

LAND USE CATEGORIES

DRAFT SEPT 2018

DRAFT LAND USE CATEGORIES AND ZONING EQUIVALENCY

LAND USE CATEGORY		DENSITY / INTENSITY RANGE	PRIMARY PURPOSE	DESCRIPTION OF TYPICAL USES ²	IMPLEMENTING ZONING DISTRICTS ³	
RESIDENTIAL LAND USES						
RL	Rural Living	1 unit per 2.5 acres max	<ul style="list-style-type: none"> » Allow for rural residential development set in expansive areas of open space that reinforce the rural lifestyle while preserving the county's natural areas » Minimize development footprint and maximize undeveloped areas » Allow for cluster-type development to provide and preserve open space 	<ul style="list-style-type: none"> » Rural residential » Small-scale, non-water-intensive, and incidental agricultural » Public and quasi-public facilities such as parks, religious facilities, schools, sheriff's stations, and fire stations 	RL RL-5 RL-10 RL-20 RL-40	Rural Living
VLDR	Very Low Density Residential	2 units per acre max	<ul style="list-style-type: none"> » Allow for very low density residential uses when developed as single family neighborhoods that can share common infrastructure, public facilities, and services 	<ul style="list-style-type: none"> » Single-family residential uses » Incidental agriculture » Public and quasi-public facilities such as parks, religious facilities, schools, sheriff's stations, and fire stations 	RS-1 RS-20M	Single Residential
LDR	Low Density Residential	2 to 5 units per acre ¹	<ul style="list-style-type: none"> » Promote conventional suburban residential neighborhoods that support and are served by common infrastructure, public facilities, and services 	<ul style="list-style-type: none"> » Single-family residential uses » Public and quasi-public facilities such as parks, religious facilities, schools, sheriff's stations, and fire stations 	RS-14M RS-10M RS	Single Residential
MDR	Medium Density Residential	5 to 20 units per acre ¹	<ul style="list-style-type: none"> » Provide areas for a wide range of densities and housing types » Promote efficient location of higher density residential development and neighborhoods in relation to infrastructure and transit systems, as well as employment opportunities, retail and service businesses, and community services and facilities 	<ul style="list-style-type: none"> » Single-family and multiple residential uses (or any mix thereof) » Public and quasi-public facilities such as parks, religious facilities, schools, sheriff's stations, and fire stations 	RM	Single Residential
EMPLOYMENT GENERATING LAND USES						
C	Commercial	0.75 FAR max 5 units per acre max	<ul style="list-style-type: none"> » Provide suitable locations for retail, office, and service commercial businesses that serve the needs of local residents, regional markets, and visitors/tourists » Provide employment opportunities for residents in the surrounding area » Allow for a mix of commercial and lower density residential uses in rural areas (when residential is permitted in the underlying zoning district) 	<ul style="list-style-type: none"> » Retail stores and personal services » Office and professional services » Lodging, recreation, and entertainment » Heavy commercial with adequate buffering for surrounding residential uses » In rural areas: agriculture and lower density residential 	CG CH CN CO CR CS	General Commercial Highway Commercial Neighborhood Commercial Office Commercial Rural Commercial Service Commercial
LI	Limited Industrial	0.50 FAR max	<ul style="list-style-type: none"> » Provide suitable locations for light or limited industrial activities where operations are totally enclosed in a structure and limited exterior storage is fully screened from public view » Provide suitable locations for employee-intensive uses, such as research and development, technology centers, corporate offices, clean industry, and supporting retail uses » Provide employment opportunities for residents in the surrounding area 	<ul style="list-style-type: none"> » Light industrial and manufacturing » Wholesale, warehouse, and distribution » Transportation services » Agricultural support services » Neighborhood-scale and community-scale energy facilities 	IC CS	Community Industrial Service Commercial
GI	General Industrial	0.75 FAR max	<ul style="list-style-type: none"> » Provide suitable locations for general or heavy industrial activities where all or part of operations take place outside of enclosed structures, exterior storage is not fully screened from public view, or involve large equipment » Provide areas for industrial activity that generates substantial odors, noise, vibration, or truck traffic » Provide employment opportunities for residents in the surrounding area 	<ul style="list-style-type: none"> » General or heavy industrial, manufacturing, and processing » Recycling and salvage operations » Wholesale, warehouse, and distribution, including rail facilities » Mineral extraction and associated processing » Transportation services » Agricultural support services » Neighborhood-, community-, and utility-scale energy facilities 	IR	Regional Industrial
