

Village of Flat Rock

North Carolina

# Comprehensive Land Use Plan

Adopted by the Village Council on June 9, 2022

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# INTRODUCTION

This Comprehensive Land Use Plan (hereinafter referred to as the “plan”) sets out the goals and policies intended to guide the present and future development of the Village of Flat Rock. Required by North Carolina General Statute 160D-501(a), a comprehensive land use plan is meant “to guide coordinated, efficient and orderly development within the planning and development regulation jurisdiction based on an analysis of present and future needs.” The statute mandates that each municipality publish and maintain a current land use plan that conveys the vision and policies that govern their decisions.

This plan is more than a statutory requirement, however. It is a useful and important guide for the Flat Rock Village Council and Planning Board as they consider future land development decisions. It is a statement of policy and intentions so that Flat Rock residents, property owners, prospective residents, and those who may pursue development within our jurisdiction can clearly discern those policies.

This plan updates and supersedes the most recent plan, which was approved and published in 2013.

The Village Planning Board reviewed, revised, and validated the plan, approving a draft of the plan on February 1, 2022, for recommendation to the Council. The Planning Board considered the results of the 2019 Citizen Survey during this process and also held a public meeting on November 18, 2021, to obtain public input on elements of the plan. The Village Council held a Legislative Hearing and thereafter approved this plan on June 9, 2022.

This Comprehensive Land Use Plan will guide future decisions made by the Village Council and the Planning Board. In compliance with NCGS 160D, the Board of Adjustment must consult this plan when arriving at decisions and explain why any decision appears to vary from the plan.

This plan is advisory and is not a regulatory document but presents an overall vision that should be reflected in the Village regulatory documents. Within the Village of Flat Rock, the Land Development Ordinance regulates land use.

## Our Vision

The qualities of Flat Rock – a mild four-season climate in a mountain setting, forested areas of large trees and native plants balanced by open vistas – have provided the inspiration for how Flat Rock has developed through the years and are the foundation for our future.

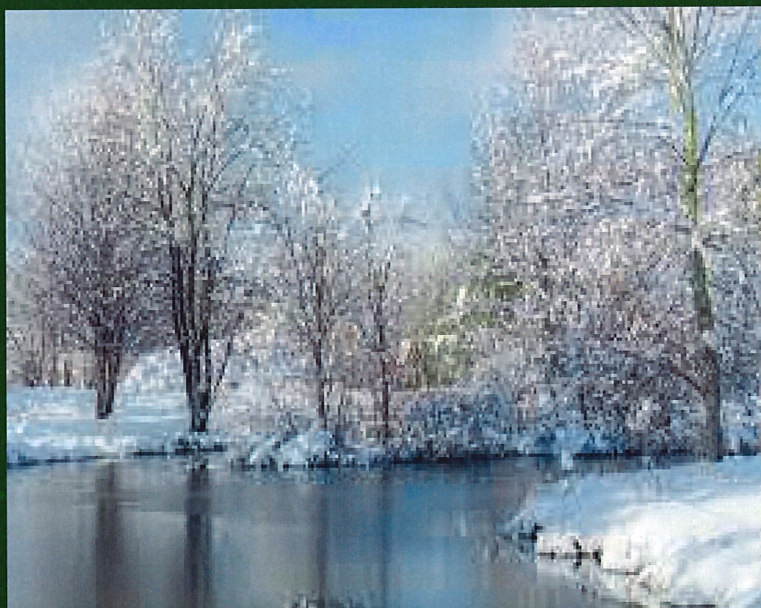
Nearly all the land within the Village is privately owned. The Village respects ownership rights and believes in limiting regulation and mandates on individual properties.

Flat Rock desires limited growth managed consistently, keeping within its character and staying complementary to existing development. Striking a balance between managing growth and property rights will require cooperative partnerships, proactive involvement with proposed new development, careful planning and vigilant monitoring. This plan is focused on elements that impact the use and development of land within the Village of Flat Rock. Six specific topics were chosen: Land Use; Open Space and Recreation; Preservation; Transportation; Coordination with Contracted Utilities and Waste Management; and Intergovernmental Coordination.

