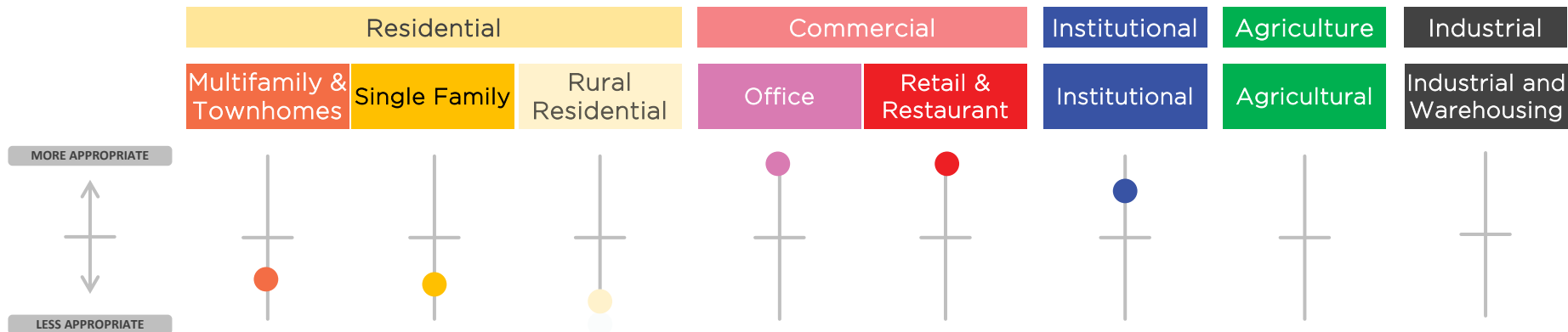


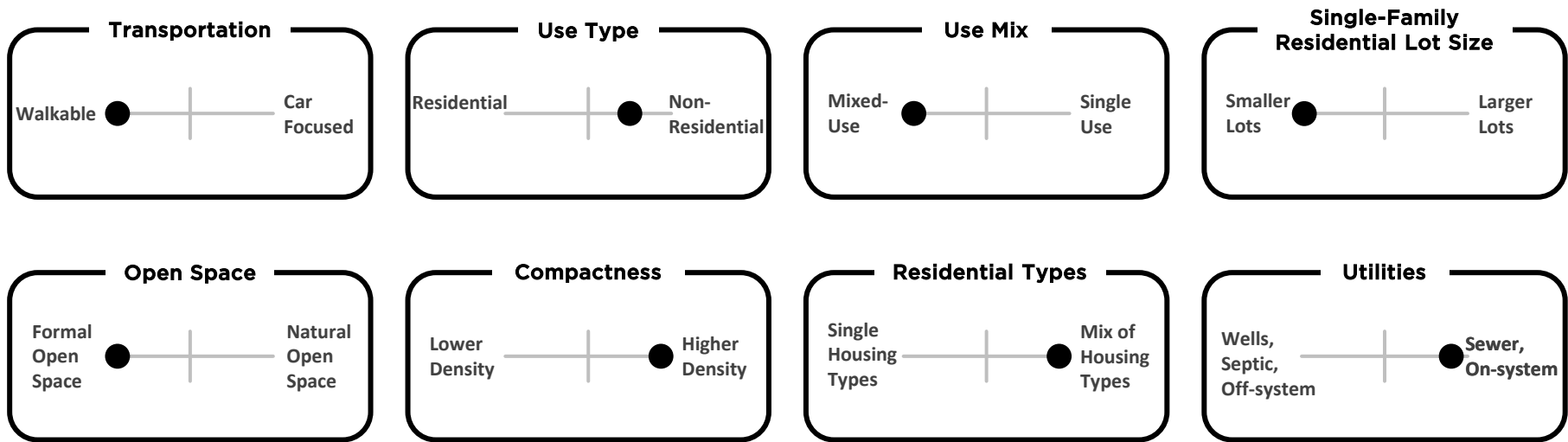
Intent

- Reinforce the Town Center as the civic, cultural, and commercial heart of Troutman.
- Support small-scale retail, dining, and civic uses that create a walkable Main Street environment.
- Encourage reinvestment, adaptive reuse, and infill on vacant or underutilized properties.
- Promote active street frontages and a strong sense of place.
- Improve pedestrian connectivity and enhance public gathering spaces.

Appropriate Land Uses



Desired Characteristics

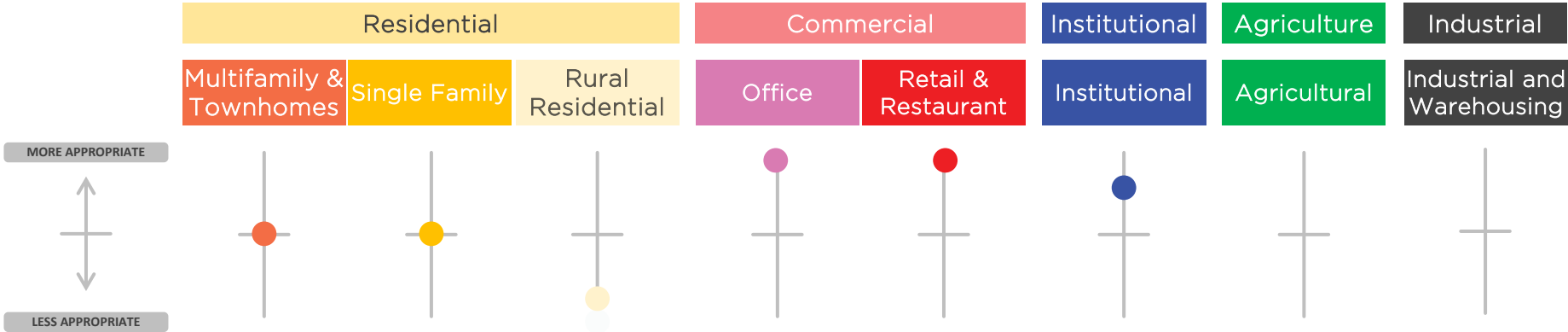


Town Center Transition (TT)

