rivers.

Land Use. A broad term used to classify land according to present use and according to the suitability for future uses; that is, for residential, open spaces and parks, commercial, industrial, etc.

Level of Service (LOS). The condition of traffic flow measured as level of service, ranging from “LOS A” which represents unimpeded flow to “LOS F” which represents no flow.

Liabilities. Physical characteristics that are not up to the Indian Springs’ standards.

Local Road. Provides high land access (short trips at low speeds), but with limited mobility, discouraging through traffic. Provides access to adjacent land. Serves travel over relatively short distances compared with collectors and other higher systems. Comprise all facilities not on higher systems. Parking, biking and other public uses of the street are encouraged. Through traffic on local streets is discouraged as are trucks, except those destined for local deliveries.

Mixed Use Development. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

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Natural Environment. Natural resources include the soils, water, forests, minerals, geologic formations, and plant and animal species found within the planning area.

Neighborhood Commercial Center. Neighborhoods Commercial Centers are a means to encourage small-scale commercial and mixed-use development in convenient neighborhood locations. The intent of the NCC is to take underutilized commercial areas within a residential area, and transform them into higher-density, compact mixed-use settlements. NCC's are close to where people live and oriented to serving the neighborhood, thus lessening the need to drive for local errands and convenience shopping. The City will draw infill development into these areas through revised zoning that promotes neighborhood scale mixed uses, increased density, and smaller setbacks. Convenient access to transportation, and bicycle and pedestrian routes, must also be provided.

Open Space. A portion of a lot or parcel which shall be unoccupied and unobstructed by any structures and used for recreation and preservation purposes.

Strip Development. Commercial, retail or industrial development, usually one lot deep that fronts on a major street.

Substandard Structures. A broad classification for housing condition, rated in degrees of major and minor, which indicates that a certain dwelling unit is deficient for general use. Common criteria for assessing substandard housing include whether a dwelling unit is wired for electricity (or properly wired), contains plumbing and indoor flush toilet facilities, and has proper sewerage and adequate windows for light and air; the condition of exterior surfaces; and many others.

Traffic Calming. A set of techniques that serve to reduce the speed of traffic. Such strategies include lane narrowing, parking additions, sharp offsets, yield points, sidewalk bulge-outs, speed bumps, surface variations, and visual clues on a vertical plane.

Transfer of Development Rights (TDR). TDR permits the transfer of development rights from one location to another where the associated development can be more appropriately accommodated. At the same time that the development rights are transferred from property, a development limitation is placed on the transferring property to control the nature and extent of its subsequent use and development, and the transferring property will normally be rezoned to reflect the absence of the rights transferred.

Watershed. Area of land, due to its natural drainage pattern, that collects precipitation and drains or seeps into a marsh, stream, river, lake or groundwater.

Wetland. Areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation; provided that lands which are periodically irrigated for agricultural purposes are not considered to be wetlands as the term is used herein.

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Zoning Ordinance. A set of land use regulations enacted by the local governing body to create districts, which permit certain land uses and prohibit others. Land uses in each district are regulated according to type, density, height and the coverage of buildings.

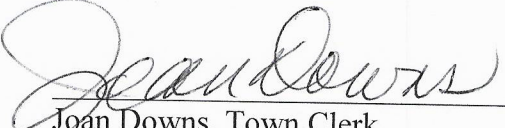
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ADOPTED: This 21st day of August, 2018



Herb Robins – Council Chairman Pro Tem

ATTESTED: This 21st day of August, 2018



Joan Downs, Town Clerk