# 1.Land Use

## GOAL:

Maintain current land use patterns and densities within the Village, with a focus on limiting nonresidential development; encouraging single-family, detached residential uses; preferring large residential tracts; encouraging the conservation of open space; and protecting the integrity of the Flat Rock Historic District. The legacy of historic properties and low-density rural lot sizes have helped to maintain the quiet, secluded feel of the Village.



Incorporated as the Village of Flat Rock in 1995, Flat Rock was once geographical home to the Cherokee and the Catawba. In the 1790s, Flat Rock was inhabited by Revolutionary War veterans, followed in the early 1800s by settlers from the Carolina Lowcountry and surrounding areas looking for relief from the summer heat.

Today, the Village of Flat Rock is a combination of year-round and part-year residents with a small commercial section, scenic byways and forested tracts. The quality of life that attracts people to this area is directly related to Village land use development, including zoning.

According to the 2020 U.S. Census, the population of the Village stands at 3,486 residents. Compared to the 2010 U.S. Census figure of 3,114, this shows an annual population growth rate of 1.14 percent. Projecting that rate into the future, the estimated Village population for 2030 is 3,900 residents. Flat Rock is growing, but at a moderate pace.

Any land use planning in the Village involves working with government agencies responsible for historical elements in that part of the Village that lies within the Flat Rock Historic District. This historic district is 6.2 square miles, primarily within the Village municipal boundaries of 8.2 square miles, and is recognized by the U.S. Department of the Interior and the N.C. State Historic Preservation Office (SHPO). Formally designated as the Flat Rock Historic District in the National Register of Historic Places, it is the largest such district in North Carolina.

Any potential changes within the historic district must be reviewed for possible adverse effects on historical elements of the Village. Historic Flat Rock, Inc. (HFR), a private landmark preservation entity within the Village, makes recommendations for project mitigation to SHPO, the state oversight agency. HFR also holds preservation easements on approximately two dozen properties in Flat Rock. These easements, totaling about 555 acres, preclude the development of those parcels in perpetuity.

Of the approximately 5,252 acres of land in Flat Rock (equal to 8.2 square miles), about 18.1 percent (951 acres) is still undeveloped. Much of the remaining acreage is in large tracts of land under individual ownership, and a certain amount of the undeveloped land exceeds the legal slope requirements of 60 percent or less for development. As previously noted, the land within the 6.2 square mile historic district is subject to oversight whenever changes are under consideration.

Most of the land in Flat Rock is individually owned or developed. Single-family homes on parcels greater than 40,000 square feet (approximately one acre) of land (R-40 zoning) are the norm. However, there are a few multifamily and mixed-use districts scattered throughout the Village.

There is limited commercial activity within the center of the Village along Greenville Highway and West Blue Ridge Road where approximately 14 acres are commercially zoned. Other commercial uses can be found scattered among the residential areas, including small shops, an historic inn and several bed-and-breakfasts. The northeastern quadrant of the Village includes the most diverse mixture of uses with residential development of varying densities, mixed commercial, recreational and lodging uses. There are currently 2.42 acres of undeveloped/unoccupied property zoned for commercial use.

With a median age of more than 63.7 years, as reported by the 2020 U.S. Census, Flat Rock is largely a village of older professionals and retirees. Its citizens are active and still value the quality of life afforded by detached single-family homes.

# Land Use: Objectives

**Objective:** Protect the low density and quiet feel of Flat Rock.

**Actions:**

- 1.1 Continue R-40 zoning to permit low-density residential use.
- 1.2 Conduct a review of the Land Development Ordinance to ensure it is consistent with this plan.
- 1.3 Support easements and other preservation actions to protect historic properties, open spaces and areas of recreational and environmental importance.
- 1.4 Actively discourage or hinder efforts to increase vehicular capacity in the Village.

