

SIoux CITY – My HOME, Our NEIGHBORHOOD, EVERYBODY’S HOMETOWN

**TABLE OF CONTENTS
COMPREHENSIVE PLAN**

	PAGE
PREFACE	i
I. SIoux CITY VISION.....	1
A. Sioux City Strengths.....	3
B. Goals	4
i. Economic Development	5
ii. Transportation	6
iii. Downtown Viability	9
iv. Infrastructure and Facilities	11
v. People.....	13
vi. Development Building Blocks	15
C. Summary	19
II. LAND USE AND DEVELOPMENT FRAMEWORK	21
A. Sioux City Vision	21
B. Future Development Zones	23
i. Urban Development Zone	25
ii. Suburban Development Zone.....	26
iii. Rural Development Zone	27
C. Future Residential Growth and Infill Strategy	28
i. Emerging Areas	28
ii. Conservation	29
iii. Stabilization Areas.....	31
iv. Re-Establishment Areas.....	32
v. New Growth	33
vi. Urban Reserve Areas.....	34
D. Future Land Use Map	34
i. Residential	35
ii. Mixed-Use Commercial	37
iii. Industrial (Light & Heavy)	41
iv. Recreation / Open Space	42
v. Public / Institutional	43
vi. Conservation	43
E. Development Design	45
i. Sioux City Neighborhoods	45
ii. Sioux City Centers	48
iii. Sioux City Corridors.....	54
iv. Sioux City Districts	57
III. ACHIEVING THE VISION.....	59
A. Implementation Matrix	62

LIST OF FIGURES

2.1	Development Zone Map	24
2.2	Growth and Infill Map	30
2.3	Future Land Use Map	40

