

## Land Use ■ ■ ■ ■ ■



Photo by: Danny Graber

### VISION

Goshen’s residential, commercial and industrial areas will be well-planned and aesthetically attractive. The community will continue to grow, develop and prosper because of its neighborhoods, historic downtown, business community, natural resources, cultural diversity and land use practices. The community’s growth will be balanced and strategic.

### GOALS & OBJECTIVES

#### L-1: Prioritize the reuse and redevelopment of existing land and structures

The reuse and redevelopment of vacant and underutilized land and structures provides social, economic and environmental benefits to the community. Redevelopment within the urban core helps to spur revitalization efforts, returns delinquent or non-contributing parcels to the tax roll and reduces the need for sprawl. Redevelopment most often occurs where there are existing City services—utilities, roads and sidewalks, police and fire services—helping to minimize City costs.

1. Promote compact, mixed-use, cluster and infill development over greenfield development
2. Identify preferred locations for redevelopment within the City limits
3. Continue brownfield mitigation efforts and promote these sites for redevelopment
4. Use and create public and private partnerships to leverage and enhance revitalization efforts
5. Provide infrastructure improvements to facilitate redevelopment
6. Use incentives to target redevelopment in selected areas
7. Encourage and support the preservation of historic buildings and structures

#### L-2: Promote commercial and industrial development that complements existing land uses

As Goshen grows in population and land area, the community continues to attract new commercial and industrial development. These land uses expand the local tax base, provide commercial amenities to residents and contribute to economic development. Goshen will use land use regulations and encourage open communication between neighbors and businesses/industry to ensure that commercial and industrial development complements existing land uses.

1. Ensure compatibility and smooth transitions between different land uses (e.g., industrial to residential, heavy commercial to residential)
2. Evaluate how new development will impact infrastructure, transportation, the environment, housing and surrounding areas
3. Adhere to Zoning Ordinance requirements for setbacks and landscaping
4. Encourage open communication between developers/businesses and neighborhood residents during the development process
5. Encourage neighborhood input on new development
6. Use Zoning Ordinance regulations to minimize the negative aesthetic impacts of industrial outdoor storage on neighboring properties

### **L-3: Encourage new and infill residential development that is consistent with existing neighborhood design, style and scale**

Goshen is made up of many neighborhoods with unique characteristics and identities. Goshen will protect the integrity of its residential neighborhoods by ensuring that new and infill development is consistent with the fabric of the area.

1. Develop overlay zones to enhance existing ordinances
2. Develop architectural and land use design standards to encourage the integration of new and existing development
3. Continue to modify zoning codes to encourage infill residential development
4. Encourage neighborhood input in new and infill development
5. Ensure connectivity between new and infill residential development and existing neighborhoods
6. Ensure connectivity within new development through sidewalks and street connections

### **L-4: Encourage development that is sensitive to the natural environment**

Goshen has a wealth of natural resources. Rivers and other natural waterways, wetlands and natural habitats add to the character of the community. New and infill development will consider environmentally sensitive areas during the development process. The impact of new development on the natural environment will be minimized.

1. Identify natural features and promote their inclusion in the design process
2. Encourage development that reduces erosion and stormwater runoff
3. Use and promote Goshen's Urban Forestry program to improve the urban forest



Photo by: Branden Beachy

4. Encourage the integration of non-motorized transportation in new development
5. Evaluate existing landscaping requirements and how they can be improved to help maintain and enhance natural resources
6. Use Zoning Ordinance regulations to limit development in locations with hydraulic soils, such as floodplains and wetlands
7. Promote cluster development in environmentally sensitive areas

### **L-5: Strengthen regional land use planning**

Regional planning addresses a geographic area that transcends the boundaries of individual government units, but shares common social, economic, political, cultural, natural resources and transportation characteristics. Land use decisions and policies of one jurisdiction inevitably affect neighboring jurisdictions. As Goshen continues to grow, in land area and population, there is a continued need for coordination with neighboring jurisdictions.

1. Work with applicable local, county and state organizations to address growth issues regionally
2. Continue and enhance participation in county coalitions to address economic, social and environmental issues related to planning and growth
3. Coordinate and participate in county-wide planning and zoning activities
4. Coordinate land use plans with regional transportation investments
5. Identify strategies for the protection of agricultural land
6. Pursue extra-territorial jurisdiction when necessary for specific developments
7. Work with Elkhart County to explore the use of buffer zones in applicable areas

### **L-6: Maintain an attractive and vibrant downtown**

One of Goshen's greatest assets is its downtown. Few towns the size of Goshen have downtowns featuring the same amenities—cultural arts, historic architecture, offices, restaurants, retail and entertainment. The downtown functions as an employment center and economic hub of the community.

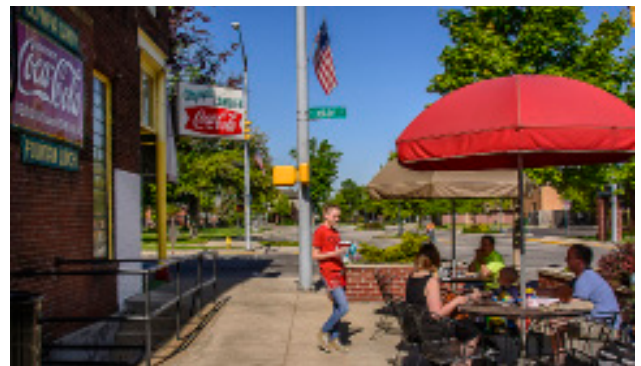


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1. Address existing and future thoroughfare issues to reduce heavy traffic through the downtown
2. Increase residential options and densities in walking distance of downtown
3. Promote the maintenance and rehabilitation of downtown properties
4. Promote bicycle and pedestrian-oriented design
5. Promote cleanliness and upkeep of the downtown district
6. Implement additional on-street and off-street parking
7. Identify and evaluate potential redevelopment opportunities
8. Encourage residential and commercial development in the second story of downtown properties
9. Support and promote downtown Goshen events
10. Preserve and protect downtown's historic resources

## What is Mixed Use Development?

According to the Municipal Research and Service Center, mixed use development combines two or more different types of land uses, such as residential, commercial, employment and entertainment uses in close proximity to one another. Mixed use development may include different uses contained within the same building, two or more uses on one lot in separate buildings, or different uses in close proximity to one another in a block or district.

Public participation for the plan update showed a strong preference for improved walkability in neighborhoods.

Encouraging small scale commercial development in neighborhoods improves walkability for residents. In addition, the integration of small scale commercial uses helps create neighborhood identity and provides economic opportunities for residents.

Examples of small-scale commercial uses appropriate in a neighborhood context may include barber and beauty shops, dry cleaning, non-drive-through restaurants, as well as small retailers and grocers.

## L-7: Encourage small-scale, neighborhood commercial development

Neighborhood commercial areas provide limited business services and commercial amenities—light retail and service businesses—for nearby residential areas. The integration of light neighborhood commercial uses, in or in close proximity to residential neighborhoods, improves walkability and provides economic development opportunities.

1. Identify areas that are appropriate for neighborhood commercial development
2. Evaluate and potentially revise the Zoning Ordinance regulations for the Commercial B-1 (Neighborhood Commercial) District
3. Encourage the integration of pedestrian and bicycle amenities, such as benches and bicycle racks
4. Ensure appropriate transitions between commercial and residential uses/zones
5. Employ appropriate design elements to ensure that buildings and site layout are complementary to the character of residential neighborhoods