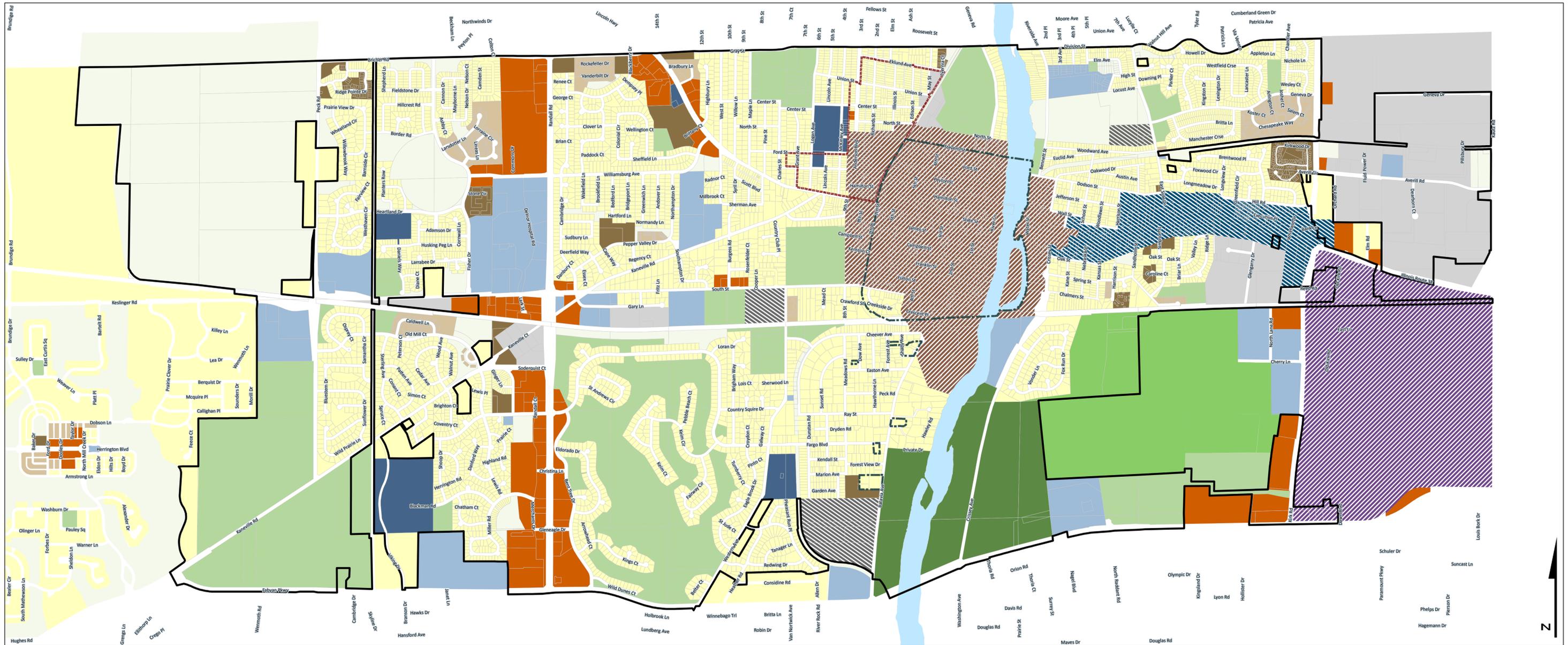


CITY OF GENEVA COMPREHENSIVE PLAN 2018 UPDATE



	Commercial: Retail, Service, Office		Multi-family Residential
	Development Opportunity Site		Open Space
	Downtown Master Plan Subarea		Parks/Recreation
	East State Street Subarea		Potential Historic District
	Educational		Public/Institutional
	Forest Preserve		Single-family Attached Residential
	Land Fill Converted to Open Space		Single-family Residential
	Light Industrial/Office Research		Southeast Master Plan Subarea
			Historic District
			City Limits

Land Use Classification System

A land use classification system has been developed and mapped to help organize future land use areas within Geneva. A land use classification system is necessary to accurately reflect the City's intention for the type, intensity, and location of future land uses anticipated under the Comprehensive Plan. Each of these areas is described in terms of its future function, and may not necessarily translate to existing zoning ordinance districts. More detailed land use information is available for the Downtown Master Plan, Southeast Master Plan, and East State Street subareas.

Single-family Detached Residential

A residential area occupied exclusively (or predominantly, in new development areas) by detached single-family residential dwellings.

Single-family Attached Residential

A residential area occupied primarily by attached single-family residential dwellings, including duplexes, 2-flats, 3-flats, and townhomes.

Multi-family Residential

A residential area occupied by multiple-family dwellings including apartments, condominiums and townhomes, including senior housing.

Commercial: Retail, Service, Office

A commercial area which provides a wide range of commercial and retail products and services on both local and community-wide scale, including restaurants, retail, office, service, and entertainment uses.

Light Industrial/Office Research

Includes areas for light manufacturing, assembly, production, storage, distribution, warehousing, office research, and other related land-uses.

Public/Institutional

An area containing community or facilities or public buildings such as churches, municipal buildings, libraries, museums, and cultural facilities.

Educational

An area designated for educational purposes including both public and private elementary, middle and high schools.

Open Space

An area for natural, planned or unplanned open space.

Parks/Recreation

An area maintained as a park or recreation site.

Forest Preserve

An area designated as an official forest preserve that is maintained in a primarily "natural" state.

Development Opportunity Site

An unused or under used site where future development should take place. A range of different uses may be appropriate for these sites, explored in more detail in the full Comprehensive Plan.



City of Geneva, Illinois
Planning Division
Engineering Division
June 2018

Original base maps provided via intergovernmental agreement with Kane County GIS-Technologies.