

Summary of Key Issues and Review of Alternatives

Section 4.8 Land Use Classifications

Section 4.8 Land Use Classifications				
Key Topics and Issues	Plan Update Approach (Alternative B)	Existing Framework Plan (Alternative D)	Alternative A	Alternative C
<p>Adequate range of land use categories to serve the needs of multiple uses found within the County The Land Use Classifications identify the kinds, intensities, and locations of planned development in the County.</p>	<p>Alternative B renames Agricultural Lands (AL) and Agricultural Rural (AR) designations to Rural Residential (RR) and Agricultural Suburban (AS) to Residential Estates (RE) to better reflect existing uses and land capabilities. Adds Mixed Use (MU), Village Center (VC), Open Space (OS), and Urban Reserve (UR), and Ranchlands (AGR) designations.</p>	<p>Alternative D (existing Plan) wording is found at the end of this chart. Allowable uses are not as precisely defined in the existing Plan.</p>	<p>Same as Alt B.</p>	<p>Same as Alt B.</p>
<p>Should there be two-tiers of land use classifications for timberland and grazing lands?</p>	<p>Includes two tiers for grazing lands, AG and AGR.</p>	<p>Uses one tier for grazing and timberlands.</p>	<p>Includes two tiers for grazing lands, AG and AGR. and two tiers for timberland, T (Timberland) and TI (Industrial Timberland).</p>	<p>Uses one tier for grazing and timberlands.</p>
<p>What are the appropriate densities for housing in resource production lands?</p>	<p>40-160 acres in T, 20-60 acres in AE, 20-160 in AG, and 160 acres in AGR.</p>	<p>20-160 ac. in T, 20-60 ac. in AE, and 20-160 in AG.</p>	<p>160 acres in T, management dependent in TI, 20-60 acres in AE, 160 in AG,</p>	<p>20-160 ac. in T, 20-60 ac. in AE, and 20-160 in AG.</p>

Section 4.8 Land Use Classifications				
Key Topics and Issues	Plan Update Approach (Alternative B)	Existing Framework Plan (Alternative D)	Alternative A	Alternative C
What is the appropriate density range for the RM (Residential Medium Density) land use classification.	Uses 7-16 and 7-30 units per acre as mapped.	Uses 7-16 in Eureka CPA and 7-30 units per acre in rest in county.	and 600 acres in AGR.	Uses 7-16 and 7-30 units per acre as mapped.

Plan Alternatives Comparison Chart Section 4.8 Land Use Classifications

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Residential Land Uses Designations		
A	B	C	D	<i>Residential Medium Density (RM)</i>		
A	B	C	*	The Residential Medium Density classification is used in areas with full urban services and where common-walled units and apartments are appropriate, including duplexes, townhouses, and apartments and manufactured home park developments. Design review can be used to ensure compatibility with neighborhood character.		
A	B	C	*	Allowable Use Types: Residential Single Family Residential Multi Family Residential Manufactured Home Parks Group Residential Planned Developments Emergency Shelter Transitional Housing Residential Accessory Uses Other Bed & Breakfast Inns Community Assembly Neighborhood Commercial Non-Commercial Recreation Office and Professional Private Institution Fish & Wildlife Management Similar Compatible Uses	Definitions for use types are found in the Hearing Draft Plan, Appendix B, starting on page B-31.	
A	B	C		Development Standards: Density Range – 7 to 30 units per acre, as specified on map Max. Floor Area Ratio – 1.00	Density ranges of 7-16 and 7-30 are used on the	