**Objective:** Limit the extent of nonresidential development.

**Actions:**

- 1.5 Restrict commercial zoning to its current locations within the Village center.
- 1.6 Maintain the current relative proportion of residential to commercial zoning.



## 2. Open Space and Recreation

### GOAL:

Maintain and enhance quality, meaningful open space , natural areas and recreational opportunities.



To a large degree, the character of Flat Rock is dependent upon the amount and location of its open spaces. Some open spaces serve an important function as floodplains that provide storage for stormwater during significant rain events, and some open spaces protect sensitive slope areas.

Environmental and recreational opportunities are provided by The Park at Flat Rock. The 66-acre Park lies in the French Broad River watershed, much of it flood plain. The vision for the Park has been the guide for its development since its acquisition by the Village of Flat Rock: "The Park at Flat Rock is a place for all generations to enjoy its natural beauty and reap the benefits of outdoor recreation and leisure while protecting and preserving the wildlife that make their home there." The Park at Flat Rock is highly rated by Village residents and also enhances the lives of many neighbors.

Other important recreational opportunities include the State Theatre of North Carolina (The Flat Rock Playhouse) and the Carl Sandburg Home National Historic Site. The Flat Rock Playhouse offers professional-level stage performances of all types throughout much of the year, while the Carl Sandburg Home offers opportunities to visit the home, surrounding farm and many miles of hiking trails.



# Open Space and Recreation: Objectives

**Objective:** Protect Village character by preserving open space.

**Actions:**

- 2.1** Continue to include provisions in the Land Development Ordinance that maintain open spaces and encourage or require open spaces in new subdivisions.
- 2.2** Encourage preservation easements on open space.
- 2.3** Preserve environmentally important acreage, including wetlands and areas containing rare or endangered species.

**Objective:** Maintain and enhance recreational opportunities within the Village governance.

**Actions:**

- 2.4** Ensure sustainability of The Park at Flat Rock through dedicated Village management and oversight.
- 2.5** Continue to seek funding through contributions and grants to sustain the park's elements.
- 2.6** Continue to partner with Flat Rock Playhouse, Carl Sandburg Home National Historic Site and the business district as social and recreational opportunities within the Village.

### 3. Preservation

**GOAL:**

Preserve the unique history of Flat Rock by protecting historic sites and our scenic and natural treasures from destruction, inappropriate use and development, and the encroachment of incompatible land uses. At the same time, the Village will continue to be a vibrant and welcoming community.



As previously noted, Flat Rock contains the largest historic district in North Carolina, which provides protection to historical elements within that district. The Flat Rock Historic District includes 49 separate properties that have received individual designations of historic significance and have met the requirements for a separate listing in the National Register of Historic Places.

Flat Rock also claims a national historic site managed by the National Park Service. Connemara, former home of the poet Carl Sandburg, is situated on 264 scenic acres. The Village also includes scenic byways, beautiful tree-canopied lanes and roads, the State Theatre of North Carolina (itself a historic property), and the first Episcopal church in western North Carolina. Many roads date back to pioneer days, and even further back to trails traveled by the Eastern Band of the Cherokee and other Native Americans.

The Flat Rock Historic Landmarks Commission, established in 2013 as a part of Village government, identifies historic properties that meet the criteria for N.C. Landmark Status and works with interested property owners to nominate properties for this status. Once the nomination is approved by the Commission, the Commission seeks comments from the State Historic Preservation Office. As of early 2022, three Village properties have been awarded N.C. Landmark Status.

The Village of Flat Rock Tree Preservation Ordinance serves to preserve the quality and health of the trees and natural vegetation that contribute so much to the traditional appearance of the Village. The trees, some over 200 years old, that form a canopy over the state-designated scenic byways are of particular focus. The ordinance provides monitoring of timber harvesting and land clearing, particularly clearing for future development. The Village also supports the preservation of endangered native plants and trees as well as the mitigation of invasive species.

