

Rural Living

Description: Characterized by expansive views and a high degree of separation between buildings, Rural Living place types typically include minimal residential density. Home sites are located randomly throughout the countryside, which helps to maintain the rural character, scale, and scenic value of the surrounding area. Agricultural uses and local food production also occur within this place type.

Primary Land Use: Single-family detached homes, agricultural land, local food production

Secondary Land Use: Civic and institutional uses, schools, churches, parks, open space



Estate Living

Description: Estate Living is predominantly single-family housing on large lots, often located on the periphery of the community as a transition between the central, more highly urbanized portions of the city and outer rural or agricultural land. Home sites are generally located in platted subdivisions. Residential uses are oriented to the interior of the site and may include farm and livestock restrictions. Estate Living lot sizes are a minimum 1 acre.

Primary Land Use: Single-family detached homes

Secondary Land Use: Civic and institutional uses, schools, churches, parks, open space



Trailside Living

Description: Trailside living is predominantly single-family housing on detached lots, generally located nearby a lake, water feature or along a public trail or open space. Homes are connected to the lakefront via sidewalks and general walkability in the trailside living areas is highly promoted. Where appropriate, they are also connected to regional bicycle and pedestrian paths.

Primary Land Use: Single-family detached homes

Secondary Land Use: Civic and institutional uses, schools, churches, parks and open space, trail heads, small amounts of neighborhood-serving retail and office space in specific locations (See "Community Commercial")



Traditional
Neighborhood

Description: Traditional Neighborhood is made up of predominately detached single-family housing lots. Homes are generally located in platted subdivisions with access to all utilities and a network of residential streets and sidewalks. This place type may contain a small number of convenience-oriented commercial businesses to support the neighborhood. Suburban Living lot sizes range in size but are typically less than 1 acre and are intended to be connected to public facilities.

Primary Land Use: Single-family detached homes

Secondary Land Use: Civic and institutional uses, schools, churches, parks and open space, small amounts of neighborhood-serving retail and office space in specific locations (See "Community Commercial")



Compact
Neighborhood

Description: This place type can support a variety of housing types, including small-lot, single-family detached homes, patio homes, townhomes, and duplexes in a compact network of complete, walkable streets that are navigable by car, bicycle, or foot. It may contain a small number of commercial businesses to support the neighborhood. Compact Neighborhood lot sizes range in size but are typically less than half an acre.

Primary Land Use: Small-lot single-family detached, patio homes, town homes, duplexes

Secondary Land Use: Civic and institutional uses, schools, churches, parks and open space, small amounts of neighborhood-serving commercial space in specific locations (See "Community Commercial")



Urban Living

Description: The Urban Living place type supports a variety of housing types, including small-lot, single-family detached homes, patio homes, townhomes, duplexes, condominiums, and urban-style apartments in a compact network of complete, walkable streets that are navigable by car, bicycle, or foot. These places may house some businesses, either on the ground floor of residential buildings or urban style stand alone. Urban Living development may range in height and density, but overall densities are intended to be between 6 and 40 units per acre.

Primary Land Use: Patio homes, town homes, duplexes, condominiums, apartments

Secondary Land Use: Civic and institutional uses, schools, churches, parks and open space, retail and commercial (See "Community Commercial")



Towne Centre

Description: The Towne Centre place type is intended to promote new development that supports the community's vision for downtown as a pedestrian oriented center of economic and civic activity. It typically serves as an employment and retail destination, as well as a social gathering space for the community, with its comprehensive network of walkable streets. New structures are allowed several stories to encourage more density of uses. The historic character of the area should be preserved, where appropriate. The standards of this place type are not appropriate for other locations or place types.

Primary Land Use: Retail, commercial uses, mixed-use, townhomes, condominiums, urban apartments, offices, service, schools, churches, and civic/institutional uses in new and existing structures conforming to the character as described above. Uses should not include industrial or stand-alone residential

Secondary Land Use: Parks and open space



Old Town

Description: The Old Town place type is primarily intended to serve as a historic pedestrian oriented center for residential and neighborhood-scale retail uses in the greater downtown area, outside of the Towne Centre. It is designed to ensure that development, redevelopment, and renovation within the area are consistent with the historical character of the area. The standards of this district apply to specific characteristics of Farmersville's Old Town area and are not appropriate for other locations and districts.

