

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
B. Summary	19
II. LAND USE AND DEVELOPMENT FRAMEWORK	20
A. Sioux City Vision	20
B. Future Development Zones	22
i. Urban Development Zone	24
ii. Suburban Development Zone.....	25
iii. Rural Development Zone	26
C. Future Residential Growth and Infill Strategy	27
i. Emerging Areas	27
ii. Conservation	28
iii. Stabilization Areas.....	30
iv. Re-Establishment Areas.....	31
v. New Growth	32
vi. Urban Reserve Areas.....	33
D. Future Land Use Map	33
i. Residential	34
ii. Mixed-Use Commercial	36
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.....	60
A. Implementation Matrix	61

LIST OF FIGURES

2.1	Development Zone Map	23
2.2	Growth and Infill Map	29
2.3	Future Land Use Map	39