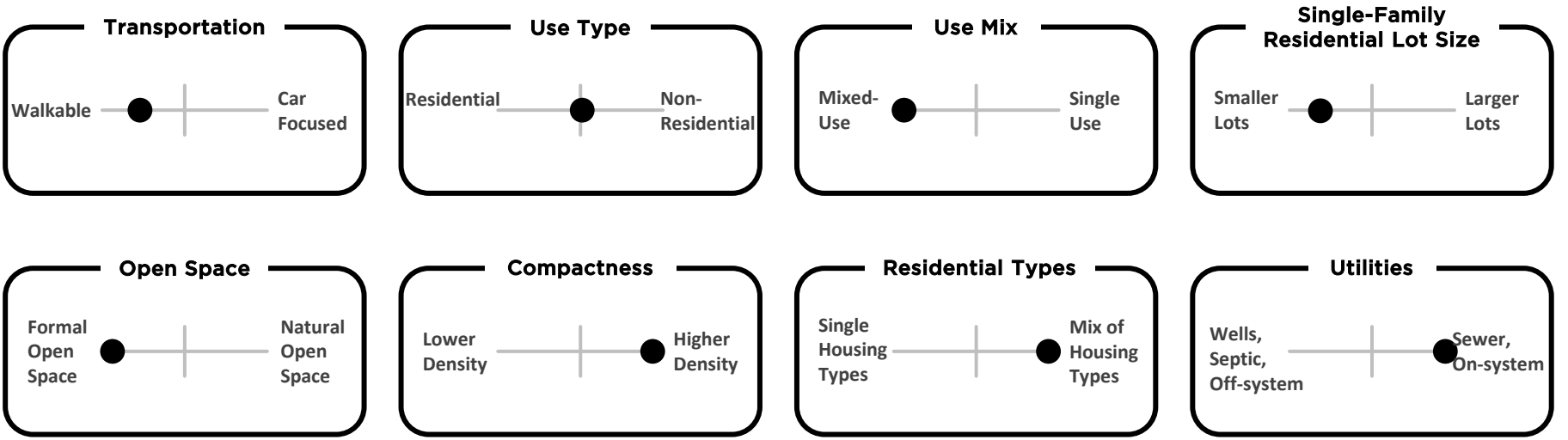
Intent

- Provide a gradual transition between the Town Center and surrounding neighborhoods.
- Encourage a mix of residential, small-scale commercial, and office uses at a compatible scale.
- Support walkability while accommodating lower-intensity development patterns.
- Buffer adjacent neighborhoods through building scale, setbacks, and design.
- Improve connections between downtown and nearby residential areas.

Appropriate Land Uses



Desired Characteristics

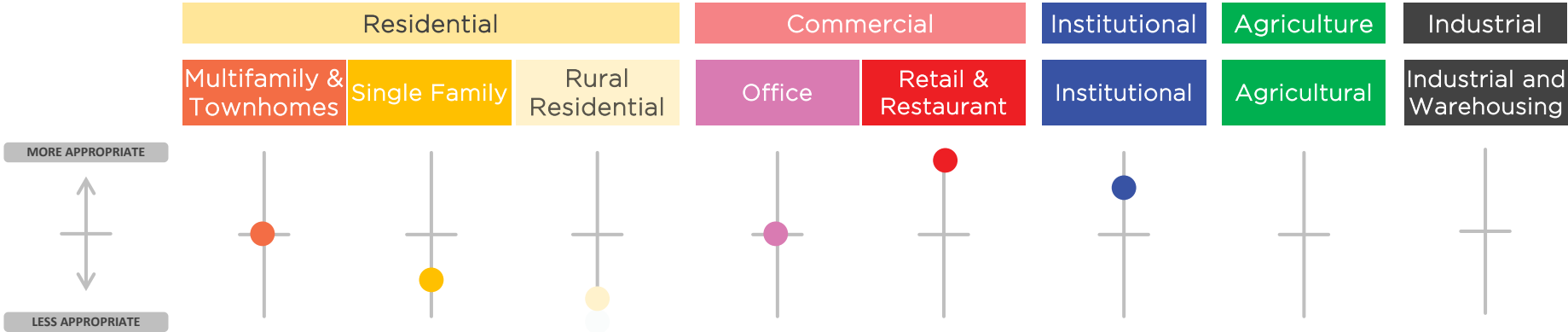


Mixed-Use Activity Center (MU)

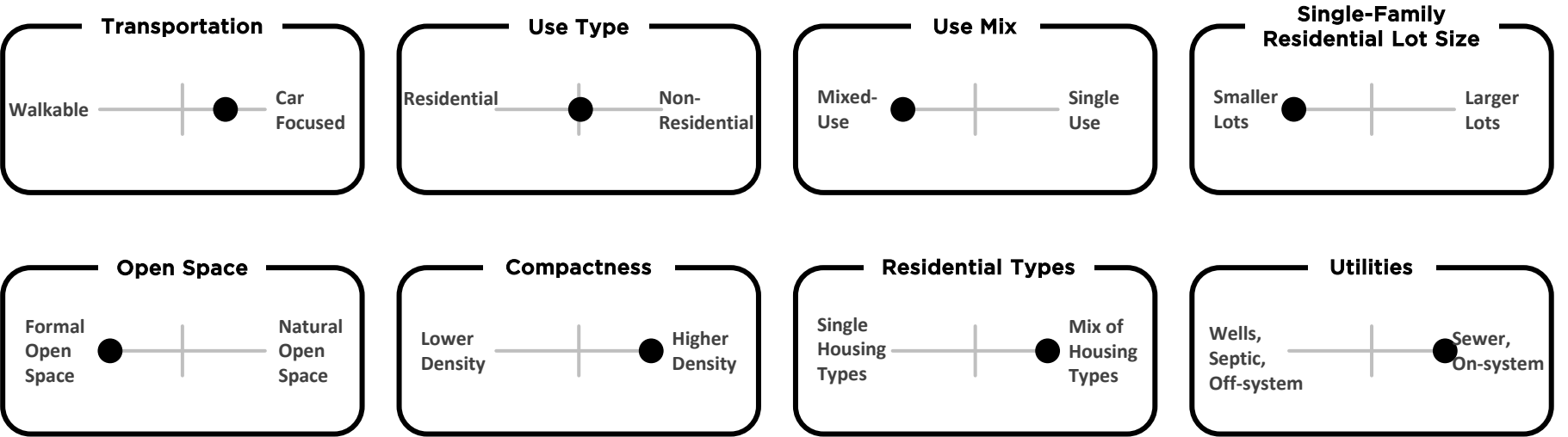
Intent

- Create compact centers that blend housing, retail, dining, and services.
- Focus growth at key nodes, particularly along major corridors and near intersections.
- Encourage walkable site design with internal connectivity between uses.
- Support moderate-density housing options, including townhomes and small multifamily.
- Provide convenient access to daily needs within a short distance of surrounding neighborhoods.

Appropriate Land Uses



Desired Characteristics

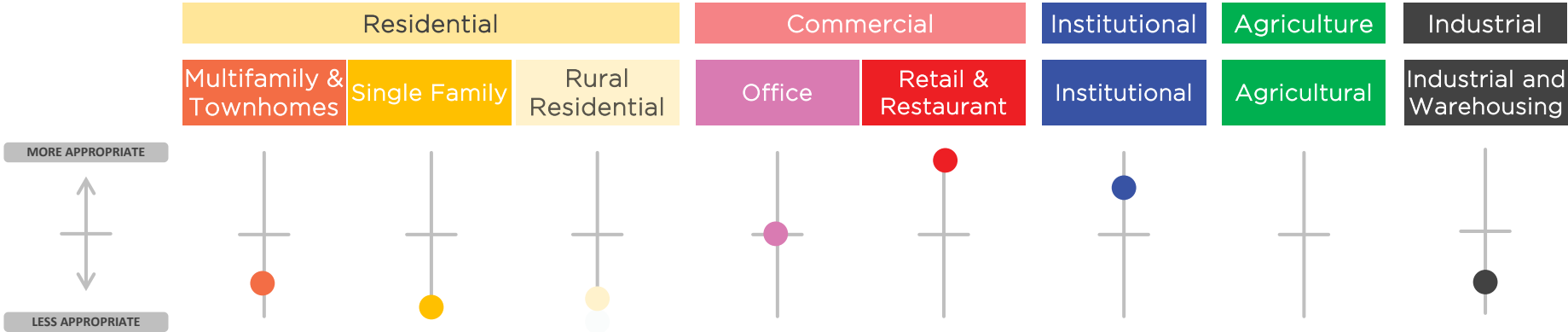


Commercial Corridor (CC)