Primary Land Use: Single-family residential and neighborhood-scale supporting retail uses in existing structures (i.e., adaptive reuse) or new buildings conforming to the historic character of the area

Secondary Land Use: Civic and institutional uses, schools, churches, parks and open space



Mixed-Use

Description: The Mixed-Use place type offers the ability to live, work, and play in a unified, interconnected area, with a higher intensity of uses and a mixture of housing options, employment and/or retail services in the same vertical structure. It may serve as an employment center and retail destination for the broader area. Vertically mixed-use buildings typically stand at least two-stories tall, with residences and offices on top of storefronts. The design and scale encourage active living through a network of complete, walkable streets.

Primary Land Use: Retail, commercial uses, apartments and condominiums, business parks, hotels, entertainment centers, service and office uses

Secondary Land Use: Civic and institutional uses, schools, churches, parks and open space



Community
Commercial

Description: Community Commercial development is characterized by small, free-standing buildings containing one or more businesses. Unlike larger shopping centers that may attract regional customers, Community Commercial primarily provides services for the surrounding neighborhoods and city. Business types may include restaurants, local retail, medical offices, banks, and other retail and service uses.

Primary Land Use: Retail, commercial uses

Secondary Land Use: Civic and institutional uses, schools and churches.



Highway
Commercial

Description: This place type represents region-serving commercial development characterized by high-volume retail or multi-tenant centers and office parks. Highway Corridor Commercial is typically located at high-volume intersections, often along a highway or arterial. Buildings are usually set back behind large surface parking lots accessible primarily by automobile. Within or around these centers, apartments or condominiums may be appropriate.

Primary Land Use: Retail, commercial uses, apartments and condominiums, business parks, hotels, entertainment centers, service and office uses

Secondary Land Use: Civic and institutional uses, schools, churches, parks and open space



Professional Services /
Light Industrial

Description: The Professional Services and Light Industrial place type provides area for development intended for office and service-oriented employment centers and keeps people in the city during work hours. These areas provide opportunities for a variety of uses such as professional services, research or laboratory uses, or light manufacturing. Buildings may be of varying sizes, are often landscaped, and are located near major thoroughfares.

Primary Land Use: Higher education, research and development, technology, professional offices, medical services, semi-industrial uses, light manufacturing, research and development activities, flex industrial/office uses, service uses

Secondary Land Use: None



Manufacturing & Warehouse

Description: Manufacturing and Warehouse areas are characterized by free-standing structures that provide primarily service-oriented jobs but may also have supporting office or retail uses. The employee-per-square-foot ratio is usually low due to the large buildings that are typically needed for storage and logistics. This place type is generally found near major transportation corridors (e.g., highways and railways) and may include manufacturing centers, warehouses, or logistics hubs, with high impact areas located behind lots adjacent to primary corridors and intersections. Buildings may be large or small but are typically set back from the road considerably and their uses do not serve a significant amount of pedestrian traffic. Uses in this place type may not be compatible with residential uses and may require screening or a transitional area from the surrounding community.

Primary Land Use: Manufacturing, distribution centers, technology/data centers, flex office uses

Secondary Land Use: Logistics, retail and office uses, training facilities, schools, churches, civic and institutional uses



Natural Areas and Outdoor Tourism

Description: Natural Areas and Outdoor Tourism areas are characterized by very large tracts of undeveloped land primarily utilized for natural preservation, ranch and wildlife management, hiking, camping, hunting, and general outdoor tourism. These tracts provide much of the environmental and open space character in the community and its border regions. Natural Areas and Outdoor Tourism includes opportunities for additional uses and low-intensity developments that support the character and economic viability of the broader, primary land use.

Primary Land Use: Outdoor tourism such as camping, hunting and other nature-based recreational activities

Secondary Land Use: Civic and institutional uses, schools, churches, parks, open space, and trail heads



Other Land Uses

Park and Open Spaces

This category encompasses the public open spaces and park sites throughout Farmersville. As Farmersville continues to develop, regional, community, and neighborhood parks should be provided so that there is a park or open space located within a ½ mile of every residential unit.



Trails

Existing and planned trails per the Bicycle and Trails Plan.



Public Use

These properties include civic and institutional uses such as schools, police and fire stations, libraries, college campus, and cemeteries.

