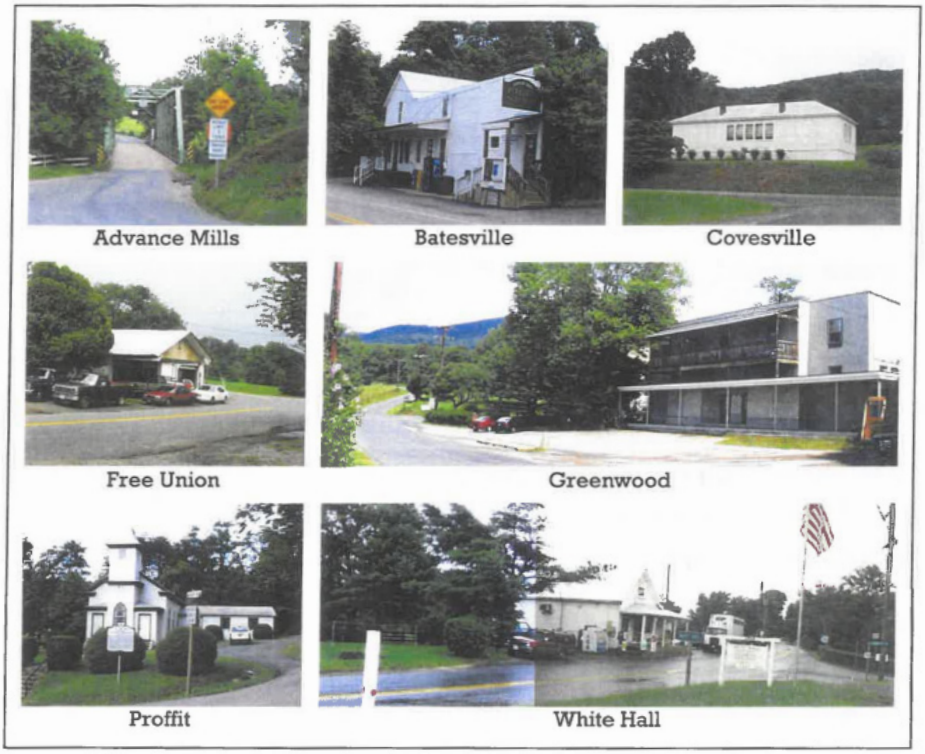
Overview: Rural Crossroads Communities

There are many existing communities throughout the county's Rural Area. While new development is encouraged to occur primarily within the Development Areas, there are locations in the Rural Area with existing development, some of which are small-scale areas of activity and gathering places. There are also locations with existing zoning districts other than the Rural Area zoning district, including Village Residential, Light Industry, Heavy Industry, Highway Commercial, and C1 Commercial.



