

## 1. Zoning

There are eleven zoning districts along the Route 102 corridor as shown in Figure 5. The majority of land is currently zoned as Farming/Residential (F-2 and F-5). Areas of Highway Commercial (HC), Suburban Residential (R-20 and R-40), General Industrial (GI), and General Commercial (GC) are interspersed along the corridor. There is also an area zoned as Limited Industrial (LI) near the intersection with Route 7. Land zoned as open space that abuts Route 102 is located just north of East Avenue in the vicinity of the middle school.

The zoning of one parcel along Route 102 was changed as a result of a public hearing in June of 2000. This parcel, Map 179 Lot 103, was changed from General Industrial\* (GI\*) which permitted primarily commercial uses to General Industrial (GI) thus permitting industrial uses. As a result of this zoning change, the parcel is being developed into a seven lot industrial development with access off of Clear River Drive. Zoning changes proposed at two other locations along site corridor were denied at the hearing.

### A. Infrastructure

Infrastructure refers to the public and private networks required to sustain the use of land, such as water systems, sewer systems, and roadways. Infrastructure is critical to land development because it can be used to stimulate, control and focus development. The presence of infrastructure can encourage development while the lack of infrastructure can limit development. The existing infrastructure of the study area was examined along with proposed infrastructure improvements. The following sections briefly describe the water, sewer and transportation infrastructure in the project area.