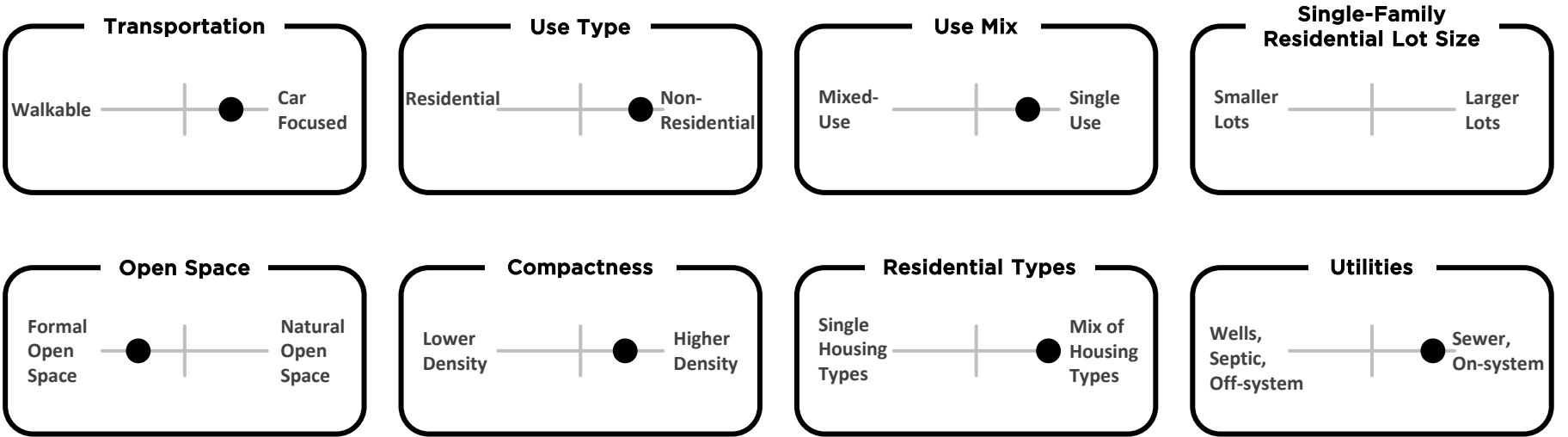
Intent

- Support commercial development along major roadways, including I-77 and key corridors.
- Provide locations for auto-oriented uses while improving corridor appearance over time.
- Encourage redevelopment that introduces better site design, access management, and landscaping.
- Concentrate higher intensity activity at key intersections and gateway locations.
- Improve connectivity to adjacent neighborhoods and activity centers where feasible.

Appropriate Land Uses



Desired Characteristics

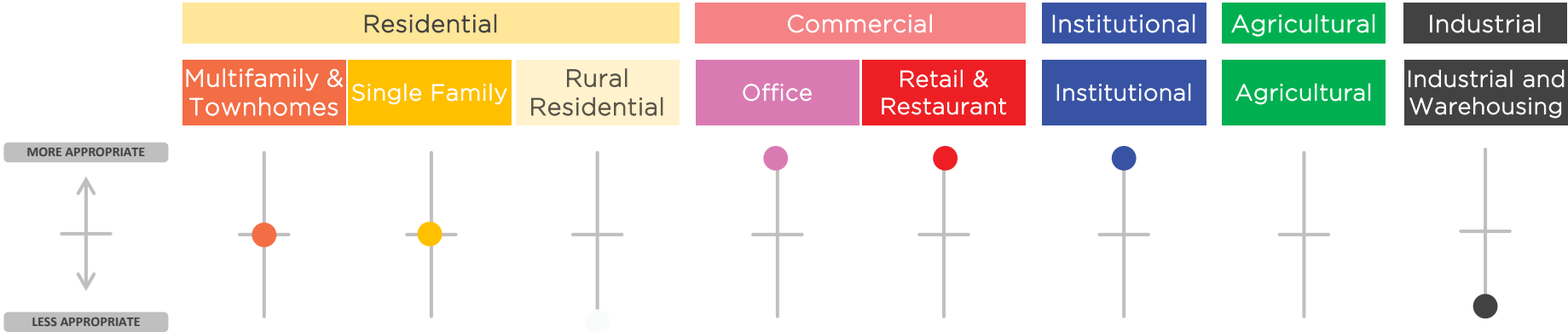


Service Commercial (SC)

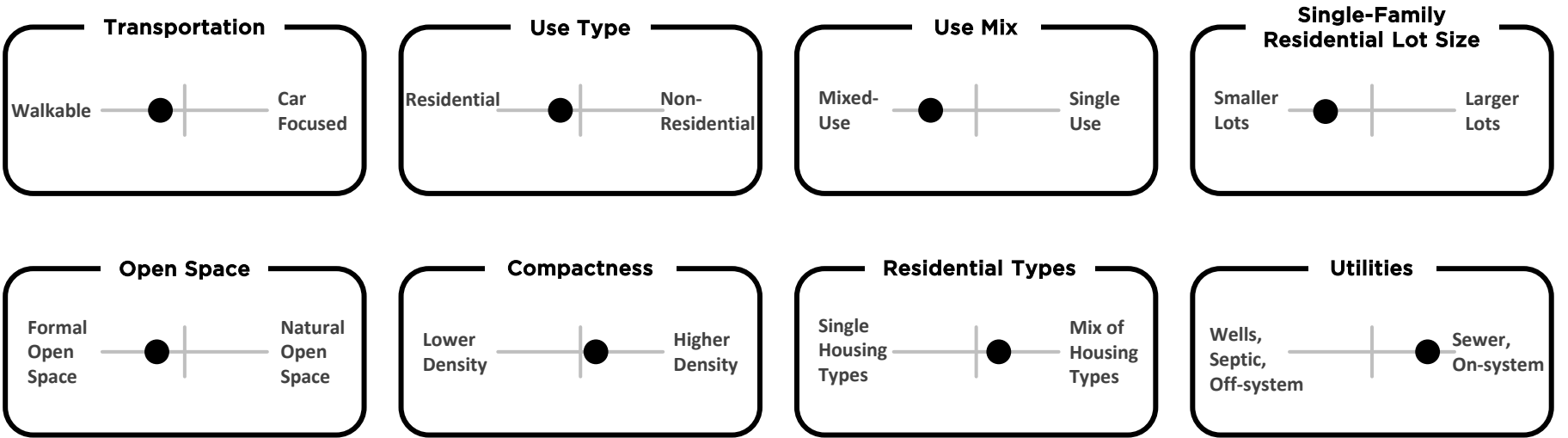
Intent

- Provide locations for small-scale commercial and service uses that support daily needs.
- Accommodate uses such as personal services, medical offices, and local businesses.
- Encourage compatibility with nearby residential areas through building scale and design.
- Support reuse of existing buildings and incremental commercial growth.
- Allow integrated office uses in a way that reflects the Town's scale.