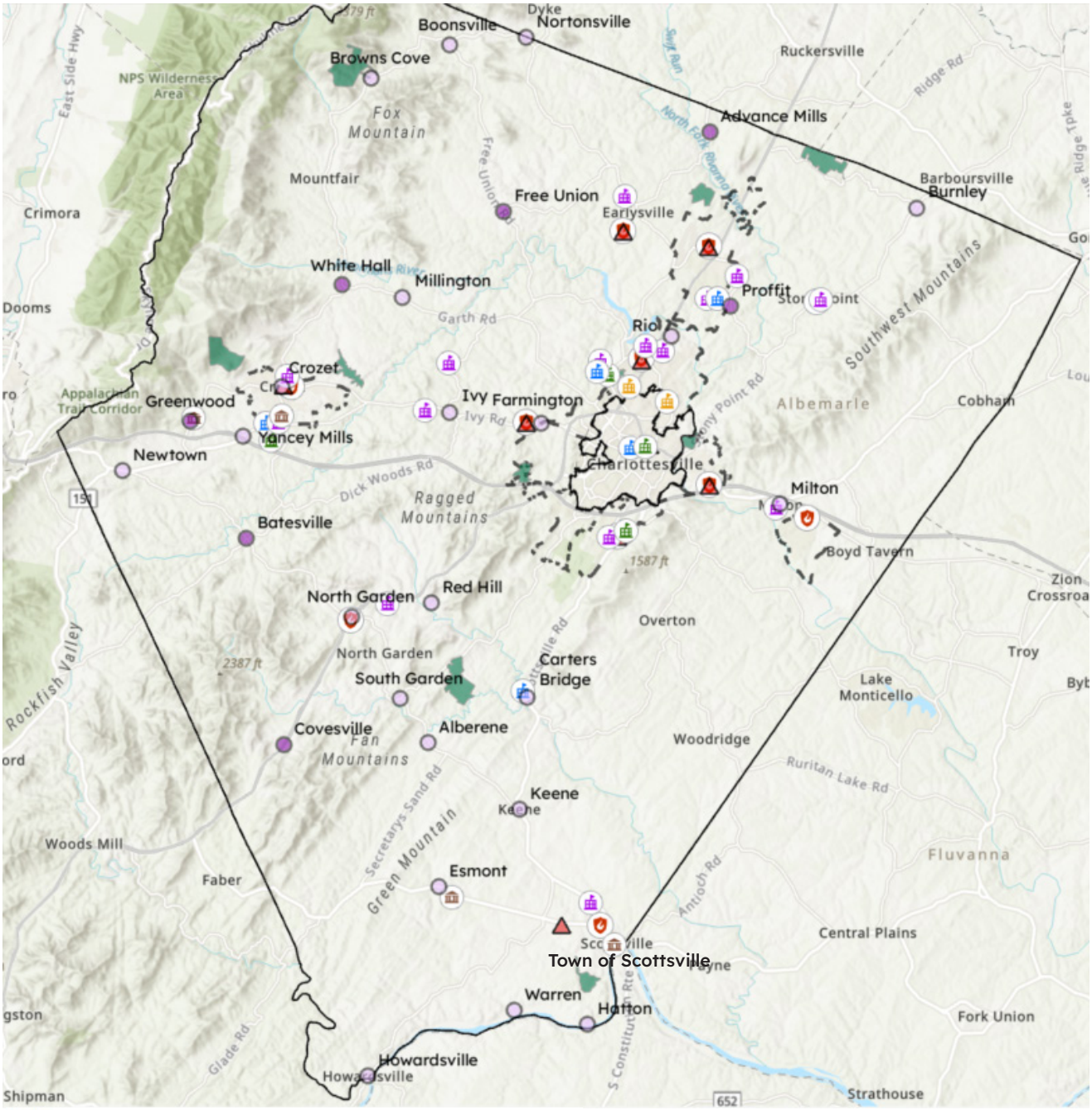
Cover of 2003 Survey of Historic Crossroads Communities in the County. These are the seven currently designated crossroads communities.

The **current Comp Plan** includes the following land uses as examples of possible small-scale supportive uses that could be appropriate in crossroads communities:

- Country stores
- Offices (medical and professional)
- Day care/childcare
- Public institutional uses (e.g. post offices, community centers)

Any updates to recommended land uses in crossroads communities would need to address how goods and daily needs may be more equitably provided for existing residents without encouraging additional development of the Rural Area. They would also need to be feasible on private wells and septic systems.

The map below shows communities in the Rural Area that were surveyed as part of a historic crossroads communities survey in 2003. All of these communities shown with light and dark purple circles were found to be historically significant, though only the seven in dark purple were officially designated in the 2015 Comp Plan as crossroads communities. The map also shows existing community facilities in the Rural Area including schools, fire/rescue stations, and parks. This type of mapping could help identify additional crossroads communities and community gathering places or 'hubs'.



Connections to the AC44 Framework



Crossroads communities could support the AC44 Framework by more equitably distributing services and amenities in the Rural Area, providing opportunities for redevelopment and use of existing infrastructure, reducing the distance needed to travel for some services and activities (thereby reducing greenhouse gas emissions), providing spaces for businesses, and providing opportunities for improved walkability, bikeability, and traffic calming.

Green and Resilient:

- New development and adaptive reuse should avoid sensitive environmental features and areas identified for protection
- New or retrofitted buildings should incorporate green and resilient design
- Crossroads communities provide an opportunity to support historic preservation and adaptive reuse of historic resources

Welcoming and Equitable:

- Crossroads communities could support equitable access to more services and amenities in the Rural Area
- Crossroads communities could provide opportunities for efficient use of existing structures/infrastructure

Connected and Accessible:

- Crossroads communities could reduce the distance needed to travel for certain services and activities, also reducing greenhouse gas emissions
- Updated recommendations for crossroads communities could support options for walking, biking, and traffic calming

Thriving and Prosperous:

- Crossroads communities could provide space for new businesses or expanding existing businesses