

4

CONTEXT AREAS



Image 4.1 43rd Streetscape, Library of Congress (J. Lowe)

ABOUT THE FUTURE LAND USE MAP

The Future Land Use Map is a long-range tool intended to guide future zoning decisions. It is not a zoning map, but rather indicates the intended distribution, intensity, and structure of development and redevelopment over the next 5 to 15 years and should be used as a guide to define where development types should be prioritized in the future.

Because Fairfield has developed over the course of a century, development patterns and practices have changed. The commercial uses along Gary Avenue are small lots with one and two story buildings that contain a mixture of uses on the various floors. This is quite different from the very large parcels of big

box and strip center retail that developed along Aaron Aronov Drive in the latter part of the 20th century. The same is true for residential patterns from the original Corey city site of 1909 to the early 21st century subdivisions of Belwood, Forest Hills, Glen Oaks, and Cambridge.

Because of this difference in character the Future Land Use Map is not divided simply into residential, commercial, and industrial uses, but rather into context areas. Policies needed for Gary Avenue are different from those required for Aaron Aronov Drive, so the context areas allow the plan to reflect this nuance.

Future Land Use Map

- Downtown
- Blended neighborhood
- Suburban residential
- General commercial
- Large parcel commercial
- Campus
- Production
- Parks and open space

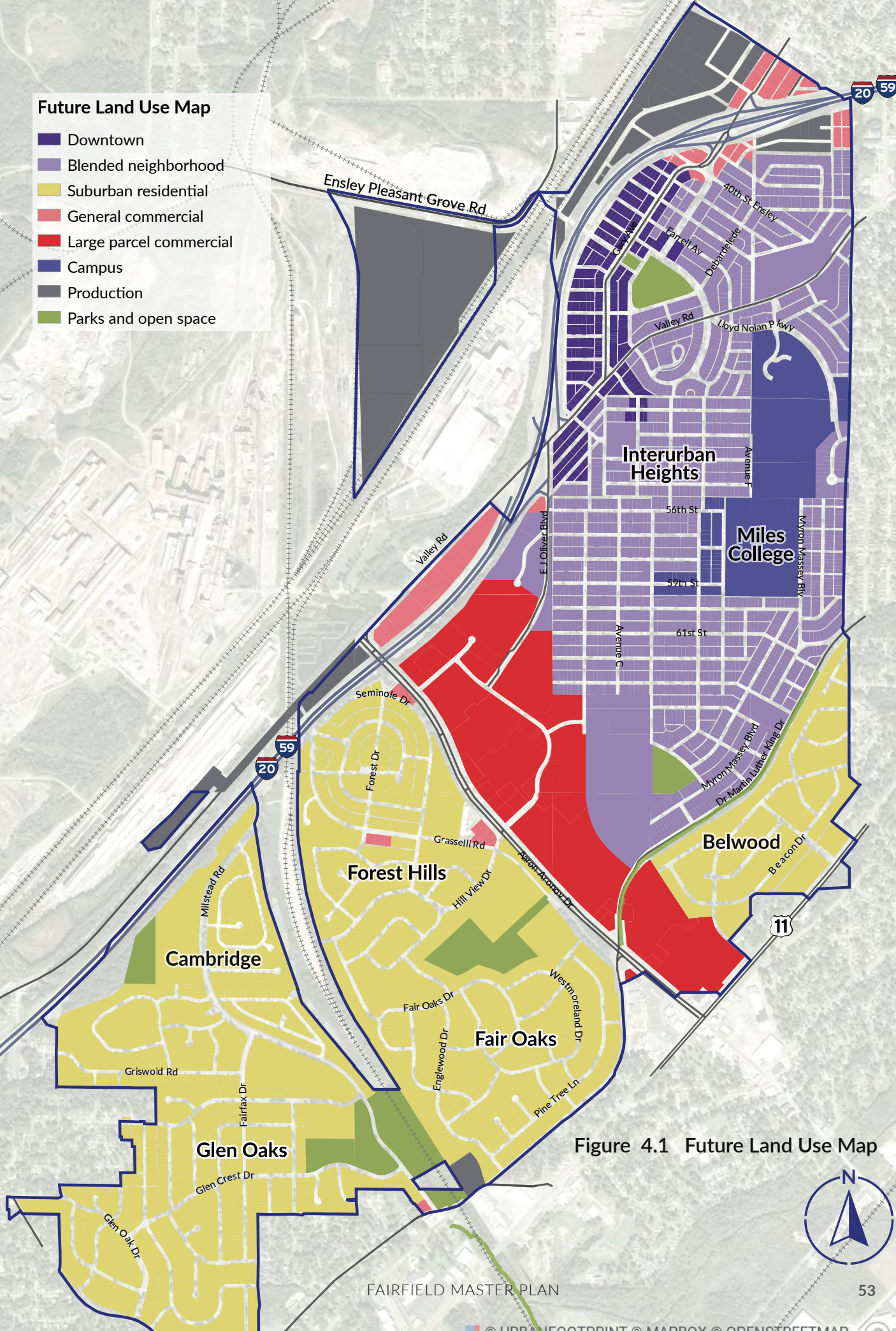


Figure 4.1 Future Land Use Map



PARKS AND PROTECTED OPEN SPACE

The Parks and Protected Open Space designation applies to existing parks, conservation areas, and sports fields, as well as areas designated for future development. These areas, whether publicly, semi-publicly or privately owned, are considered important natural resources and recreational amenities. They exist not only to provide sports and recreational outlets to residents, but also to preserve valuable green space.

Potential expansions of the existing parks and open space include connecting to the Red Mountain Park Trail system via the extension of the High Ore Line Trail. A second expansion is the possibility of preserving the forested area adjacent to the Forest Hills Community Development Center.

Green space will also serve as a critical tool in neighborhood stabilization. New neighborhood parks, or pocket parks, should be designed with flexibility to accommodate impromptu uses and may include community gardens, playgrounds for children, and dog parks. These parks may be temporary uses or they may be permanently acquired by the city to expand the existing park network.

