

# EXISTING NEIGHBORHOODS (OUTSIDE OF DOWNTOWN)

*Goal: Update zoning to protect established residential neighborhoods*

Waxhaw now has a complicated system of conditional use zoning districts that is confusing and very challenging to administer and creates uncertainty for all involved.

## Proposal

Craft a set of residential districts with a hierarchy of simple minimum lot sizes and other dimensional standards that would function to preserve the character of existing (and approved) subdivisions. Applicable areas are identified as X-1 (Existing Neighborhoods) in the Draft Comprehensive Plan's Growth Sector Map to the right.

The map below examines those areas and color codes them into one of five colors based on the typical lot sizes. These five colors could be the framework for establishing appropriate zoning designations necessary to set lot size minimums and protect the character of these neighborhoods.