The Village has applied for formal recognition as a Tree City USA, a program administered by the National Arbor Day Foundation. This program provides communities with a four-part framework designed to maintain and grow the tree cover. The requirements for certification are: maintaining a tree board or department, having a community tree ordinance, spending at least \$2 per capita on urban forestry, and celebrating Arbor Day. Final approval is expected in 2023.

All of these treasures – our properties and environmental elements -- as well as those unnamed, contribute to the beauty, history and uniqueness that give Flat Rock its charm. That this charm still exists is thanks to the efforts of the good stewards who thoughtfully guided the development of Flat Rock in the past. This charm needs to be preserved and even enhanced for those who will reside in Flat Rock in the future.

# Preservation: Objectives

**Objective:** Maintain a strong focus on preserving historic open spaces, historic properties, contributing features and vistas.

**Actions:**

- 3.1** Pursue historic landmark designations.
- 3.2** Work with Historic Flat Rock, Inc. (HFR) to ensure that it is apprised of any new proposed land use that might affect the Flat Rock Historic District, and provide an opportunity for HFR to engage on the issues.
- 3.3** Continue to update the Land Development Ordinance and Historic Landmarks Ordinance to ensure they are protecting historic resources, character, and landscapes and to ensure their diligent administration and enforcement.

**Objective:** Remain vigilant in maintaining the beautiful tree-lined byways, vistas and lush vegetation that are essential to the character of the Village.

**Actions:**

- 3.4** Be diligent to ensure that any road construction preserves the tree canopy and roadside vegetation to the maximum extent possible.
- 3.5** Pursue additional scenic byway designations.
- 3.6** Continue to support our Tree City USA certification.
- 3.7** Continue to invest in maintaining the health of our native plants and trees with programs that control invasive species such as kudzu and preserve endangered native plants and trees such as hemlock.

## 4. Transportation

### GOAL:

Maintain and improve transportation infrastructure and the safety of people moving within the Village in ways that respect and conform to Village character.



The roads of Flat Rock are not just a means to reach one's destination. They are an integral part of the cultural and historic landscape of the Village. They are mostly winding, two-lane roads because they still follow the routes made by foot, wagon and more recent means of travel since the 17<sup>th</sup> century. Major thoroughfares designated "scenic byways" are flanked by aged trees, native plants and historic properties, some of which are under preservation easements. How and where the roads and the sidewalks that serve pedestrians in the Village Center are placed and maintained is important to the Village.

All roads within the Village are public, owned and maintained by the North Carolina Department of Transportation (NCDOT), except for Village Center Drive and private roads within several subdivisions. Sidewalks in the Village Center are maintained by the Village. The Village has a responsibility to ensure the safety of motorists and pedestrians throughout the Village to the extent possible. The Village also has a vested interest in ensuring that future developments to Greenville Highway and other roads within the Village respect the character of the Village.



The Flat Rock Transportation Advisory Committee (FRTAC) works proactively within our extended region with other transportation-related entities and provides information to Village citizens on present and planned projects. The FRTAC advises the Flat Rock Village Council on transportation issues and interfaces with NCDOT, the Henderson County Transportation Advisory Committee (TAC), the French Broad River Metropolitan Planning Organization (MPO), Historic Flat Rock, Inc., and the N.C. State Historic Preservation Office on transportation-related issues.



# Transportation: Objectives

**Objective:** Work closely with local authorities and area transportation agencies to ensure existing and future transportation projects meet the practical, safety and aesthetic needs of Flat Rock's citizens.

**Actions:**

- 4.1** Work in close association with NCDOT to ensure any changes to roadways are consistent with Village policy and planning goals.
- 4.2** Utilize the FRTAC to represent Flat Rock's interests with the MPO and Henderson County TAC and all other transportation-related committees, agencies and governmental bodies.
- 4.3** Through the FRTAC and the Village Council, provide any information about proposed roadway changes to Flat Rock citizens in a timely manner.
- 4.4** Monitor the condition and safety of existing Village roads and sidewalks. Report to NCDOT for needed road maintenance and alterations.