CHARACTERISTICS

Primary Land Uses

- Active and passive parks
- Sports fields
- Playgrounds
- Multi-use trail
- Urban agriculture
- Conservation areas

Secondary Land Uses

- Restrooms
- Parking lots
- Accessory structures

Related Zoning Districts

- All districts

DESIGN

Intensity

- Very low intensity

Building Envelope

- Not applicable

Transportation

- Pedestrian priority
- Moderate pedestrian connectivity
- Low to moderate vehicular connectivity



Image 4.2 Typical neighborhood park possibility



Image 4.3 Memorial Park

Parks Context

- Parks and open space
- City limits

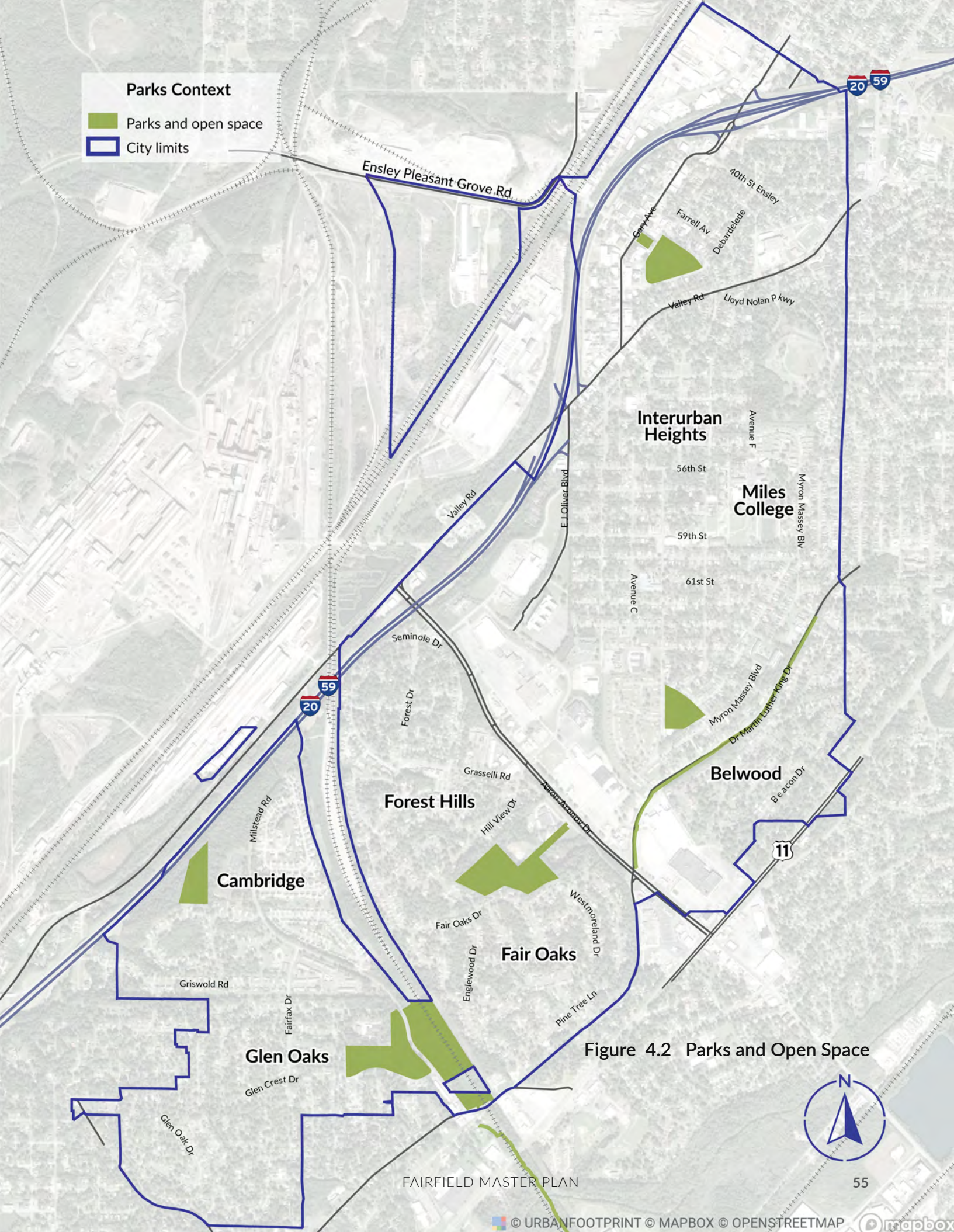
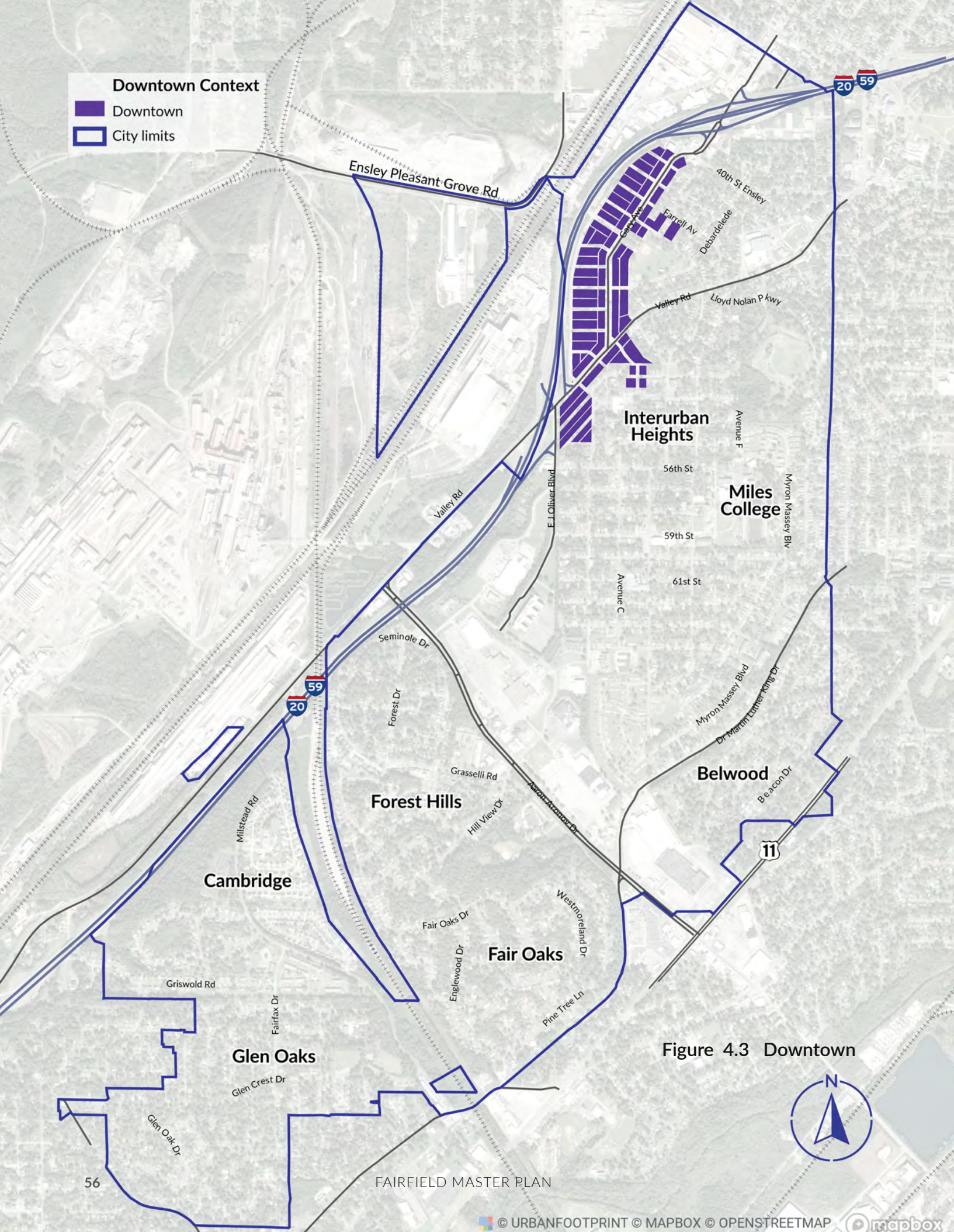


