

AGC-Agricultural Conservation



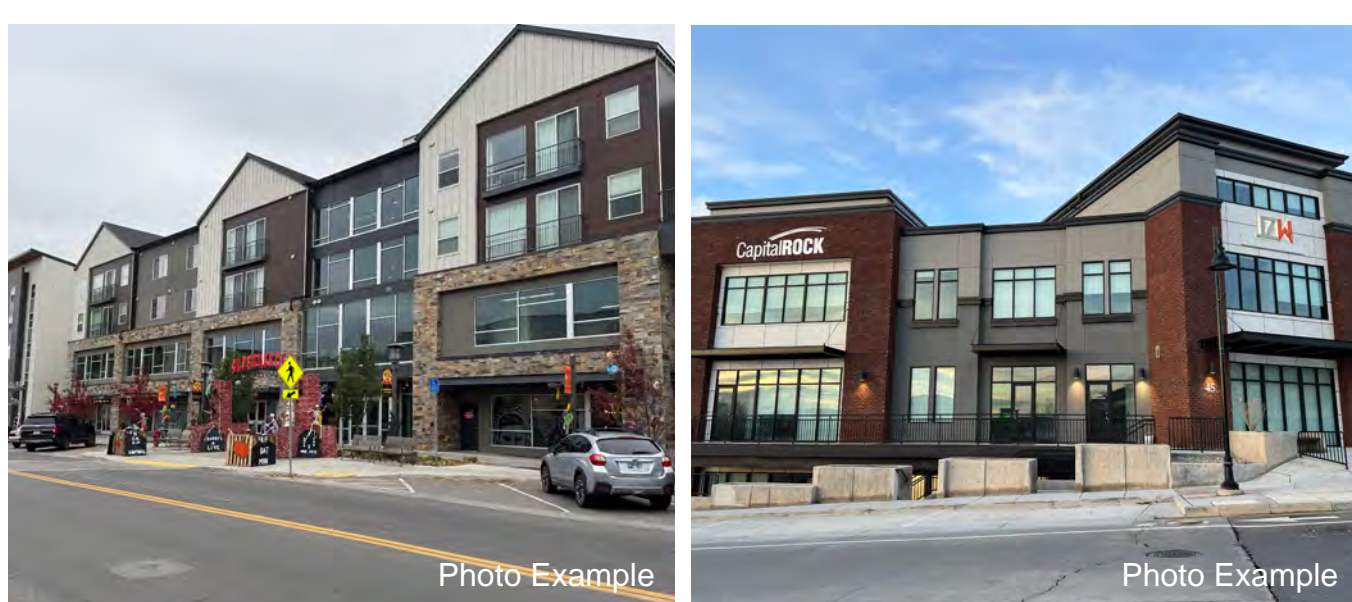
Areas of the Town that have excellent agricultural qualities and need incentives to not be developed. Such areas may also provide a certain character for the Town, because they are visible and have a history to support the Town's character.

C-Commercial



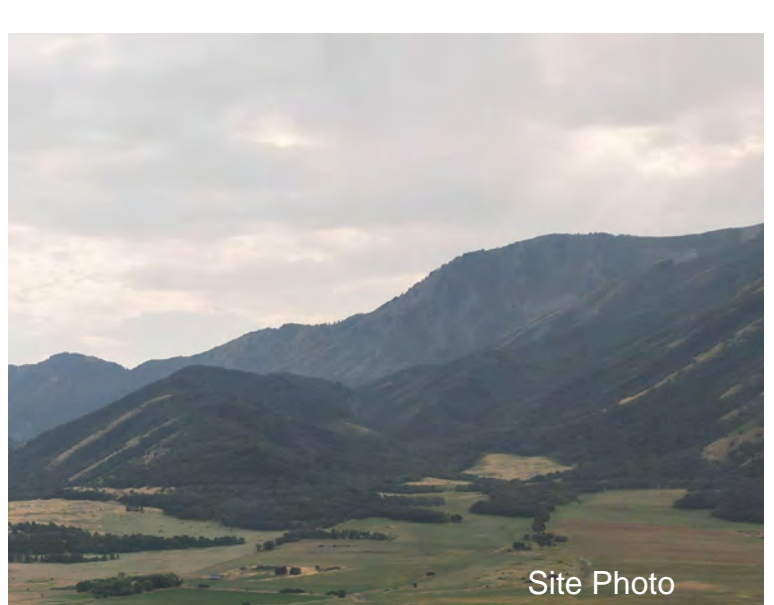
Commercial areas are intended to accommodate retail, service, office, and employment uses that serve both the local community and surrounding region. Development should be designed with appropriate access, parking, and buffering, while encouraging quality architecture and landscaping; lot sizes are flexible but typically range from 0.10 acre to 2+ acres depending on the scale and type of use. Mixed-use will be limited.

