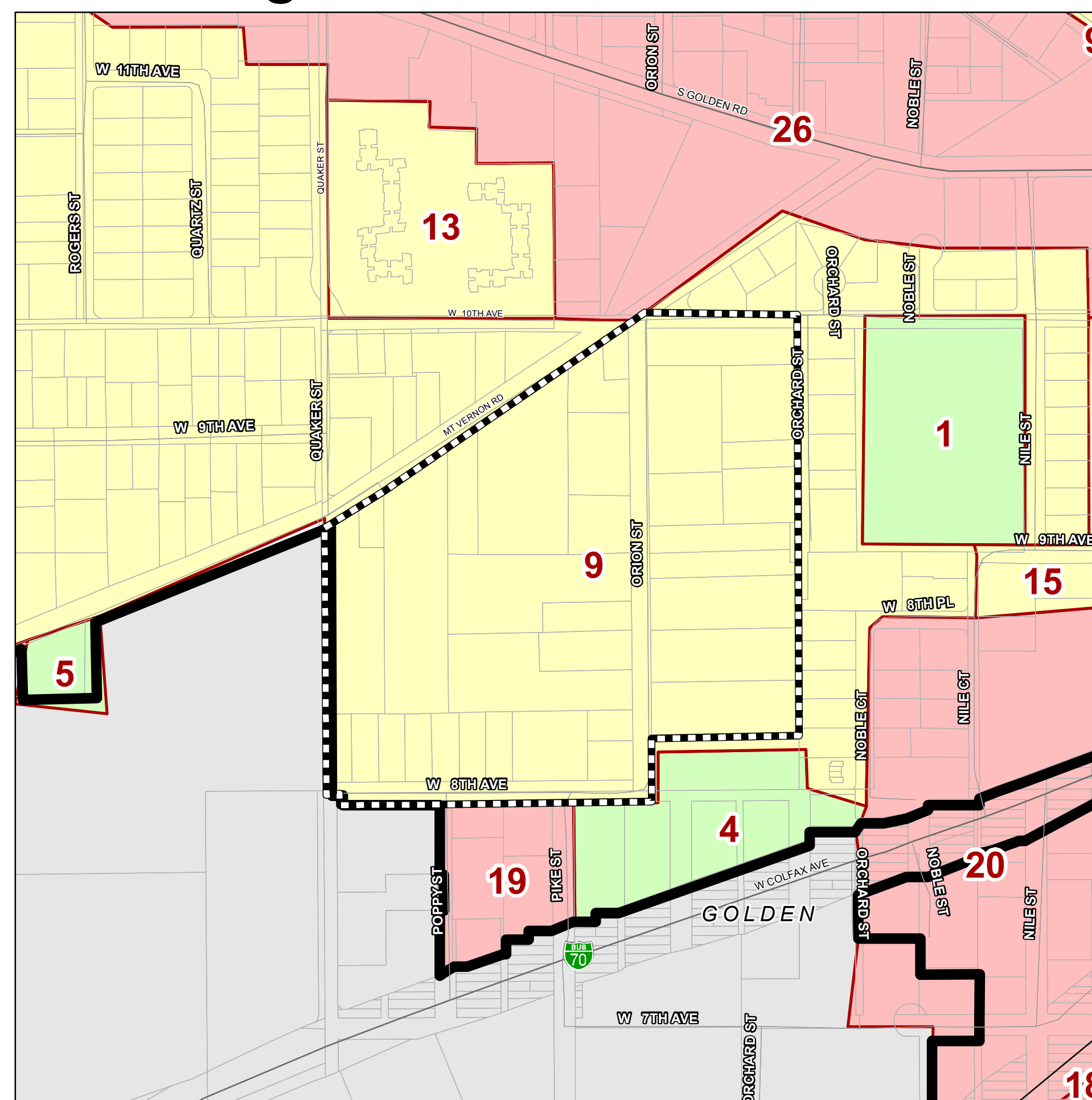


# Vernon Gardens Area



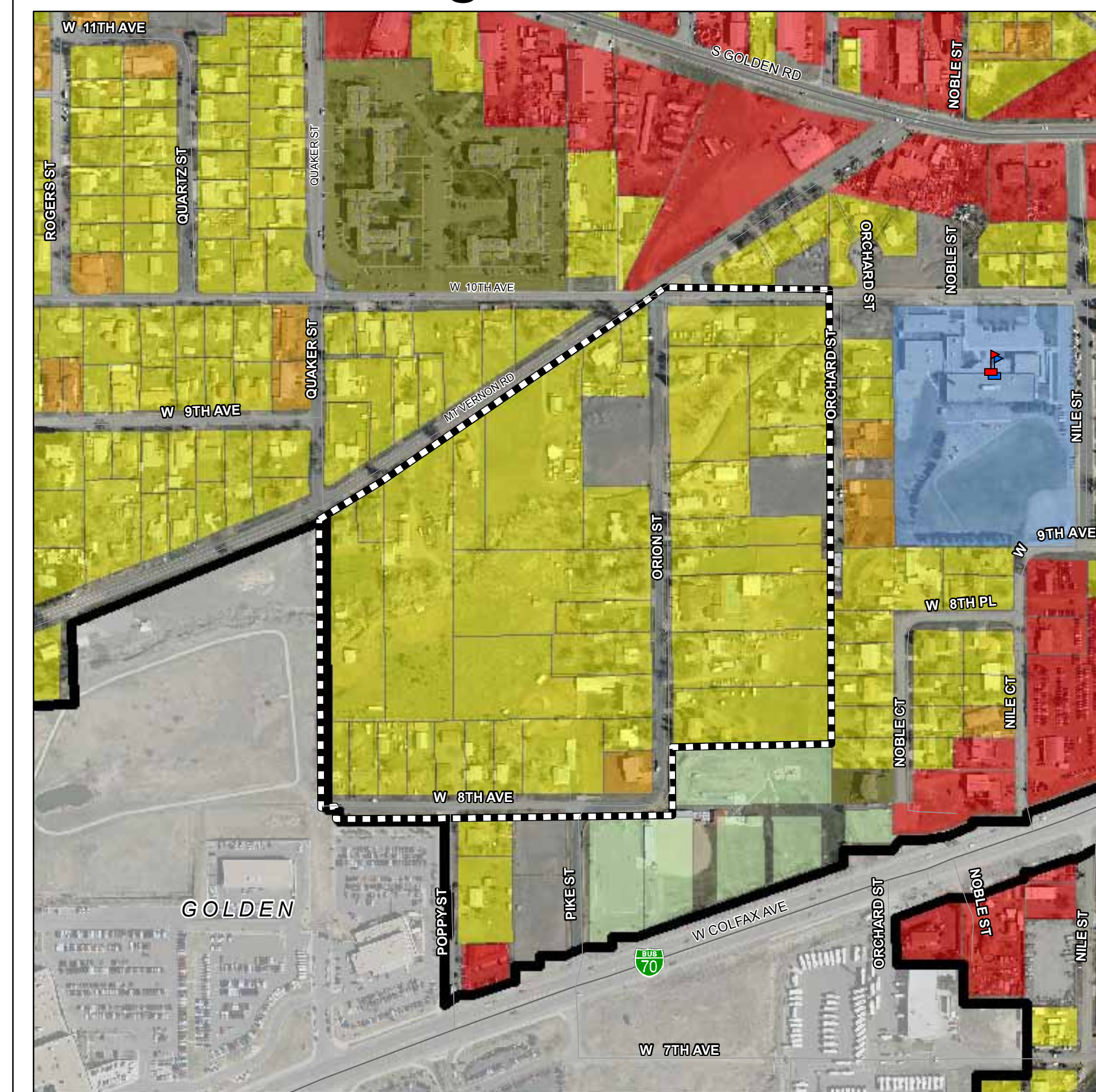
## Existing Plan Recommendations



### Existing Plan Recommendations:

<b>Community Uses:</b>	<b>Residential:</b>	<b>Commercial:</b>
1. Schools	6. Residential 1 du/ac	16. Office
2. Cemetery	7. Residential 3 du/ac	17. Research and development
3. Existing conservation easement	8. Residential 3.5 du/ac	18. Light industrial
4. Existing open space, park, recreation area	9. Residential 4.5 du/ac	19. Retail
5. Proposed open space	10. Residential 8 du/ac	20. Automotive
	11. Residential 10 du/ac	21. Industrial
	12. Residential 15 du/ac	22. Mixed use
	13. Residential 20 du/ac	23. Government facility
	14. Residential	24. Transition area
	15. Transition areas	25. Transition area
		26. S. Golden Rd. Corridor