Figure 4.2 Parks and Open Space



Downtown Context

- Downtown
- City limits



Ensley Pleasant Grove Rd

40th St Ensley

Cambridge
Farrell Av
Debardelede

Valley Rd
Lloyd Nolan P kwy

Interurban Heights

Miles College

56th St

59th St

61st St

Valley Rd

E.L. Oliver Blvd

Seminole Dr

Forest Dr

Grasselli Rd

Hill View Dr

Forest Hills

Belwood

11

Cambridge

Milstead Rd

Fair Oaks Dr

Fair Oaks

Westmoreland Dr

Griswold Rd

Glen Oaks

Glen Crest Dr

Glen Oak Dr

Figure 4.3 Downtown



DOWNTOWN

Downtown Fairfield includes the blocks along Gary Avenue where the historic platting includes parcels as small as 22' x 100'. Parcels and buildings of this scale are financially more accessible for small scale redevelopment and adaptive reuse. The historic design of downtown locates public parking along the street rather than in private lots and the diagonal spaces on both sides of Gary Avenue provide civic uses including downtown church service parking.

The Downtown category reflects development that is compact, diverse, and walkable. It allows for multiple compatible uses that may be either mixed horizontally within a site or vertically within individual buildings. It prioritizes the form of development rather than the uses. The rehabilitation and re-use of existing historic structures in downtown Fairfield should allow upper-story dwellings in mixed-use buildings. Mixed-use development should contribute to public amenities such as parks, plazas, sidewalks, and landscaping that help to create a walkable and cohesive development.

CHARACTERISTICS

Primary Land Uses:

- Mixed-use buildings
- Multi-family dwellings
- Retail, offices, and service
- Restaurants and pubs
- Public buildings

Secondary Land Uses:

- Duplexes, townhouses, single family dwellings
- Hotels
- Schools
- Places of worship
- Cultural uses
- Artisanal manufacturing uses
- Parks

Related Zoning Districts:

- B-1 Neighborhood Business District
- B-2 Central Business District,
- B-3 Community Business District
- B-4 General Business District

DESIGN

Intensity / Density

- High intensity
- Residential density is controlled by building envelope

Building Envelope

- Reflects the historic context of downtown

Transportation

- Pedestrian priority
- High vehicular connectivity



Image 4.4 Gary Avenue



Image 4.5 Downtown Fairfield

BLENDED NEIGHBORHOOD

The original Corey master plan designed by George H. Miller is a reflection of early 20th century City Beautiful principles including tree-lined avenues and parks. According to the original plan, no home was more than a two minute walk from a park or parkway. ([BHAM WIKI, 2021](#))

The Blended Neighborhood category reflects the historic variety of lot sizes and housing types, including duplexes, quadplexes, and small apartment buildings. These areas make up the majority of the historic area of Fairfield around downtown. The category supports cost effective housing, facilitates infill development, encourages multiple forms of transportation, such as walking and biking, and promotes efficient use of existing infrastructure.

CHARACTERISTICS

Primary Land Uses

- Single family detached homes
- Duplexes
- Triplexes
- Townhomes
- Small apartment buildings

Secondary Land Uses

- Accessory dwelling units
- Home occupations
- Schools
- Places of worship
- Cultural uses
- Cafes and coffee shops
- Small footprint general retail
- Parks

Related Zoning Districts

- R-2 Single Family District
- R-3 Two Family District
- R-M Multiple Dwelling District, with updates, see [6 Code Reform](#)

DESIGN

Intensity / Density

- Medium intensity
- Blended density and use, with the greatest diversity in Fairfield

Building Envelope

- Reflects the historic character of Corey and Interurban Heights including two and one half stories with a range of setbacks