CMU-Commercial Mixed-Use



Commercial Mixed-Use areas are designed for integrated developments that combine commercial uses with residential or employment uses in a horizontal format across a site. Commercial uses include grocery stores, gas stations, retail, and office. These areas promote walkability, shared parking, and coordinated site design. Residential development may include townhomes, condominiums, vertical mixed-use, and apartments.

CN-Conservation



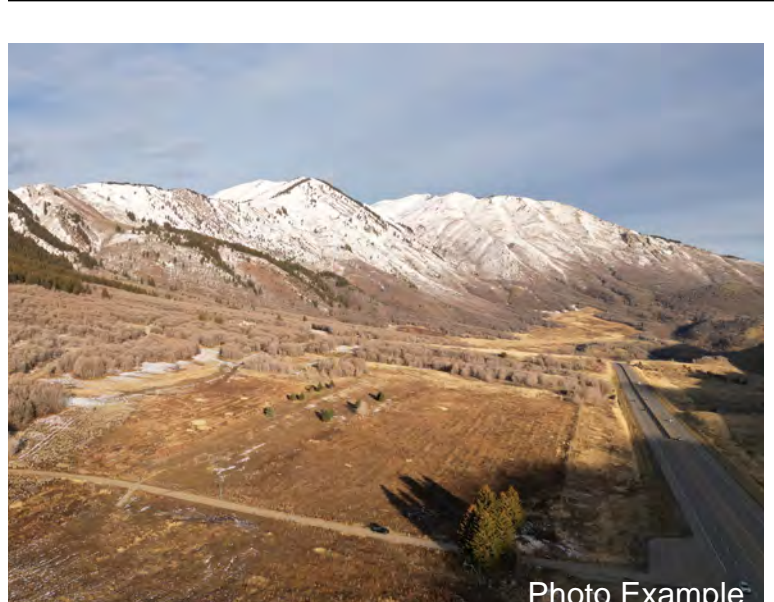
The Conservation designation preserves environmentally sensitive lands, including steep slopes, natural habitats, waterways, and scenic areas. Development is highly limited and should prioritize the protection of natural resources and hazard mitigation. Conservation areas have legal protection in place or specific methods and plans by the owners or agencies to legally protect them.

COS-Conservation/Cluster with Open Space



This area is primarily designated as conservation. This area may serve as a sending area (conserved) for Transfer of Development Rights (TDR). Some cluster development may occur with large contiguous area being preserved and allowance for trails to pass through. If developed as a cluster, conserved open space should be in the range of 70-90 percent.

LG-CS-Large Lot Conservation Subdivision



Large Lot Conservation Subdivisions combine low-intensity residential development with substantial preserved open space. Homes are situated on larger lots while key environmental features are protected, with recommended lot sizes generally ranging from 3 acres, complemented by permanently preserved common open space. This area is intended for Wellsville Canyon area.