**Objective:** Maintain and modify transportation infrastructure within the Village, respecting and reinforcing the character of the Village while enhancing safe movement throughout the Village Center.

**Actions:**

- 4.5** Enhance safe movement of vehicles, cyclists and pedestrians within the Village through speed limits, safe parking opportunities, and pedestrian and handicapped access to businesses.

## 5. Coordination with Contracted Utilities and Waste Management

### GOAL:

Maintain adequate utilities and waste disposal options to meet the needs of Village residents while minimizing adverse impacts of utilities and waste on community appearance, environmental quality and safety.



Flat Rock does not currently own or maintain any utility systems. Water, sewage and power are provided by the City of Hendersonville and private or public utility companies.

The Henderson County Sheriff's Office provides law enforcement services.

Flat Rock contracts with three local fire and rescue departments to provide full coverage to all parts of the Village: Blue Ridge Fire and Rescue, Valley Hill Fire and Rescue and Green River Fire and Rescue. One of these departments, Blue Ridge Fire and Rescue, has opened a fire station near the Village Hall that will be manned 24 hours a day, significantly shortening response times.

The City of Hendersonville is the sole provider of public water within the Village and provides water to most of the homes. There are still an undetermined number of private wells. Water pressure has been a concern in the Village and there are several pump stations located in the Village to help alleviate the situation. Several developments have semiprivate water systems.

The Hendersonville sewer system serves some portions of Flat Rock, but many residents rely on their personal septic systems for sewage disposal. While the septic systems successfully serve property owners, an incident in a multifamily, high-density neighborhood that abuts Flat Rock has focused attention on the use of septic. In that instance, the septic field failed, and waste flowed into a stream that passed through Flat Rock properties and into The Park at Flat Rock. The Village Council will confer with Hendersonville Water and Sewer about any plans to expand sewer lines within Flat Rock and explore whether such an expansion is feasible. In the meantime, the Village will pursue an effort to help residents maintain private systems, by providing education in conjunction with the Henderson County Health Department.

Duke Energy is the sole provider of commercial electrical power to the Village. The impact of electric distribution lines on the landscape and appearance of neighborhoods, particularly along the designated scenic byways, is of great concern to our residents. The Village Council will begin consultation with the various utilities that use the poles and lines to determine what options are available to move the lines underground, as well as the financial outlay that would attach.

Currently the Village has a stormwater management plan that is enforced by Henderson County. Stormwater is generated by rainfall running off undeveloped land, paved surfaces, rooftops and grassed areas. Pollutants, including oils, fertilizers, pesticides, herbicides, soil and trash, are carried by stormwater onto adjacent properties and into creeks and lakes. Polluted runoff is our nation's number one threat to clean water and poses a threat to the continued health of the Village's creeks and wetlands. Although this is currently addressed in the Land Development Ordinance, suggestions for low impact stormwater design could be expanded to areas other than new development and guidelines could be provided.

Flat Rock does not provide any solid waste services, but the Village is part of the Henderson County Solid Waste Plan, the update of which was approved by the Village Council in July 2012. All regular waste removal within the Village is provided by private haulers, but the county will provide recycling material collection for special events on a by-request basis. Rubbish, old appliances, hazardous waste, construction and demolition materials, and yard waste are all part of the waste stream that Henderson County and its municipalities control. The Village can assist the county by encouraging the reduction of solid waste, increasing its participation in recycling through education and supporting composting.

# Coordination with Contracted Utilities: Objectives

**Objective:** Ensure the provision of adequate public utilities.

**Actions:**

- 5.1 Maintain up-to-date records of any future utility expansions.
- 5.2 Work with the City of Hendersonville to maintain adequate water pressure for firefighting and daily use.
- 5.3 Work with Henderson County Environmental Health to provide education and information to Village residents about the proper maintenance and repair of private wells and septic systems.

**Objective:** Minimize adverse impacts related to utilities.

**Actions:**

- 5.4 Continue to require that all future distribution lines be located underground in new developments.
- 5.5 Work with utility providers to bury existing distribution lines for electric, cable, telephone and fiber optic wherever practical.