Transportation

- Pedestrian priority
- High vehicular connectivity



Image 4.6 Lloyd Noland Drive residences

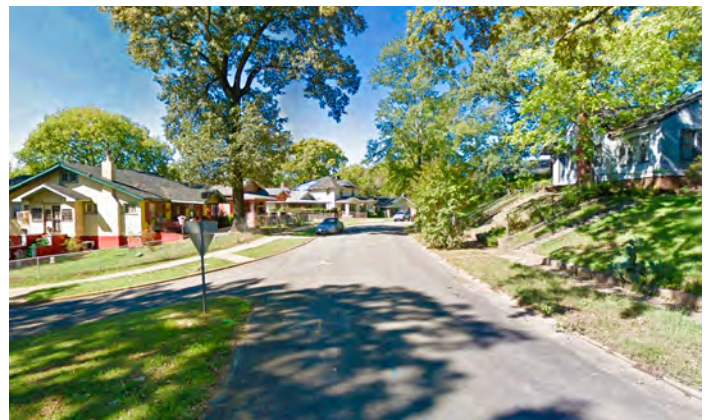


Image 4.7 Hillside Drive residences

Blended neighborhood context

- Blended neighborhood
- City limits

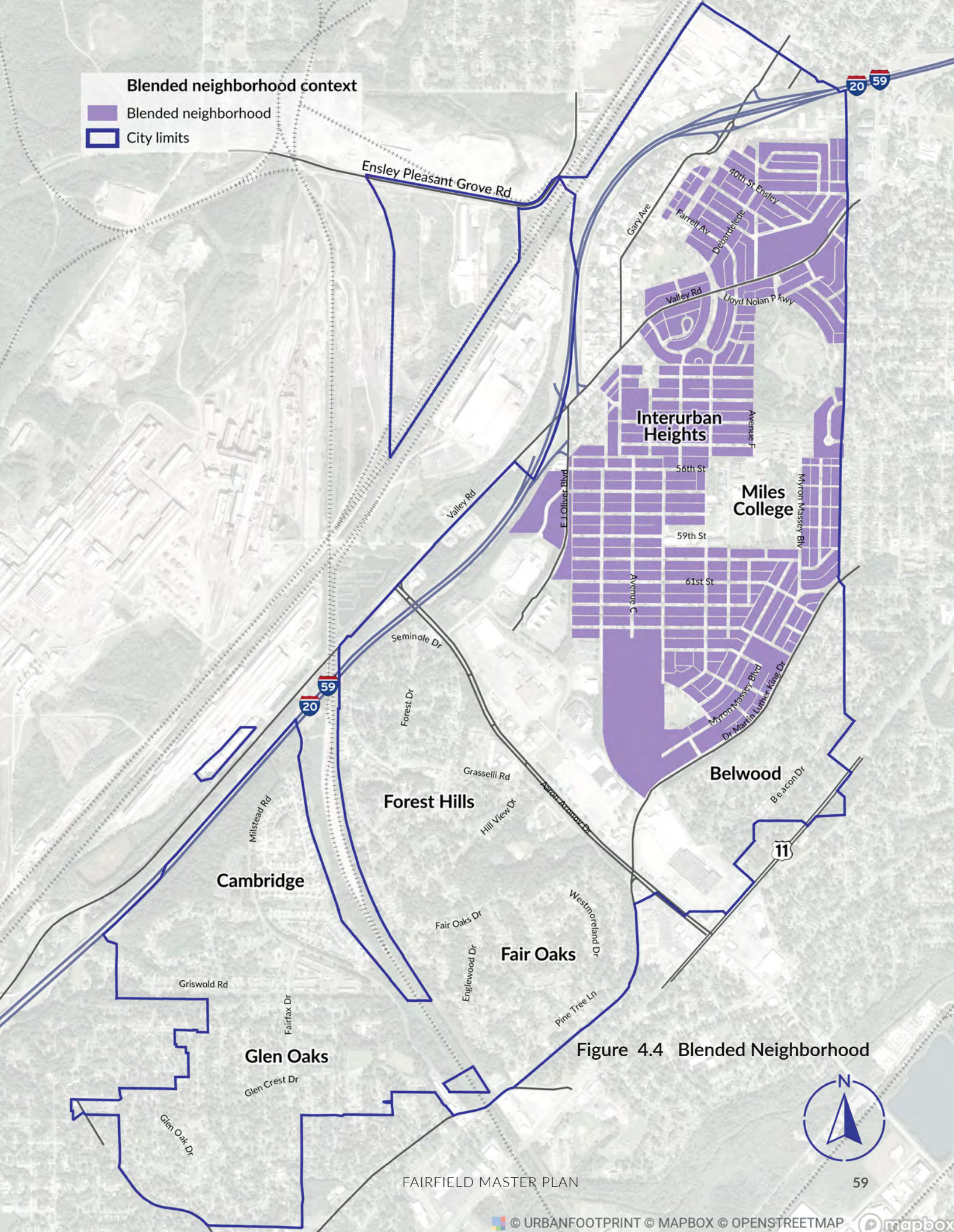


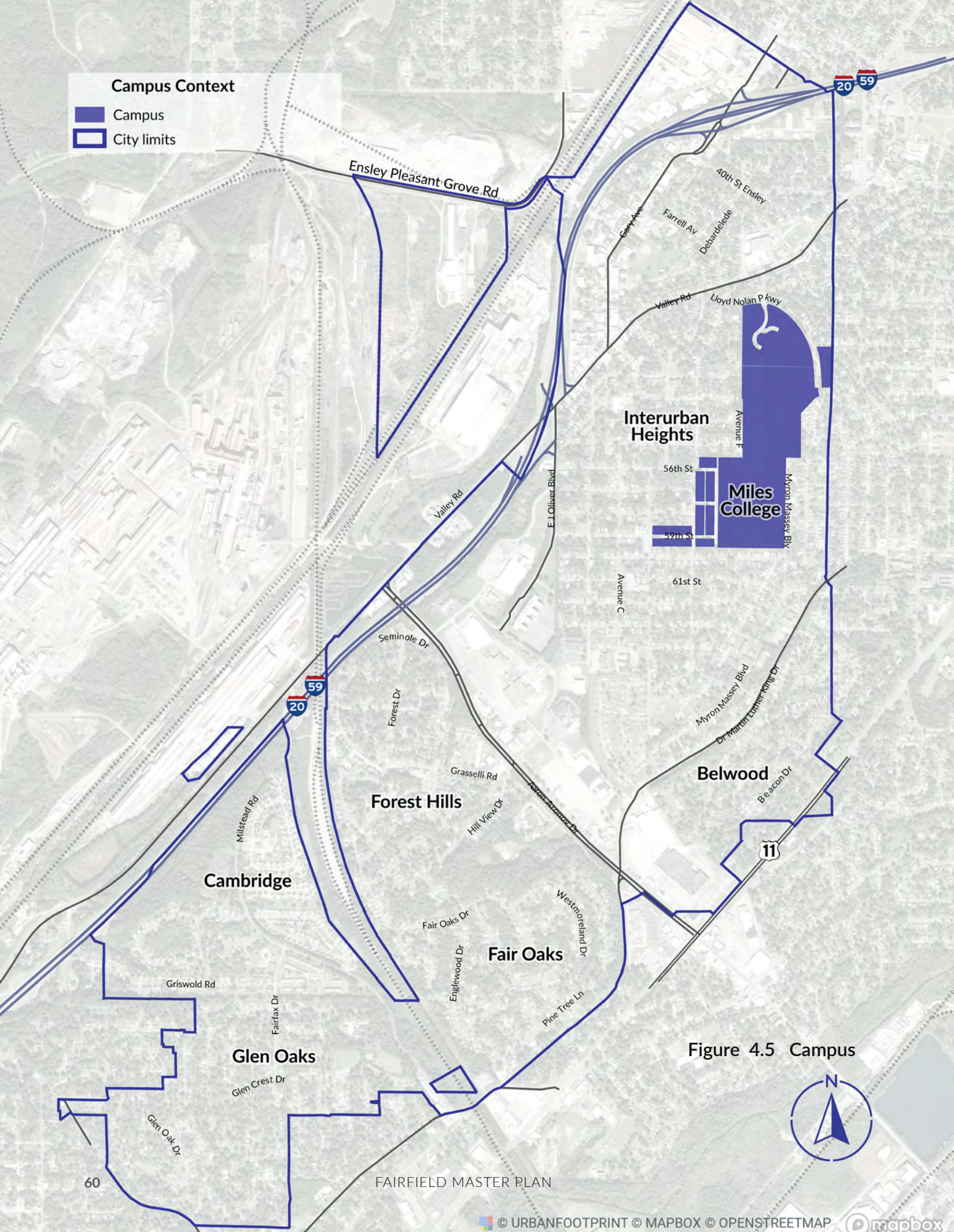


Figure 4.4 Blended Neighborhood



Campus Context

-  Campus
-  City limits



Interurban Heights

Miles College

Forest Hills

Cambridge

Belwood

Fair Oaks

Glen Oaks

Figure 4.5 Campus



CAMPUS

The Miles College campus is the location of the Campus land use category. The College preceded the incorporation of the city and has been central to the development of the city through the decades. The primary land use is education, dormitories, and other supporting uses. However, it also reflects the College goals of developing its northern property as a mixed-use, revenue generating development to include multi-purpose facilities, a conference center, hotel, commercial and multi-family developments, a workforce development center and other potential options.

Because of the breadth of the College program on the north campus, any types or intensities of development appropriate in the blended neighborhood context are also appropriate in the campus context. The list is specific to a campus context, but the lists on page 56 are also appropriate for future development.

CHARACTERISTICS

Primary Land Uses

- Academic buildings
- Offices
- Student housing and dining
- Research buildings

Secondary Land Uses

- Conference facilities
- Lodging
- Sports fields
- Cultural
- Parking
- Parks and open space

Related Zoning Districts

- I Institutional