LG-RR-Large Lot Rural Residential

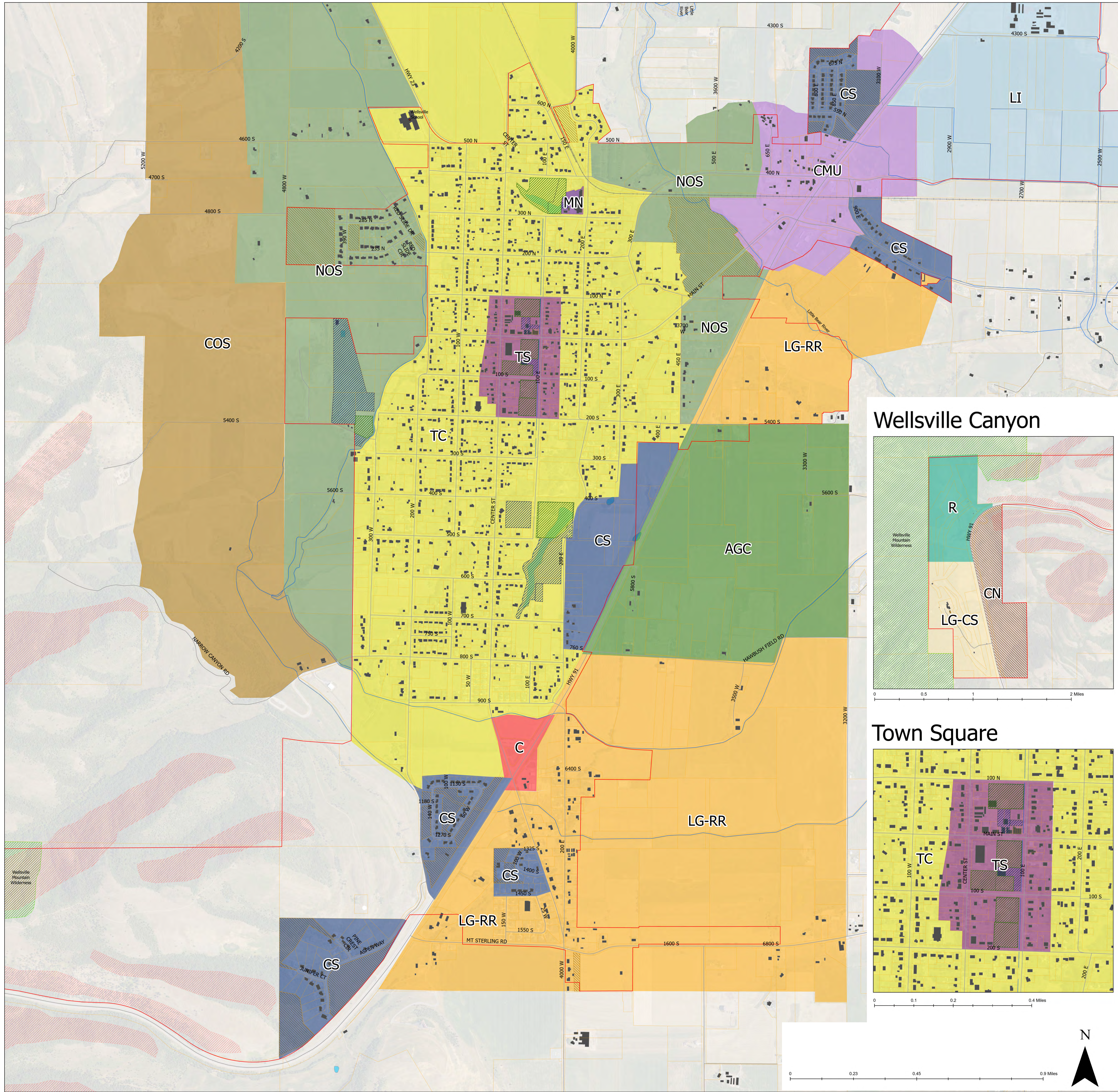


Large Lot Rural Residential areas are intended for housing that maintains a strong rural character with spacious lots and minimal urban services. These areas reinforce Wellsville's traditional landscape and lifestyle, with recommended lot sizes typically ranging from 1 acre to 3 acres. Density bonuses may be available with larger significant conserved open space.