Appropriate Land Uses



Desired Characteristics

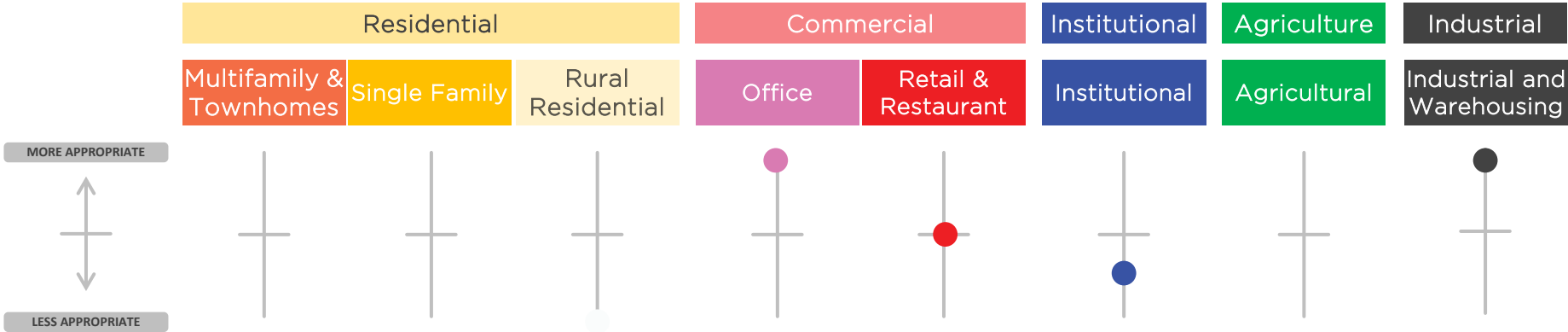


Business Employment Park (BP)

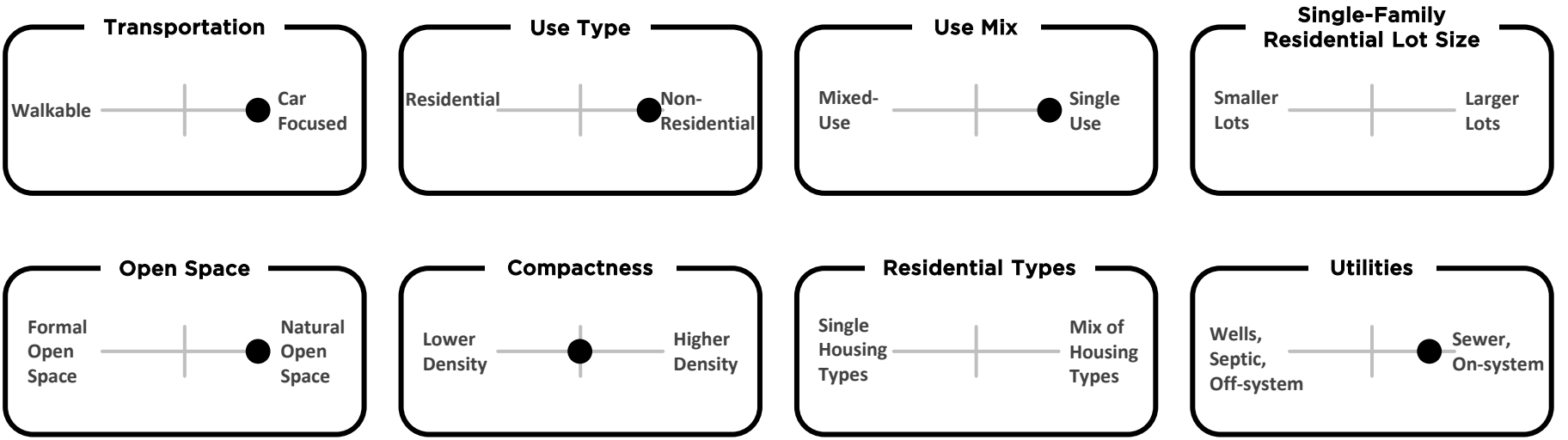
Intent

- Provide locations for employment-generating uses such as flex space, offices, and light industrial.
- Encourage development that minimizes impacts on nearby residential areas.
- Support economic development and local job creation.
- Promote well-designed sites with buffering, landscaping, and coordinated access.
- Accommodate a mix of business types suited to Troutman’s scale.

Appropriate Land Uses



Desired Characteristics

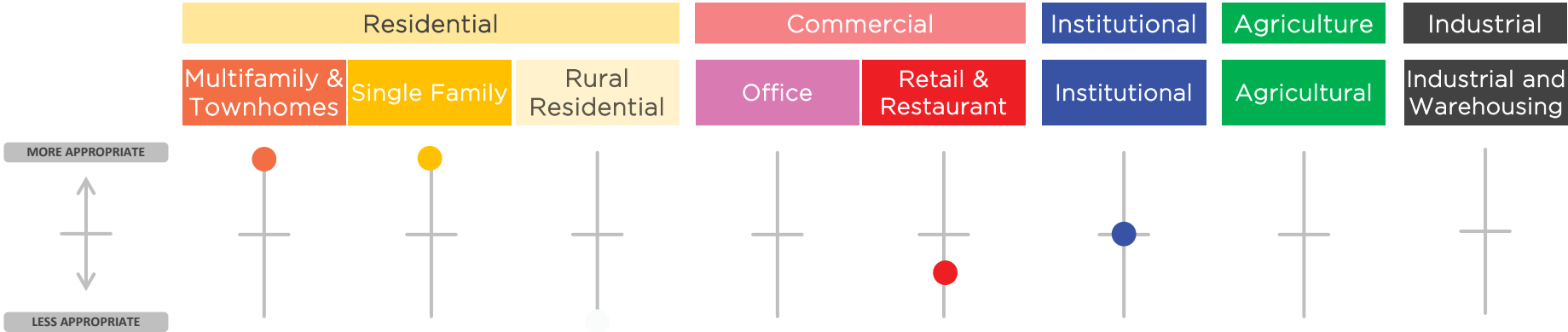


Compact Neighborhood (CN)