Image 4.8 Miles College Brown Hall

DESIGN

Intensity

- High intensity

Building Envelope

- Reflects the historic character of Miles College campus

Transportation

- Pedestrian priority
- Vehicular connectivity is restricted to the surrounding neighborhoods with college gates



Image 4.9 Miles College Pedestrian Gate

SUBURBAN RESIDENTIAL

This category includes single family homes, townhouses, and apartments constructed in a suburban form. These areas were largely constructed after 1950 and evolved alongside national suburban trends through the decades. Because the streets, sidewalks, and setbacks are similar across the various densities, this is a homogeneous category.

Large setbacks and lot sizes, wide streets, cul-de-sacs, and limited connectivity characterize these areas. In the future, new development should be planned with a mix of uses, blending development with schools, parks, recreation, retail, and services linked in a compact pattern that encourages active transportation modes, and adds diversity to these areas.

CHARACTERISTICS

Primary Land Uses

- Single family detached homes
- Duplexes
- Garden homes
- Townhomes
- Apartment buildings

Secondary Land Uses

- Accessory dwelling units
- Home occupations
- Schools
- Places of worship
- Cultural uses
- Parks

Related Zoning Districts

- E-1 Single Family Estate District
- R-1 Single Family District
- R-2 Single Family District
- R-3 Two Family District
- R-M Multiple Dwelling District
- R-5 Townhouse Residential District

DESIGN

Density

- Low to medium density

Building Envelope

- Reflects the character of Belwood, Forest Hills, and Glen Oaks including two story buildings with large setbacks

