

**TOWN OF CAMERON**  
**DEVELOPMENT AND GROWTH POLICY**

**PURPOSE:**

The purpose of this policy is to articulate the Town of Cameron’s overall philosophy and expectations regarding growth, redevelopment, and possible annexation.

This policy is intended to guide decision-making by Town Board, staff, applicants, and stakeholders, while preserving the character and quality of life that make Cameron unique.

**POLICY STATEMENT:**

The Town of Cameron recognized that growth and changes are inevitable; however, growth should be intentional, context-sensitive, and aligned with the Town’s long-standing character, adopted plans, and commitment to quality of life for existing residents.

The Town of Cameron does not seek growth for growth’s sake, development growth should strengthen Cameron as a community, protect its unique sense of place, and enhance livability for residents, businesses, and visitors.

**INFILL DEVELOPMENT:**

The Town of Cameron acknowledges that limited development will continue to occur on vacant lots within existing neighborhoods.

- Infill development is expected to be compatible in scale, form, and character surrounding development.
- New Construction should respect established neighborhood patterns, including setbacks, massing, tree canopy, and overall design context.
- Infill development should not erode neighborhood character or impose disproportionate impacts on adjacent properties.

**RURAL RESIDENTIAL AREAS:**

The Town of Cameron places a high value on maintaining the rural and low-density character of areas zoned RA.

- These areas are intended to remain low-density in nature and preserve open space, natural features, and existing rural landscape.
- Development withing RA areas should reflect this intent to avoid suburbanization that would undermine the purpose of the zoning district.

- Infrastructure extensions and development patterns that would encourage higher density of traffic volumes inconsistent with rural character are strongly discouraged.

## **REDEVELOPMENT**

The Town recognizes that much of Cameron is substantially built out, with limited opportunities. Redevelopment should improve functionality, appearance, and long-term viability while respecting Cameron's historic development patterns and community identity.

- Redevelopment should align with adopted Land Use Plan and other guiding documents including Town of Cameron Zoning Ordinance and the Historic Preservation Commission Design Standards (when applicable)
- The Town desires a walkable, mixed use that enhances connectivity, economic vitality and community life.
- Redevelopment should be carefully planned, phased as appropriate, and consistent with the scale and character of Cameron's historic core.
- The Town supports thoughtful new development and redevelopment that improves conditions and contributes in a positive way to a broader community.
- Redevelopment should prioritize revitalization of blighted properties.
- Projects should minimize additional traffic congestion and seek to improve circulation, safety and connectivity.
- New development or redevelopment should reinforce Cameron's character and avoid forms or intensities that would detract from surrounding neighborhoods or quality of life.

## **ANNEXATION POLICY:**

Given the Town's largely built out condition, most significant future development opportunities are likely to occur through requests for annexation.

The Town recognizes that annexation may provide the Town with the ability to apply planning, zoning, design, and infrastructure standards that more effectively protect Cameron's character and quality of life for residents. Annexation is not guaranteed and will be considered on a case-by-case basis. The Town retains full discretion to determine whether annexation is appropriate.

**IMPLEMENTATION:**


This policy is intended to guide, but not replace, adopted ordinances, plans, and statutory requirements. All development and annexation proposals shall continue to be evaluated in accordance with applicable processes, zoning regulations, development ordinances, and adopted plans.

**POLICY REVIEW:**

This policy shall be reviewed periodically as part of the Town's overall policy and planning framework, or as directed by the Town Board.

Approved by:

  
\_\_\_\_\_ Mayor

  
\_\_\_\_\_ Town Clerk  
(ATTEST)

Date: 09 APRIL 2026