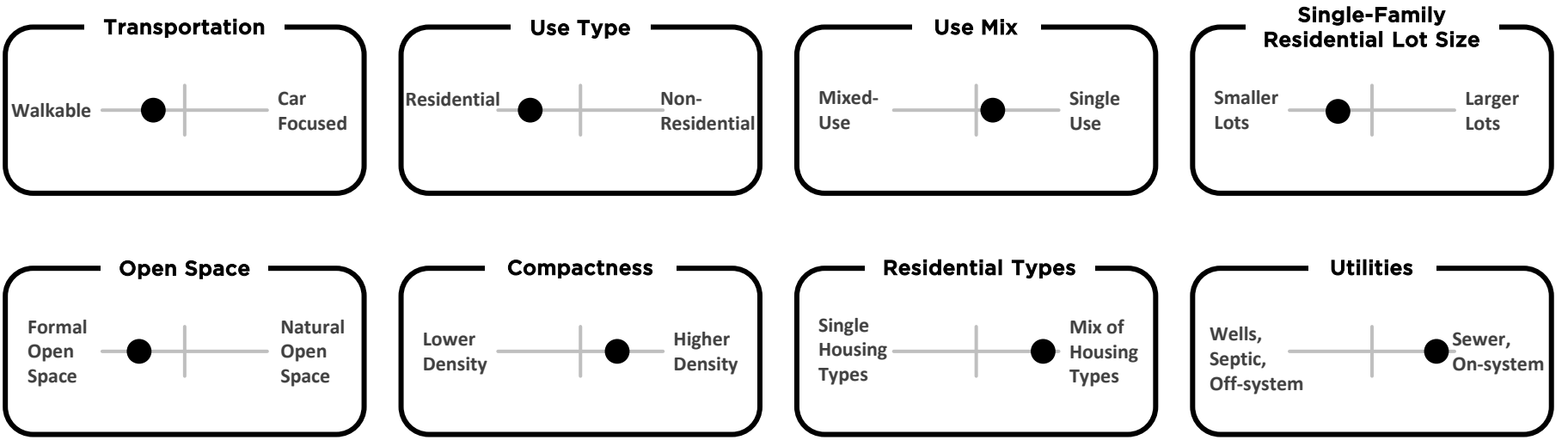
Intent

- Support a range of housing types, including townhomes, cottage courts, and small multifamily.
- Encourage smaller lots, reduced setbacks, and more efficient land use patterns.
- Provide opportunities for attainable and workforce housing.
- Locate in areas with access to services, corridors, and activity centers.
- Promote walkability and neighborhood connectivity.

Appropriate Land Uses



Desired Characteristics

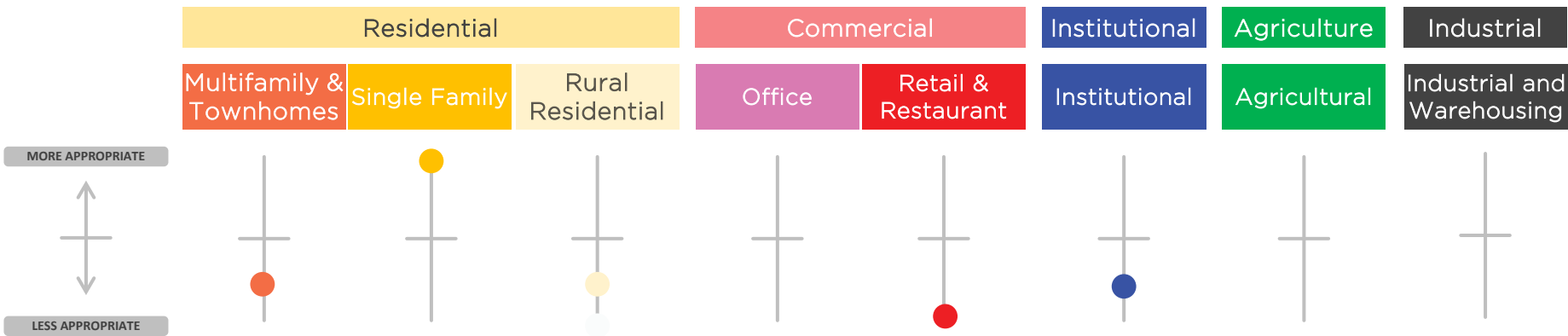


Neighborhood Residential (NR)

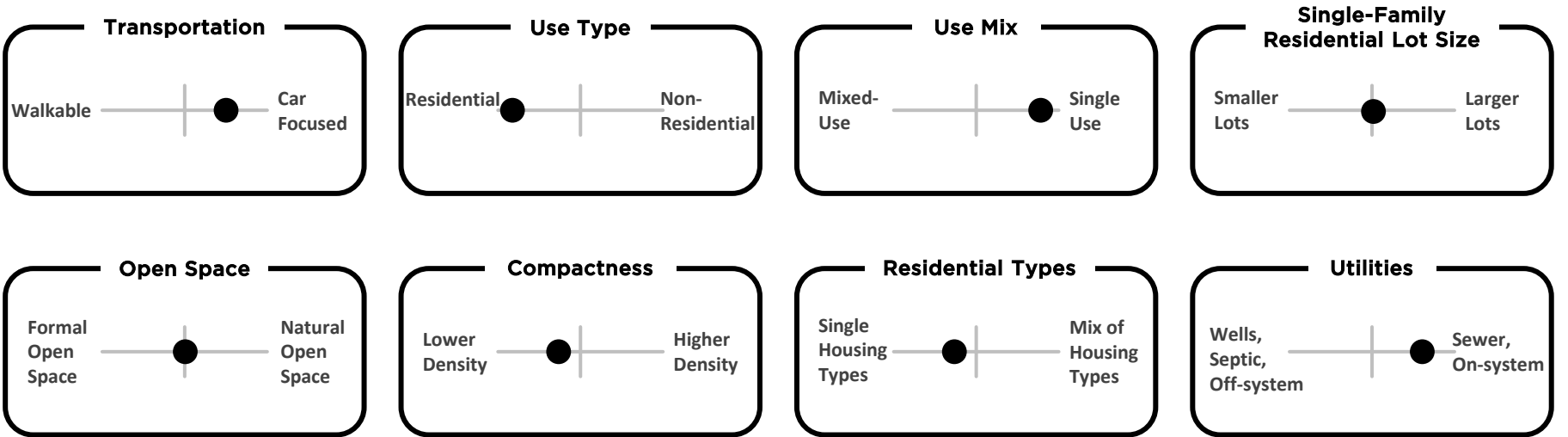
Intent

- Maintain and enhance the character of established and emerging residential neighborhoods.
- Support primarily single-family housing with some limited housing diversity.
- Encourage smaller lot development in new subdivisions where appropriate.
- Improve connectivity to parks, schools, and nearby services.
- Reinforce neighborhood identity and stability.

Appropriate Land Uses



Desired Characteristics

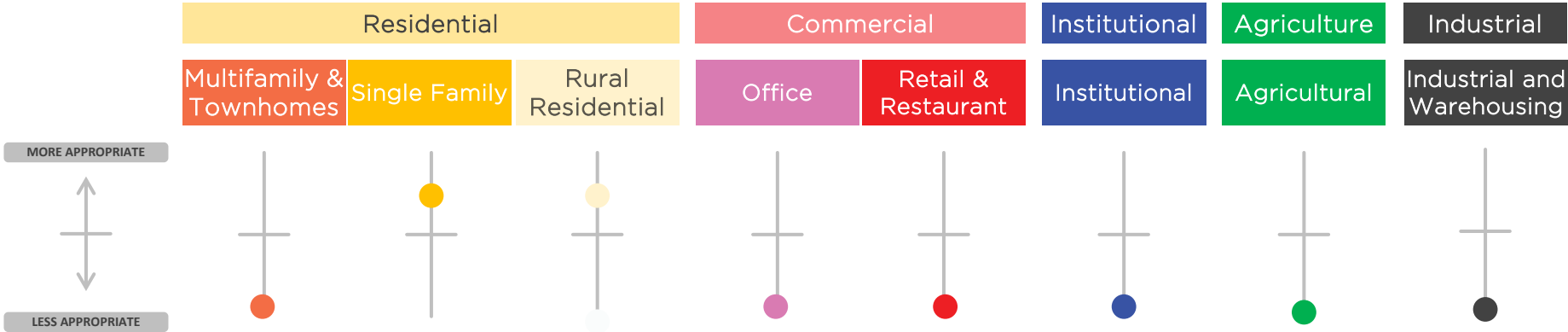


Neighborhood Edge (NE)