Transportation

- Low pedestrian connectivity
- Low vehicular connectivity



Image 4.10 Belwood homes



Image 4.11 Glen Oaks apartments

Suburban Context

- Suburban residential
- City limits

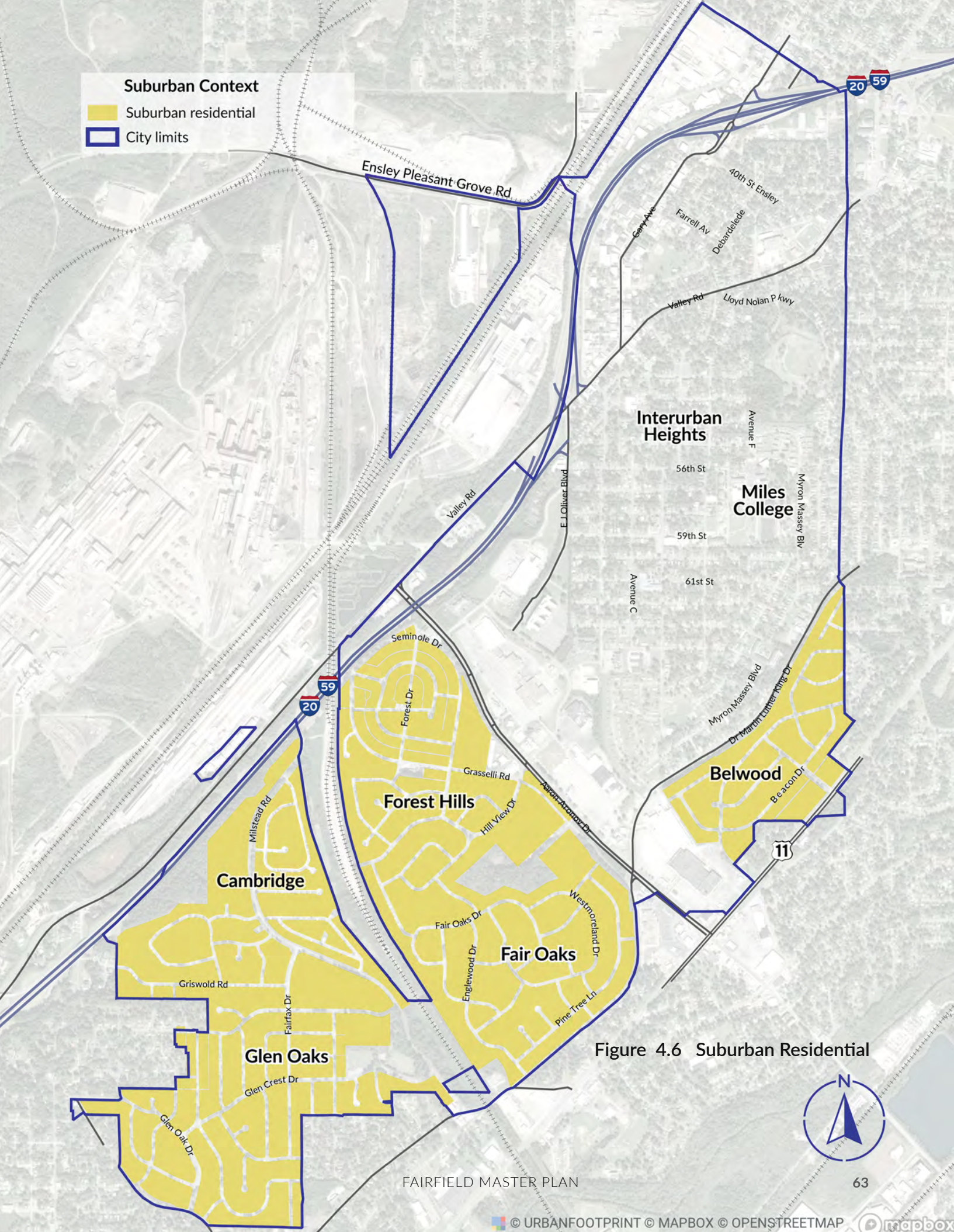


Figure 4.6 Suburban Residential



General Business Context

- General business
- City limits

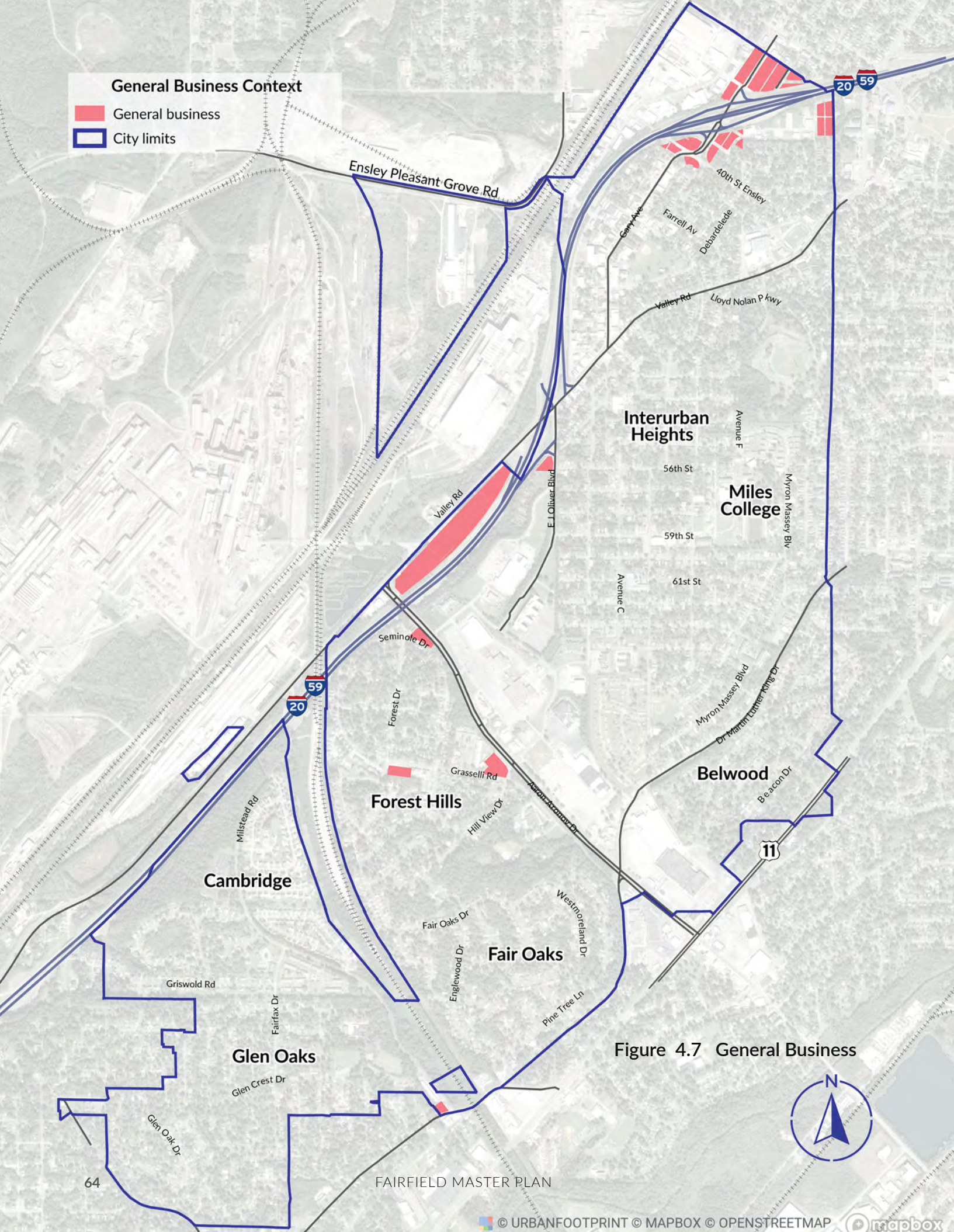


Figure 4.7 General Business



GENERAL BUSINESS

The General Business category applies to areas along major thoroughfares that serve the day-to-day commercial needs of surrounding neighborhoods. The category includes general retail and service uses, automotive service industries, as well as institutional and office spaces. These uses generate high volumes of vehicle trips, so highway access should be carefully managed to impede traffic operations or preclude pedestrian circulation.

This category largely serves people in automobiles, and setbacks are historically large to provide for ample parking. Some areas that were a historic part of downtown have evolved into this suburban commercial context over time. This type of change should be discouraged with redevelopment as it increases impervious surfaces, restricts pedestrian and cyclist access, and increases air pollution and greenhouse gas emissions.

CHARACTERISTICS

Primary Land Uses

- Retail, offices, and service
- Restaurants and pubs
- Gas stations and automotive repair

Secondary Land Uses

- Schools
- Places of worship
- Cultural uses
- Artisanal manufacturing uses
- Parks

Related Zoning Districts

- B-3 Community Business District

DESIGN

Intensity

- Medium

Building Envelope

- Reflects the character of the area including one and two stories with large setbacks and parking located in front of the building

Transportation

- Low pedestrian connectivity
- High vehicular activity



Image 4.12 Lloyd Nolan Parkway general business



Image 4.13 Milstead Road general business

LARGE PARCEL BUSINESS

The Large Parcel Business category is very similar to General Business in use and configuration, but it is more intense in scale. The area serves as a regional commercial center, drawing from a service area of five miles or more, depending on the specific use. These uses generate high volumes of vehicle trips, so highway access and parking capacity are required.