**Objective:** Reduce the volume of solid waste disposed of in landfills by Village residents.

**Actions:**

- 5.6 Promote recycling by providing educational and operational materials for residents at the Village Hall.
- 5.7 Include recycling articles and information in the Village newsletter.
- 5.8 Promote Henderson County's hazardous waste disposal facilities and events to help ensure the safe disposal of these wastes.
- 5.9 Continue the Shred Program for Flat Rock residents and businesses.
- 5.10 Promote the removal of pet waste and publicize its dangers to our environment.

## 6. Intergovernmental Coordination

### GOAL:

Maintain and promote intergovernmental coordination and cooperation as a means of addressing land development issues to safeguard and promote the interests of Flat Rock.



The Village of Flat Rock has legal boundaries, but the impacts of and opportunities presented by growth do not. Stormwater, state roads, land use, utilities, parks, open space and waste collection are issues that routinely cross our borders and require us to work with our jurisdictional neighbors.

To safeguard and promote its land development interests, the Village interacts on a regular basis with various agencies, groups and committees representing the region as well as county, state and federal governments.

The mayor and each of the six council members have designated liaison roles and duties. These duties ensure needed coordination with the outside agencies. This arrangement also guarantees established, regular liaison between the Village Council itself and those boards, commissions and committees that make recommendations to the Council.

The Village Administrator is in regular contact with all the following agencies and organizations to resolve daily needs, learn how other local governments are responding to issues like ours, and provide expertise to the Council on a myriad of topics.

- The Local Government Committee for Cooperative Action (LGCCA), which meets quarterly. This committee is made up of the mayor and one other elected official from each municipality in Henderson County, as well as the chair of the County Commission and one other commissioner. In the case of Flat Rock, the Vice Mayor is the second attendee. The LGCCA was created to provide a forum for leaders to discuss relevant issues and share information between jurisdictions.
- The Land of Sky Regional Council, a multi-county, local government, planning and development organization. Their mission is to provide creative regional solutions to relevant and emerging issues in Buncombe, Henderson, Madison and Transylvania counties. Land of Sky is a resource for expert assistance on complex issues, especially those that challenge small municipalities. One or two Village Council members attend monthly meetings and special events.
- The French Broad River Metropolitan Planning Organization (MPO), which is a program of the Land of Sky Council. The MPO coordinates the planning and programs for funding road projects within a large part of Western North Carolina, including Flat Rock. Flat Rock holds a voting membership of one on the MPO Board, filled by a council member.
- Henderson County Traffic Advisory Committee (TAC), which is comprised of representatives from county municipalities. A Village Council Member sits on the TAC as a voting member. Recommendations of the Henderson County TAC concerning road construction are referred to the MPO.
- The North Carolina Department of Transportation, the entity responsible for virtually all roads within Flat Rock, to include planning, construction and maintenance.
- The Henderson County Planning Department, which is responsible for planning in all unincorporated areas of the county. Although Flat Rock is incorporated and not directly subject to Henderson County planning decisions, it can be affected by them. There is regular contact on zoning and land planning matters.
- Henderson County Stormwater and Erosion Control, which is part of the permitting process for development slope areas.
- The municipal governments of Mills River, Fletcher, Hendersonville and Laurel Park.

- Henderson County Engineering Management, North Carolina Department of Public Safety and the Federal Emergency Management Agency (FEMA) on floodplain issues.
- Hendersonville Water and Sewer, which provides both these services to Flat Rock.
- Henderson County Sheriff's Office, which provides law enforcement services and works as a partner in a semiannual drug disposal program.
- The National Park Service, to ensure that the interests of both the Village and the Carl Sandburg Home National Historic Site are coordinated and addressed as needed.
- The North Carolina Forest Service, the North Carolina State Extension Program, Conserving Carolina (a nonprofit organization) and Historic Flat Rock, Inc. (a nonprofit), to protect the historic and landscape features that are a significant part of our Village character.
- The North Carolina Wildlife Resources Commission, the U.S. Fish and Wildlife Service, and the U.S. Army Corps of Engineers, for the protection of wildlife and habitat.