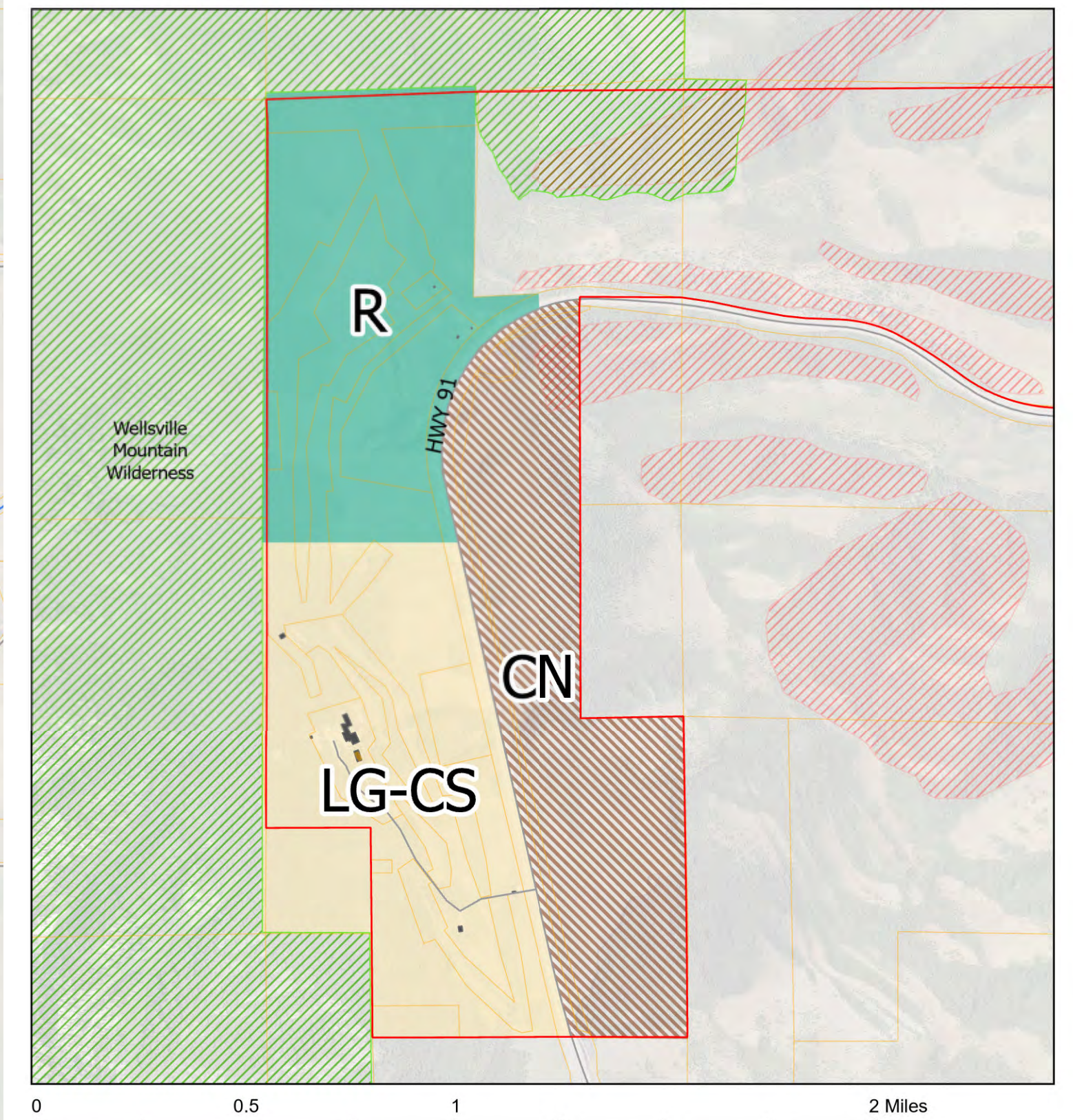
LI-Light Industrial



Light Industrial is intended to accommodate a range of employment and service-oriented uses, including warehouse and distribution facilities, commercial service operations, construction material storage, semi-truck and equipment parking, and light manufacturing. These areas support local and regional economic activity while minimizing impacts on surrounding uses through appropriate site design, screening, and access management. Development should be organized with efficient circulation for trucks and service vehicles, buffered from adjacent residential areas, and designed to maintain a clean, well-maintained appearance that is compatible with the broader community.