Buildings in this category are large and many are empty at this time. This provides an opportunity to reconfigure their function in the future. Consideration should be given for the needs of the city and the current trends in retail. While retail remains an option, these sites could be converted to warehousing, light industrial, or call centers.

CHARACTERISTICS

Primary Land Uses

- Regional mall
- Strip commercial
- Office buildings
- Warehousing
- Call centers
- Restaurants and pubs
- Gas stations

Secondary Land Uses

- Schools
- Places of worship
- Light manufacturing uses
- Parks

Related Zoning Districts

- B-3 Community Business District
- O Office District

DESIGN

Intensity

- High

Building Envelope

- Reflects the character of the area including one to four story with large setbacks and parking located in front of buildings

Transportation

- Low pedestrian activity
- High vehicular activity



Image 4.14 Western Hills Mall



Image 4.15 Walmart building

Lage parcel Context

- Large parcel business
- City limits

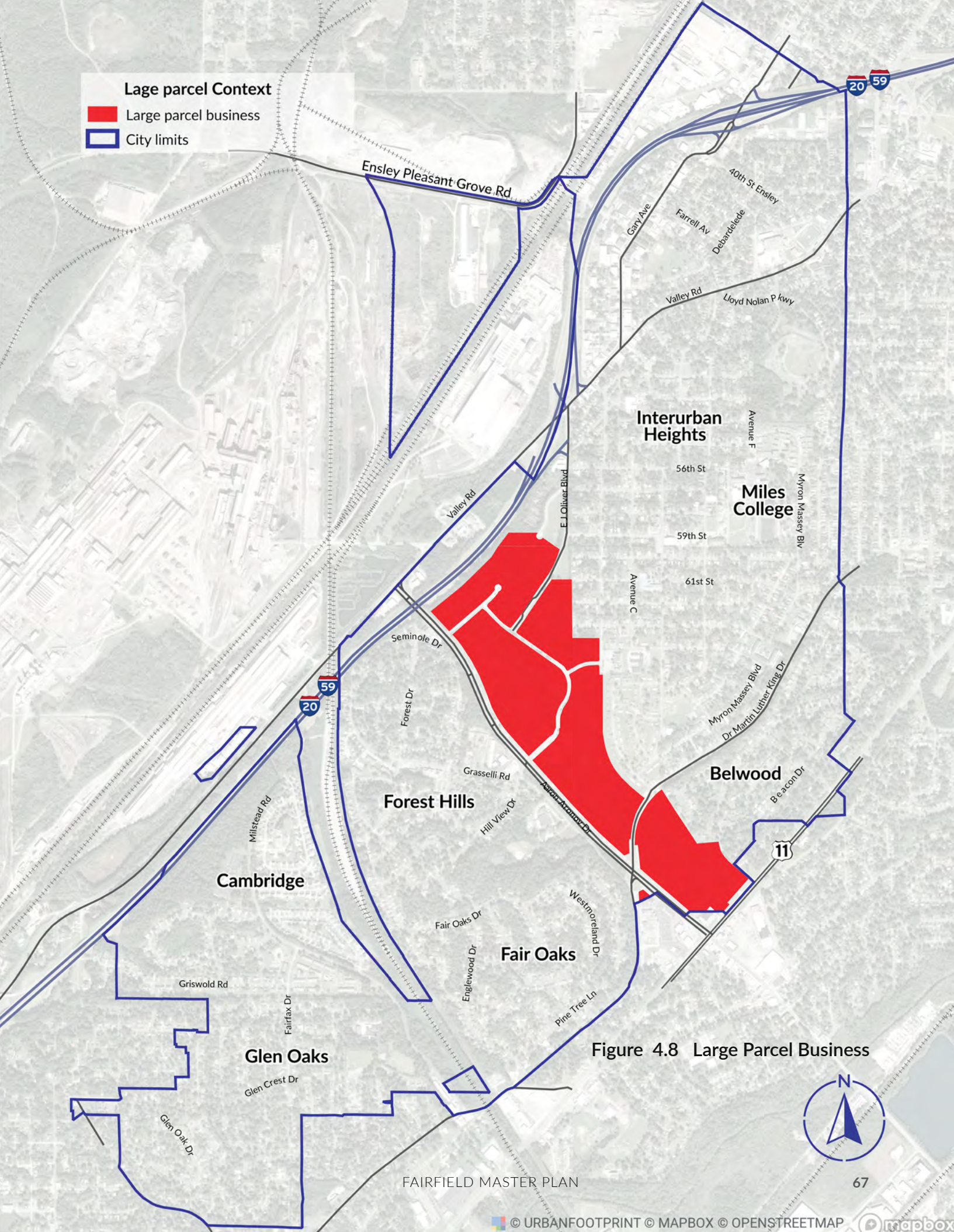




Figure 4.8 Large Parcel Business

Production Context

-  Production
-  City limits

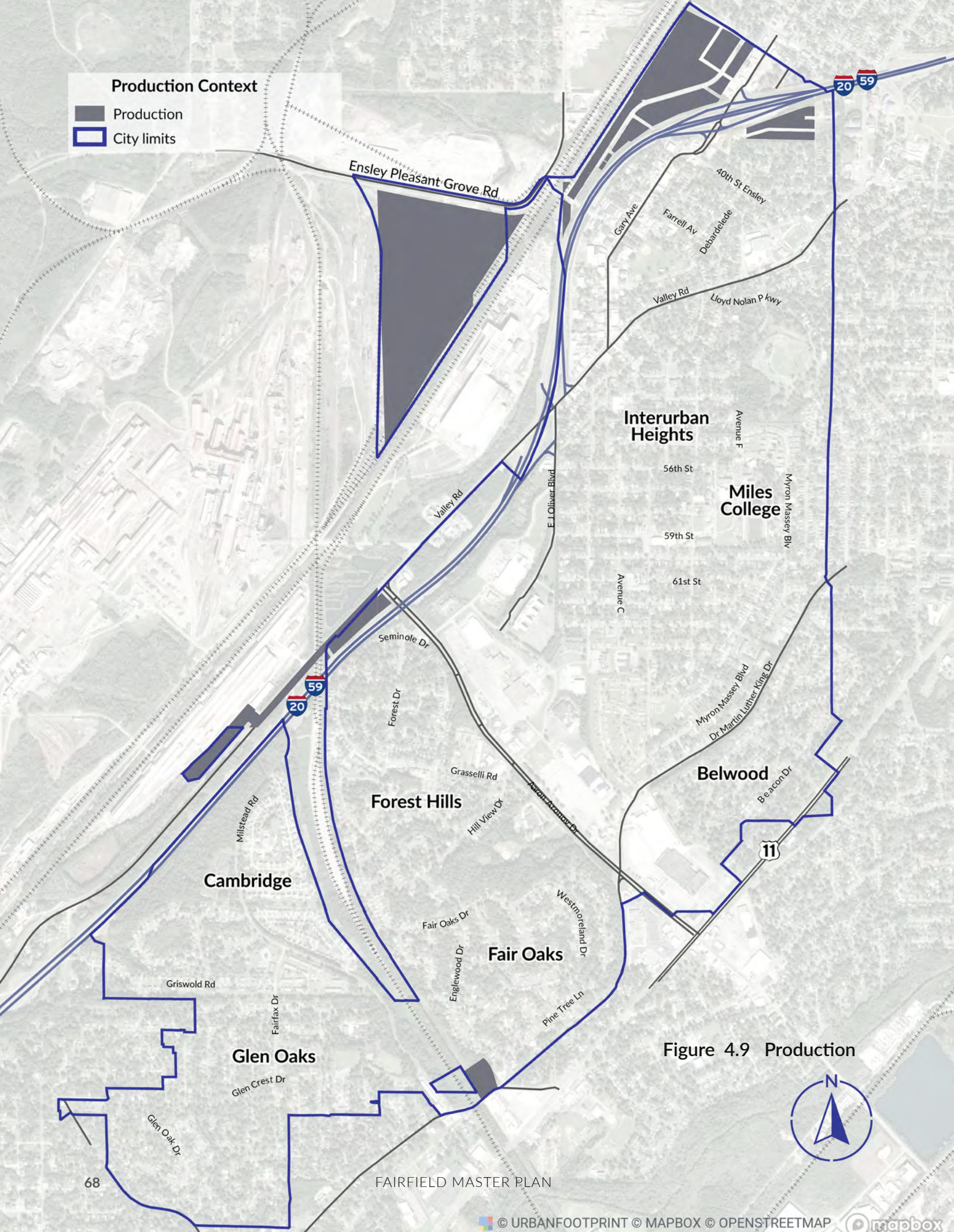


Figure 4.9 Production



PRODUCTION

Fairfield was developed as an industrial town and still has a number of properties zoned industrial. Production is intended for areas that provide a full range of moderate to heavy industrial uses as well as lighter, greener high-tech industry.

General and heavy manufacturing, industrial processing, processing, warehousing, and general warehousing and distribution historically generated substantial impacts on the environment and area residents. Noise, particulate matter, vibration, smoke dust, gas, fumes, odors, radiation, or other nuisance characters were not contained on sites.

A transition to cleaner industry will not create significant negative impacts to the environment or surrounding area. New light industrial uses should be developed or, where possible, retrofitted in areas having adequate water, sewer, stormwater, transportation and telecommunication infrastructure.

CHARACTERISTICS

Primary Land Uses

- Light manufacturing
- General industrial uses
- Logistics operations
- Warehousing
- Wholesaling
- Distribution
- Research laboratories and other limited impact activities
- Heavy manufacturing

Secondary Land Uses

- Office
- Restaurants

Related Zoning Districts

- M-1 Light Industrial District
- M-2 Heavy Industrial District

DESIGN

Intensity

- High

Building Envelope

- Not applicable

Transportation

- Low pedestrian activity
- High vehicular activity
- High volume truck traffic



Image 4.16 Veterans Memorial Drive