# Intergovernmental Coordination: Objectives

**Objective:** Maintain and strengthen relationships with local, regional, state and federal agencies and preservation nonprofits to identify and manage issues that can or could affect Village land use.

**Actions :**

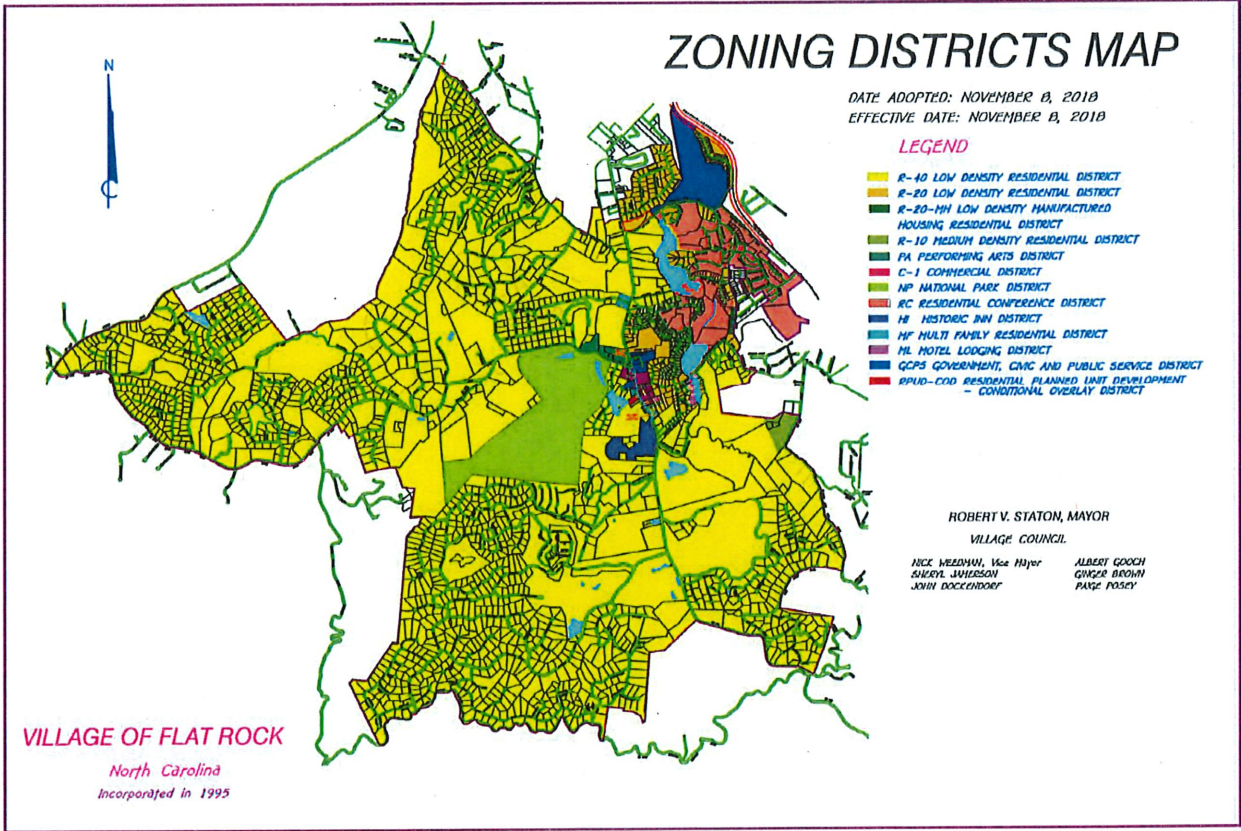
- 6.1** The mayor, council members and Village staff will continue regular, designated interaction with intergovernmental partners to identify and prepare for existing and potential regional land use issues.
- 6.2** Promote opportunities for Village residents to participate in projects and activities that have the potential to impact land development within the Village, including attending public workshops and hearings.
- 6.3** Initiate meetings with other local governments as needed to inform them of Village projects and to engage in meaningful dialogue on land development-related topics of interest to the Village.