Wellsville Canyon



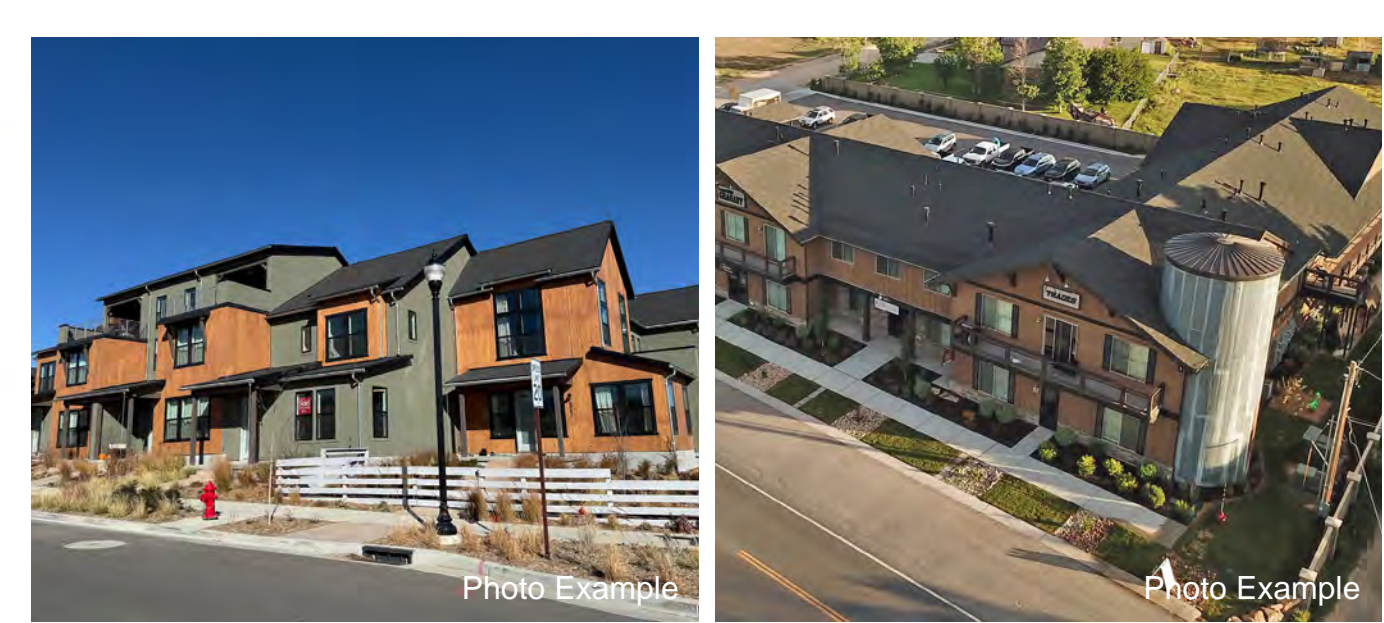
Town Square



Wellsville

Future Land Uses Draft

MN-Mixed-use Node



Attached Residential Nodes are targeted areas for housing types such as townhomes, apartments, or cottage courts. With the addition of commercial or office space. This planning tool is intended for redevelopment (old cheese factory) and to create a master plan for the site to redevelop and to provide a benefit to the community.

NOS-Neighborhood with Open Space



This designation emphasizes residential neighborhoods that integrate meaningful open space such as parks, trails, and greenways. Development should create cohesive communities with shared amenities, with recommended lot sizes typically ranging from 9,000 to 15,000 square feet, complemented by common open space/park areas and connected trails. Neighborhoods should include various lot sizes from 10,000 to 15,000.

R-Recreation



Recreation areas are designated for parks, trails, outdoor recreation, and other recreational facilities that support community health and quality of life.