Image 4.17 Ensley Pleasant Grove Road



Image 4.18 Workshop participation

EVALUATING ZONING PROPOSALS FOR CONSISTENCY WITH THE FUTURE LAND USE MAP AND MASTER PLAN

The Future Land Use Map is intended to be used as a guide for zoning decisions by the Planning Commission and City Council. While they are not bound to adhere to the Future Land Use Map, the Commission and Council should evaluate future zoning proposals for consistency with the Map as strictly as possible, because the Future Land Use Map represents the community's vision for development.

The map on [page 53](#) shows the future land use and level of development intensity appropriate for each area of the City. While it will influence future zoning decisions, existing land uses will not be affected, nor will the right of property owners to use their land for the purpose as currently zoned. The designation of an area to a specific category on the Future Land Use Map does not mean that a particular zoning classification is recommended. Rather, a range of zoning districts are appropriate for each Future Land Use category, as seen in [Table 4.1 Appropriate Zoning Districts for Land Use Categories](#). The Planning Commission should evaluate whether a zoning proposal for a particular property would match those appropriate for its Future Land Use category.

The categories employed in the Future Land Use Map should not be interpreted to support or preclude developments without consideration of the policies and intent of the master plan. Site considerations relating to topography, soils, conservation resources, or hydrology are also important in establishing the specific use and intensity of a particular parcel. Determination of the consistency of a proposed use or zone with the master plan should include consideration of the following questions:

- 1** Is the proposal consistent with the themes and policies contained in the master plan?
- 2** Is the form and function of the proposed development appropriate for its category designated on the Future Land Use Map?
- 3** Will community facilities, parks, pedestrian connections, and other infrastructure be available at the appropriate levels to serve the development as proposed?

Table 4.1 Appropriate Zoning Districts for Land Use Categories

ZONING DISTRICT	FUTURE LAND USE CATEGORY							
	PARKS	DOWNTOWN	BLENDED NEIGHBORHOOD	CAMPUS	SUBURBAN RESIDENTIAL	GENERAL BUSINESS	LARGE PARCEL BUSINESS	PRODUCTION
E1	•				•			
R1	•				•			
R2	•		•		•			
R3	•		•	•	•			
R4	•	•	•	•	•			
R5	•		•		•			
B1	•		•	•		•		•
B2	•	•						
B3	•					•	•	
B4	•					•		
O	•						•	
I	•			•				
M1								•
M2								•

Goals and actions are not addressed in this chapter since they're covered under [6 Code Reform](#).