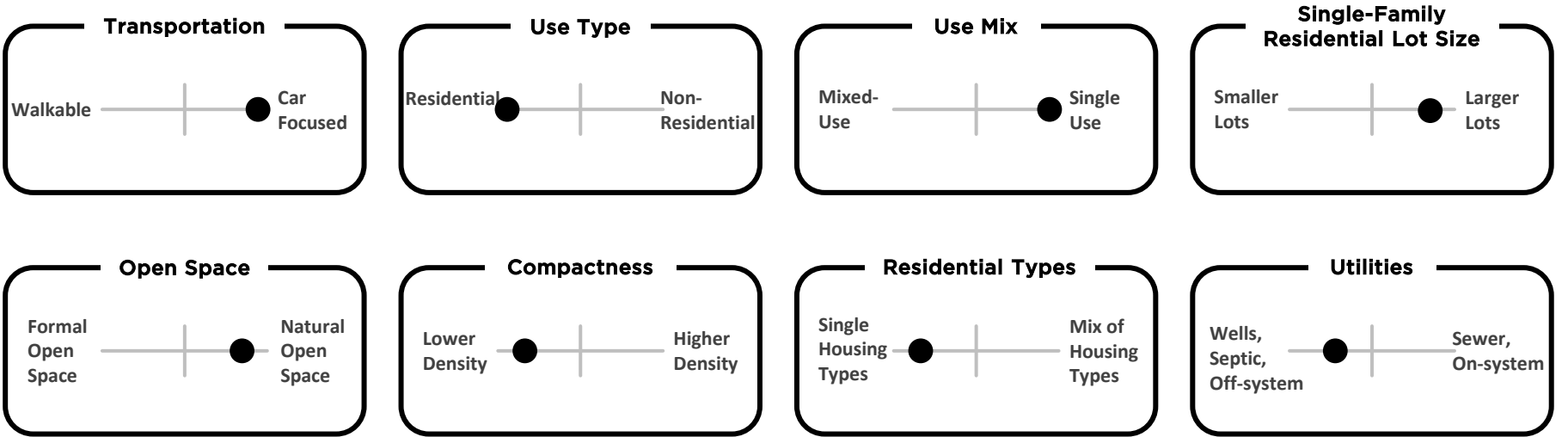
Intent

- Provide a transition between lower-density residential areas and more intense uses.
- Allow for a mix of housing types such as duplexes, townhomes, and large-lot single-family.
- Buffer existing neighborhoods from adjacent corridors or mixed-use areas.
- Promote context-sensitive design that reflects nearby development patterns.
- Support gradual increases in density without abrupt change.

Appropriate Land Uses



Desired Characteristics

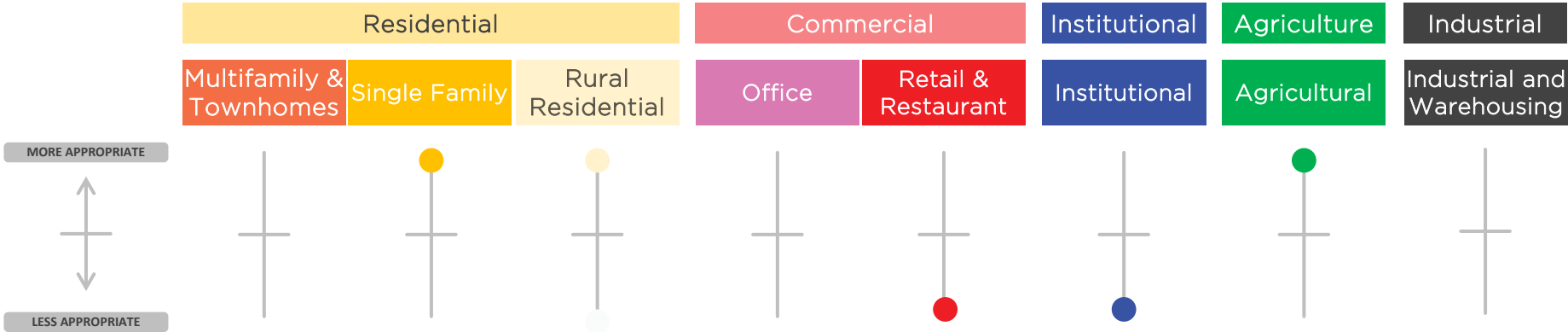


Rural Residential and Agricultural (AG)

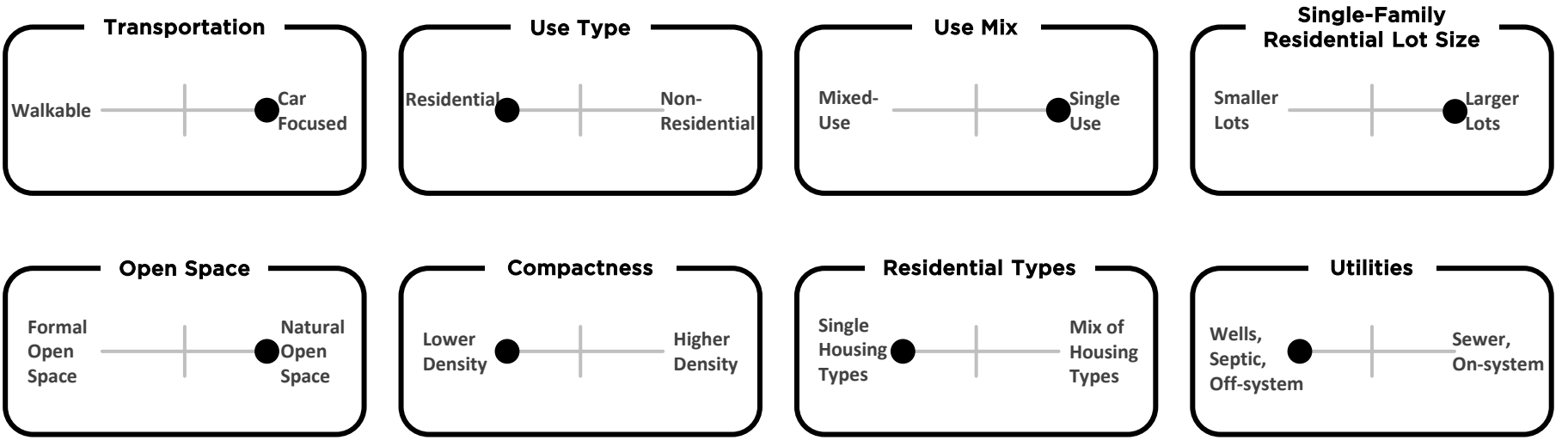
Intent

- Preserve agricultural lands and the rural character of outlying areas.
- Support very low-density residential development with large lot sizes.
- Maintain open space, natural features, and scenic landscapes.
- Limit infrastructure-intensive development in rural areas.
- Encourage conservation of farmland and environmentally sensitive areas.

