

FUTURE LAND USE MAPPING -- AREA TYPES DESCRIPTIONS

AREA TYPE	DESCRIPTION
ESTABLISHED AREAS -- These are stable areas where the area character and future land use is expected to be similar to the current land use.	
Established Open Space	Mahoney Park and Mount View Cemetery--these are large open space areas that will continue with the same land use in the future.
Established Residential	Stable, established residential areas .
Established Downtown	Downtown area including the Courthouse Square.
Established Commercial	Stable, established commercial areas outside the downtown.
Established Institutional	Wyoming Retirement Center.
TRANSITIONAL AREAS -- These are areas where the area character and future land use will likely be significantly different than current land use.	
Transitional Rural	Low density rural residential, agricultural and vacant areas that have potential for future change; low density and low intensity land uses are the preferred future land uses.
Transitional Residential	Residential areas with potential for future change; future uses should be primarily residential at typical town densities.
Transitional Mixed Uses	Mixed uses (residential, commercial, industrial) without one use type predominant; character of area likely to change in future.
Transitional Commercial	Areas of commercial use that also include other uses and vacant areas; character of area likely to change in future along with further development on vacant areas.
Transitional Industrial	Sewage lagoons and adjoining town-owned land; vacant land has potential for future commercial or industrial development.
EXPANSION AREAS -- Undeveloped areas that have potential to accommodate future growth.	
Primary Expansion	Preferred expansion areas.
Secondary Expansion	Longer range expansion areas that would not be needed for expansion until Primary expansion areas have been utilized.
OTHER AREAS	
One-Mile Jurisdiction	Areas beyond the town limits and the future expansion areas but within one-mile of town; rural land uses and very low density subdivisions without town utilities are anticipated here.

FUTURE LAND USE MAPPING -- MAP KEY

Area Number	Area Type
1	Secondary Expansion
2	Secondary Expansion
3	Secondary Expansion
4	Secondary Expansion
5	Primary Expansion
6	Primary Expansion
7	Primary Expansion
8	Primary Expansion
9	Established Residential
10	Established Residential
11	Established Downtown
12	Established Commercial
13	Established Commercial
14	Established Institutional
15	Committed Open Space
16	Committed Open Space
17	Transitional Commercial
18	Transitional Rural
19	Transitional Commercial
20	Transitional Mixed
21	Transitional Residential
22	Transitional Mixed
23	Transitional Residential
24	Transitional Rural
25	Transitional Industrial
26	Transitional Rural
27	Transitional Rural
28	Transitional Mixed

FUTURE LAND USE MAPPING -- MAP CRITERIA

1. Stable Character Areas
 - a. Smaller lots (little potential for further subdivision)
 - b. Most lots are fully developed (little room for additional buildings)
 - c. Buildings are permanent (not mobile not on foundation)
 - d. Dominant land use pattern (one land use type is most common)
 - e. Zoning and land use generally match

2. Transitional Areas
 - a. Lot sizes not uniformly small
 - b. Lots have relatively large vacant portions
 - c. Concentrations of mobile homes
 - d. Land use pattern is mixed (no predominant land use)
 - e. Frequent zoning and land use mismatches

3. Development Potential Areas
 - a. Minimal soil and slope limitations
 - b. Street or highway access
 - c. Substantially vacant
 - d. Inside town limits
 - e. Underlying platting
 - f. Rural water availability

4. Limited Potential Areas
 - a. Soil limitations
 - b. Steep slope limitation
 - c. Limited street or road access
 - d. Federal surface ownership
 - e. Not inside or adjoining town limits
 - f. Committed open space (parks, cemetery, etc.)