PUBLIC AND SPECIAL LAND USES						
PF	Public Facility	n/a	<ul style="list-style-type: none"> » Provides areas for public and quasi-public uses and facilities to meet current and future needs » Protect and ensure the continued operation of public facilities and systems during times of flooding, fire, or other hazardous events » Prevent the loss of life or property caused by flooding by preserving areas and capacity to carry/discharge flood flow » Protect floodways from encroachment by land uses that could be endangered during times of flooding; prohibit occupancy or encroachment of any improvement that would unduly affect the capacity of floodways 	<ul style="list-style-type: none"> » Civic and educational buildings and facilities » Utility systems, facilities, and corridors » Neighborhood, community, and utility-scale energy facilities » Channels, drainage areas, and other floodways » Transportation corridors and facilities » Cemeteries and landfills » Commercial agriculture/grazing 	FW IN	Floodway Institutional
RLM	Resource/Land Management	1 unit per 40 acres max	<ul style="list-style-type: none"> » Manage, preserve, and protect natural resources such as agricultural/grazing lands, watersheds, minerals, and wildlife habitat areas, as well as open space areas not otherwise protected or preserved » Provide areas for military operations and training while minimizing impacts on and from surrounding civilian uses » Allow for limited rural development while minimizing the expansion of development outside of existing communities 	<ul style="list-style-type: none"> » Natural resource conservation, such as watersheds, habitat areas and corridors, wilderness study areas, and areas of critical environmental concern » Mineral resource extraction and processing, commercial agriculture and grazing » Military facilities, operations, and training areas » Recreation areas » Community-scale and utility-scale energy facilities » Single family homes on very large parcels » Limited and low density commercial development » Tribal lands » Lands under the control of the state or federal government 	AG RC	Agriculture Resource Conservation
OS	Open Space	n/a	<ul style="list-style-type: none"> » Provide and preserve publicly-owned land for parks and open space » Manage, preserve, and protect natural areas, habitats, and wildlife corridors 	<ul style="list-style-type: none"> » Local, regional, and state parks and recreation areas » National forests, monuments, parks, preserves, and wilderness areas » Locally conserved lands for the purposes of resource management, mitigation, land banking, or similar purpose » Public facilities in an open space setting » Privately-owned land may be treated as RLM designated lands, unless otherwise restricted by county, state, and/or federal regulations » Mineral extraction, timbering, or similar activities as permitted by federal or state regulations 	OS RC	Open Space Resource Conservation
SD	Special Development	With a Specific Plan: 30 units per acre max 2.0 FAR max Without a Specific Plan: 4 units per acre max 0.25 FAR max	<ul style="list-style-type: none"> » Allow for a combination of residential, commercial, and/or manufacturing activities that maximizes the utilization of natural and human-generated resources » Identify areas suitable for large-scale, master planned developments » Promote cluster-type development to provide and preserve open space » Allow for a mix of residential, commercial, and public/quasi-public uses in rural areas » Facilitate joint planning efforts among adjacent land owners and jurisdictions 	<ul style="list-style-type: none"> » Specific plans and master planned development » Mixed use development in rural areas 	SD ³ SP	Special Development ³ Specific Plan

1. For a parcel designated LDR or MDR, property owners can build one residential unit on an existing lot even if the resulting density would be below the minimum density. Additionally, if a parcel is adjacent to a lower density Land Use Category and is not required to connect to sewer, property owners can subdivide/develop below the minimum density.

2. The list of typical uses is not exhaustive and is intended to further clarify the purpose of each land use category. The exact uses permitted in each land use category is subject to the regulations of the underlying Zoning District as described in the Development Code.

3. Although the Special Development (SD) Land Use Zoning District is generally intended to implement the SD Land Use Category, the SD Land Use Zoning District can act as an implementing district for any Land Use Category.