CS-Conservation Subdivision



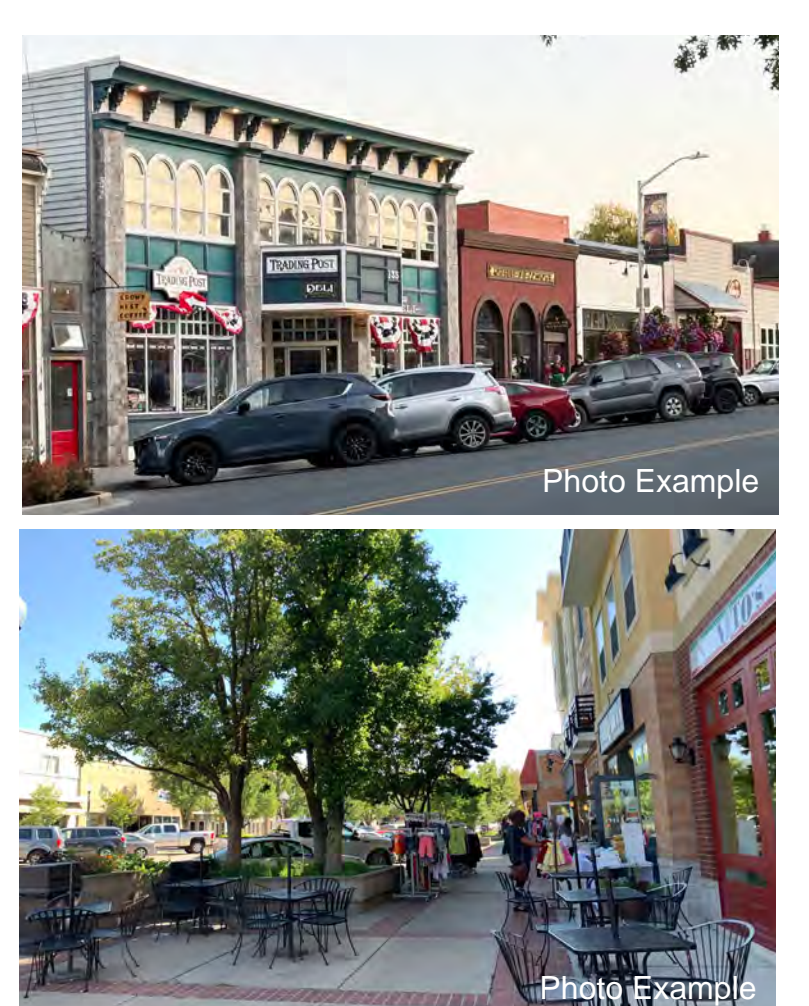
The Conservation Subdivision designation is intended to accommodate residential development on moderately sized lots while preserving large areas of open space for agricultural use, such as pasture land and continued farming activities. Development is organized to cluster homes in a manner that protects productive land, maintains scenic views, and reinforces the rural character of Wellsville. Lots are typically 1/4 to 1 acre in size, with the remaining land permanently conserved as shared or privately managed open space, supporting agriculture, open landscapes, and long-term land stewardship.

TC-Town Core



The Town Core is intended to support thoughtful growth while preserving the established feel, scale, and visual character of traditional Wellsville. Development should reinforce the historic pioneer street grid by maintaining block patterns, street connectivity, and a walkable layout that reflects the town's heritage. New development and redevelopment should blend seamlessly into existing neighborhoods through context-sensitive design, including the use of accessory dwelling units (both attached and detached), flag lots where appropriate, and small-scale infill with single-family lots in the 12,000 square foot and greater. Emphasis should be placed on compatible building forms, setbacks, and materials to ensure that incremental growth strengthens, rather than disrupts, the historic development pattern.

TS-Town Square



The Town Square is envisioned as a walkable, mixed-use center featuring 2 story buildings with a historic architectural character. This area serves as a focal point for community gathering and should include a mix of uses in a pedestrian-oriented environment. Development types include main street commercial frontage buildings, 2 story mixed-use, townhomes, residential converted to business, and stand alone commercial. Parking lots are located behind buildings and buildings oriented towards streets. This area should include amenities such as benches, planters, plazas/courtyards, and strong connections to the town square park.

Please Provide Feedback!