Appropriate Land Uses



Desired Characteristics

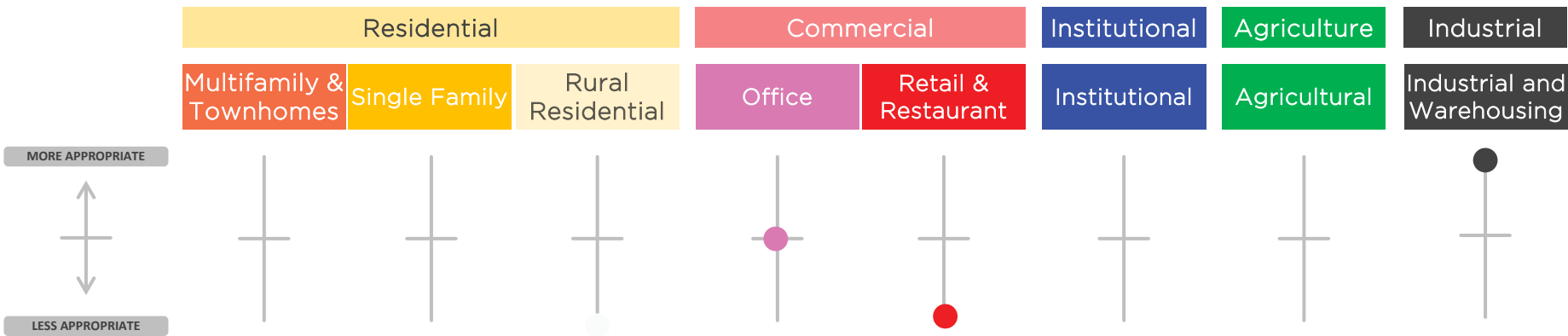


Targeted Industrial (TI)

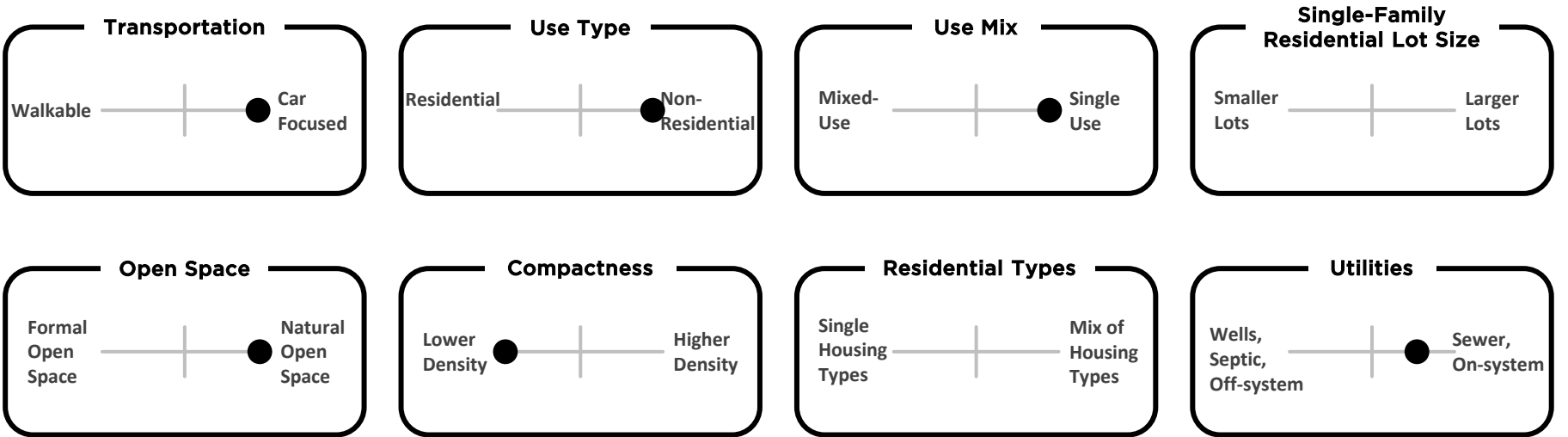
Intent

- Accommodate industrial uses in carefully selected locations with appropriate infrastructure.
- Minimize impacts on surrounding properties through buffering and site design.
- Support local employment opportunities tied to industrial activity.
- Ensure efficient access for truck traffic while limiting conflicts with neighborhoods.
- Concentrate industrial uses rather than dispersing them throughout the Town.

Appropriate Land Uses



Desired Characteristics

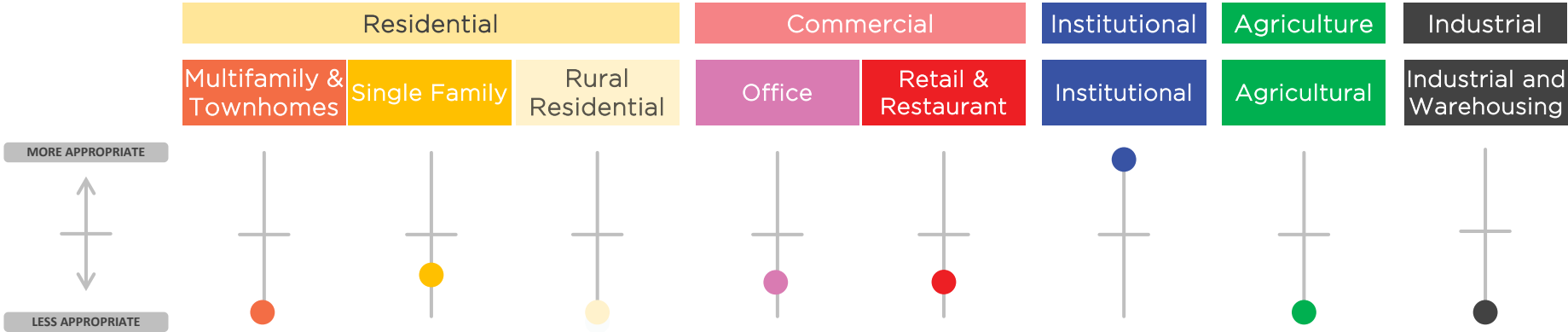


Civic Institutional (CI)

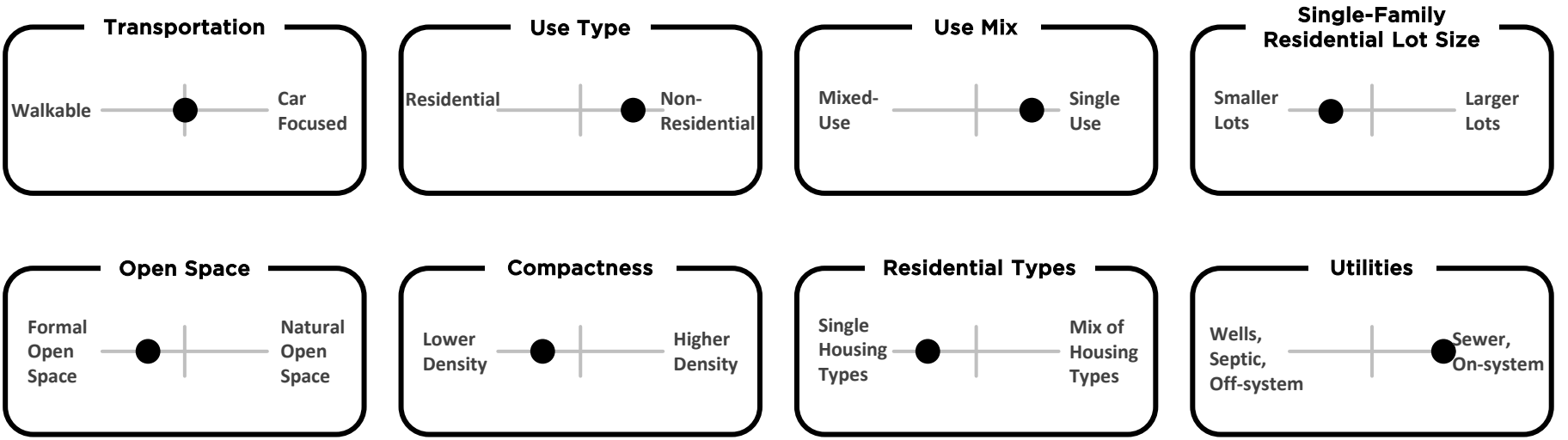
Intent

- Support schools, government facilities, and other community-serving institutions.
- Reinforce the role of civic uses as anchors within the community.
- Encourage sites that are accessible to residents and connected to surrounding areas.
- Promote safe and convenient access for pedestrians, cyclists, and vehicles.
- Allow for expansion of key community facilities as needed.