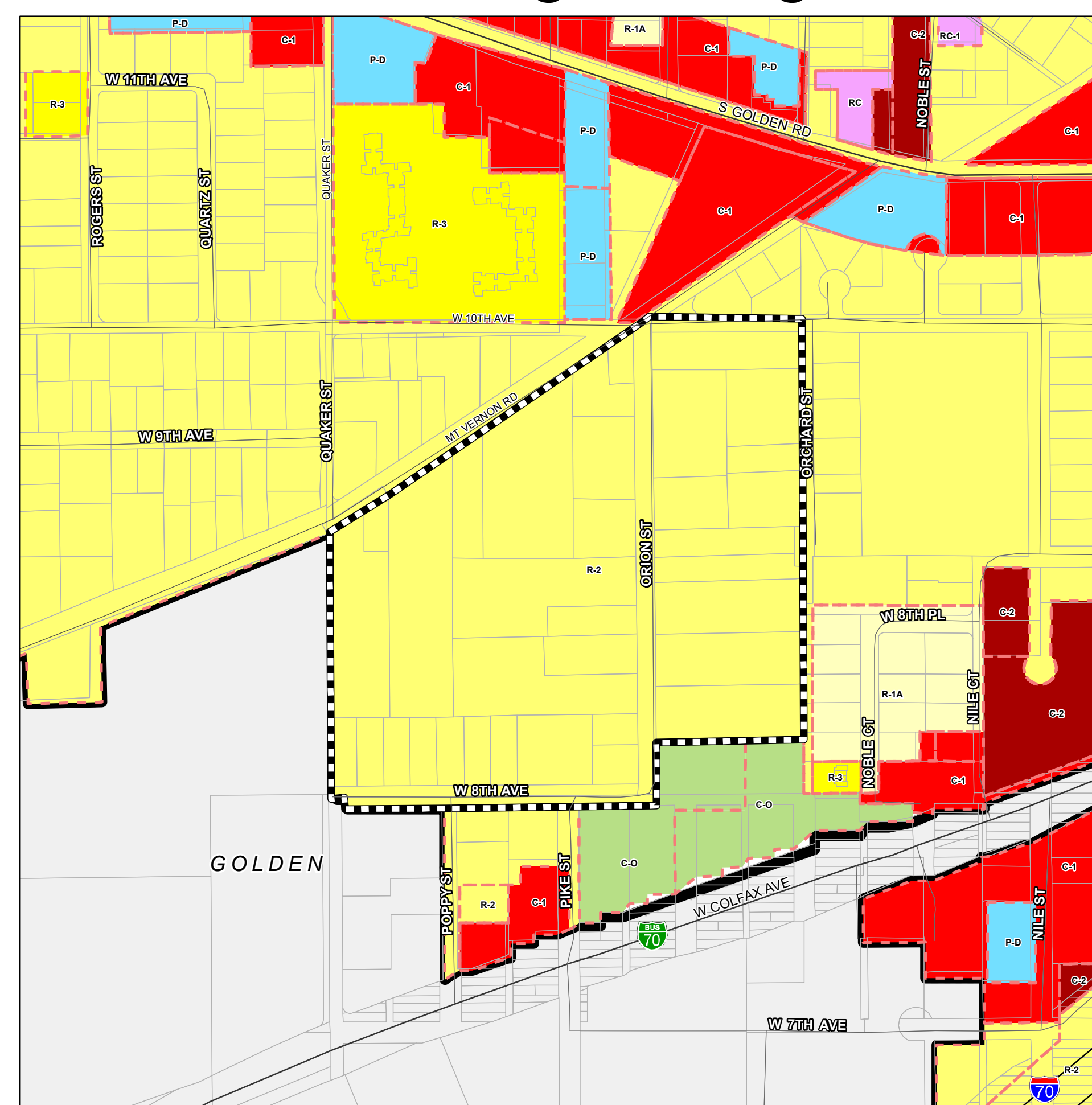
## Existing Land Use



### Existing Land Use:

<b>Structure Type</b>	<b>Non-Taxable Ownership</b>	<b>Schools</b>
Single Family Residential	Cemetery	Pre-School
Duplex	Church	Elementary School
Townhome	Ditch	Middle School
Condominium	Government	High School
Apartment	Open Space (Public/Private)	Option School
Mobile Home	Recreation	Special School/Program
Commercial	School	Charter School
Light Industrial	Utility	
Industrial	Cities	
Vacant	Fire Stations	

## Existing Zoning



### Existing Zoning:

A-1	C-O	MR-3	R-3, R-3A, R-4	SR-2
A-2	I-1, I-2, I-3, I-4	P-D, P-D_AMD	R-T	SR-5
C-1	MR-1	R-1, R-1A, R-1B	RC, RC-1	M-C
C-2	MR-2	R-2	SR-1	

## Vernon Gardens Area

The current recommendation is residential at a density of 4.5 dwelling units per acre.

The properties in this area are zoned Residential Two (R-2), which does not allow for the keeping of large domesticated animals (i.e. horses). However, many properties are larger and horses currently reside on the property. Many of these properties have obtained legal non-conforming status to retain the horses. However, if the horses go away for longer than 180 days, the use is no longer allowed. Additionally, there is no expansion of the keeping of horses allowed.

The existing average gross density of this area is 1.06 dwelling units per acre. The average lot size is 0.89 acres, with the smallest lot being 0.20 acres and the largest being 2.78 acres.

Should this area be redesignated to recommend large domesticated animals if the existing equine management policies in the plan are met?

- Yes
- Yes, but with different large animal provisions (Please specify)
- No