# FUTURE LAND USE



Henderson County is projected to continue to grow over the next 25 years and Flat Rock is expecting to accommodate some of that growth. However, it is the intent of Village residents and leaders to maintain the qualities that make Flat Rock such a desirable community. That includes maintaining current land use patterns. Because no significant land use changes are expected or encouraged, the Village Zoning Map reflects not only current land use but future land use patterns for the term of this plan. For that reason, the current Zoning Map is included herein and serves as the Future Land Use Map.



**The following descriptions apply to the categories shown on the Zoning Map:**

- The R-40 District is principally for low-density, single-family residential development on large lots, open space, and limited public and semi-public uses that are compatible with the low-density residential character of the district. Minimum of approximately 1 acre lots.
- The R-20 District is principally for low-density, single-family residential development on half-acre lots, open space, and limited public and semi-public uses that are compatible with the low-density residential character of the district. Minimum of approximately 1/2 acre lots.
- The R-20-MH is principally for low-density, single-family residential development, open space, and limited public and semi-public uses that are compatible with the low-density residential character of the district. The district is associated with residential areas that have been developed with a mix of traditional single-family dwellings and manufactured or mobile homes.
- The R-10 District is principally for medium-density residential development, single-family, open space, and limited public and semi-public uses that are compatible with the medium-density residential character of the district. This district has access to public water and sewer systems and to thoroughfares and existing development patterns that have higher densities and intensities of use—a minimum of approximately 1/4 acre lots.
- The P-A district is a district in which the principal uses are for the performing arts. The purpose of this district is to protect the existing performing arts in the district and promote future development and uses that are compatible.
- The C-1 commercial district is principally for limited commercial activities. The purpose of this district is to provide concentrated areas for limited commercial retail sales and services for residents and visitors to the Village.
- The N-P district is the site of the Carl Sandburg Home National Historic Site, a unit of the National Park System administered by the National Park Service, U.S. Department of the Interior. Its stated purpose is “to conserve the scenery and the natural and historic objects and the wildlife therein and to provide for the enjoyment of the same in such manner and by such means as will leave them unimpaired for the enjoyment of future generations.” (NPS organic act, 16 USC 1.)
- The R-C district accommodates conference center facilities developed in a manner that is compatible with the existing residential character within the district.
- The H-I Historic Inn District is for a historic inn lodging facility and landscape. It is the intent of this district to protect the unique character and historic integrity of the inn and its natural landscape settings, provide for the future developmental needs of the facility to remain an economically productive establishment, and safeguard the residential character of 38 adjacent properties.
- The M-F district is principally for multifamily residential development. The construction, expansion, or reconstruction of multifamily dwellings shall conform to the maximum density of eight units per acre, based upon the buildable acreage, and shall have access to and utilize a municipal water and municipal sewage disposal system.

- The M-L district is principally for lodging facilities. It is the intent of this district to protect the character and integrity of the lodging facilities, to provide for the facilities to remain an economically productive establishment, and to safeguard the residential character of adjacent properties.
- The GCPS district is principally for the administration of government. The primary purpose of this district is to provide governmental functions and services for residents and visitors to the Village. An additional purpose of the district is to provide facilities for use by civic and other non-profit public service organizations.
- The Residential Planned Unit Development Conditional Overlay District (RPUD-COD) provides a creative and aesthetic approach for residential development to be incorporated within a single site plan. Development within this district provides a level of residential density suited to the district in which it is located and the capacity of the land and utilities available at the site.
- The Commercial Planned Unit Development Conditional Overlay District (CPUD-COD) provides a creative and aesthetic approach for commercial development to be incorporated within a single site plan.