Appropriate Land Uses



Desired Characteristics

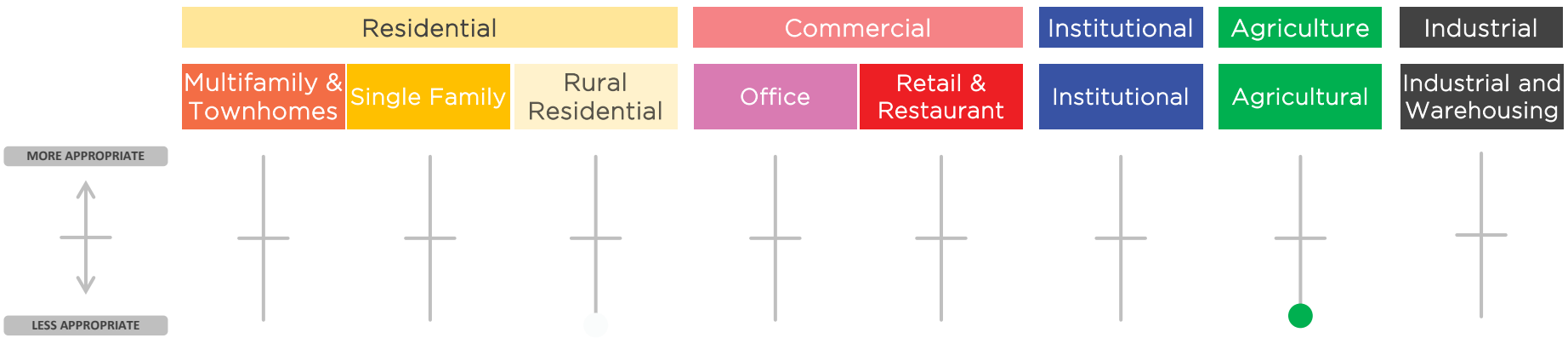


Parks and Open Space (PS)

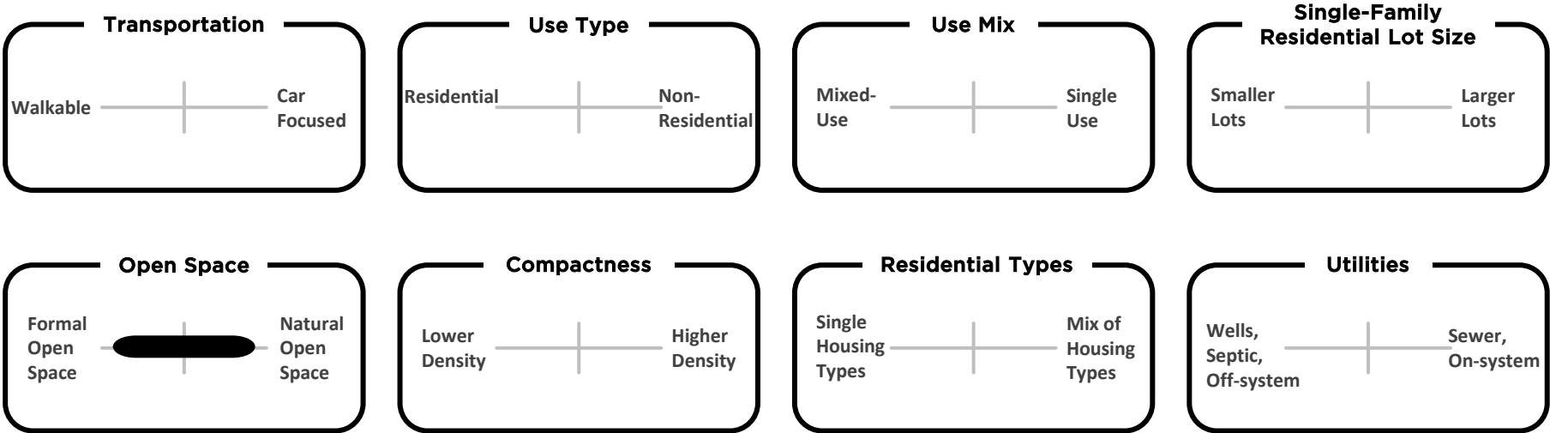
Intent

- Preserve land for active and passive recreation.
- Provide accessible open spaces for residents and visitors.
- Support connections between parks, greenways, and neighborhoods.
- Protect natural features while allowing for recreational use.
- Enhance quality of life through outdoor amenities.

Appropriate Land Uses



Desired Characteristics

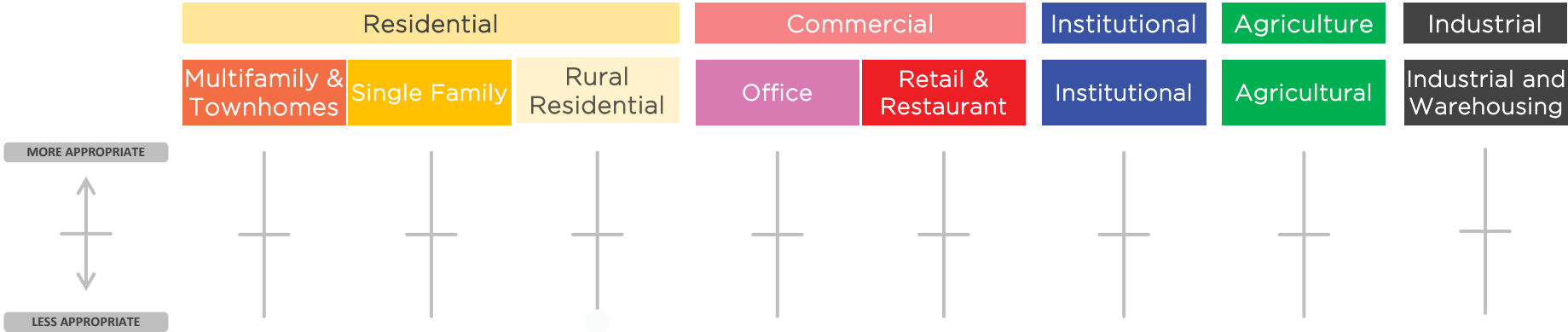


Conservation (CO)

Intent

- Protect environmentally sensitive areas such as floodplains, streams, and wetlands.
- Limit development in areas with environmental constraints.
- Promote sustainable land management and resilience.
- Preserve natural systems that provide ecological and community benefits.
- Guide development away from high-risk or constrained areas.

Appropriate Land Uses



Desired Characteristics