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Additional Provisions – per zoning	maps. Proposed Housing Element would change all to 7-30.	
A	B	C	D	Residential Low Density (RL)		
A	B	C	*	The RL designation is used for areas suitable for residential use where urban services are available or are anticipated to be available. Single family units on individual lots are the dominant use, but the designation can accommodate a mix of housing types including townhouses and common-wall clustered units		
A	B	C	*	Allowable Use Types: Residential Single Family Residential Second Residential Unit Multi Family Residential Manufactured Home Parks Guest House Planned Developments Residential Accessory Uses Other Cottage Industry Bed & Breakfast Inns Community Assembly Neighborhood Commercial Non-Commercial Recreation Fish & Wildlife Management Similar Compatible Use		
A	B	C		Development Standards: Density Range – 1-8 units per acres, as specified on map Max. Floor Area Ratio – 0.40 Additional Provisions – per zoning		
A	B	C		Residential Estates (RE)		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
A	B	C		Allowable Use Types: Residential Single Family Residential Second Residential Unit Guest House Planned Developments Residential Accessory Uses Other Cottage Industry Bed & Breakfast Inns Community Assembly Non-Commercial Recreation Private Institution Fish & Wildlife Management Similar Compatible Use		
A	B	C		Development Standards: Density Range – 1 – 5 acres per unit as specified on map Max. Floor Area Ratio – 0.20 Additional Provisions – per zoning		
A	B	C		Rural Residential (RR)		
A	B	C	*	This designation applies to large lot residential uses that typically rely upon on-site water and wastewater systems. Varying densities are reflective of land capabilities and/or compatibility issues. RR5-20 and RR20 are rural residential designations for lands with slopes generally less than 30% and served by individual water and wastewater systems and good road access. RR40, RR60, and RR160 designations are applied to more remote, steep and high hazard areas or where appropriate to ensure compatibility with adjacent resource production and open space uses.		
A	B	C	*	Allowable Use Types: Residential Single Family Residential Second Residential Unit Guest House Planned Developments		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Residential Accessory Uses Other Cottage Industry Bed & Breakfast Inns Community Assembly Neighborhood Commercial Non-Commercial Recreation General Agriculture Intensive Agriculture Stables & Kennels Timber Production Fish & Wildlife Management Similar Compatible Uses		
A	B	C		Development Standards: Density Range – 5 to 160 acres per unit, as specified on map Max. Floor Area Ratio – 0.10 Additional Provisions – per zoning		
				Commercial Designations		
A	B	C	D	<i>Commercial General (CG)</i>		
A	B	C	*	The Commercial General (CG) classification is intended to classify lands that because of their location, access, and availability of services are suitable for commercial development. This includes retail trade services that are easily accessible, compatible and geared for local neighborhood or regional needs.		
A	B	C	*	Allowable Use Types: Commercial Automotive Sales, Service, & Repair Bed & Breakfast Inn Commercial Recreation Neighborhood Commercial Office & Professional Private Recreation Retail Sales Retail Services Transient Habitation Civic Administrative		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Community Assembly Essential Services Health Care Services Other Residential Uses Subordinate to Principal Use Similar Compatible Uses		
A	B	C		Development Standards: Maximum Structure Height – 45 feet Max. Floor Area Ratio - Additional Provisions - per zoning		
A	B	C	D	Commercial Services (CS)		
A	B	C	*	This classification is intended for heavy commercial uses and compatible light industrial uses not serving day to day needs. Full range of urban services required (i.e., good access, public sewer and water, electricity, fire protection, and waste disposal).		
A	B	C	*	Allowable Use Types: Commercial Automotive Sales, Service, & Repair Bed & Breakfast Inn Commercial Recreation Heavy Commercial Neighborhood Commercial Office & Professional Private Recreation Retail Sales Retail Services Transient Habitation Warehousing, Storage, & Distribution Industrial Research/Light Industrial Civic Administrative Community Assembly		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Essential Services Health Care Services Other Residential Uses Subordinate to Principal Use Similar Compatible Uses		
A	B	C		Development Standards: Maximum Structure Height - Max. Floor Area Ratio - Additional Provisions - per zoning		
A	B	C	D	Commercial Recreation (CR)		
A	B	C	*	This classification is intended for commercial recreation facilities and accommodations and recreation/tourist oriented sales and services geared to local and visitor needs.		
A	B	C	*	Allowable Use Types: Commercial Bed & Breakfast Inn Commercial Recreation Heavy Commercial Private Recreation Transient Habitation Visitor Serving Facilities Civic Community Assembly Essential Services Other Residential Uses Subordinate to Principal Use Similar Compatible Uses		
A	B	C		Development Standards: Maximum Structure Height - Max. Floor Area Ratio - Additional Provisions - per zoning		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Mixed-Use & Urban Reserve Designations		
A	B	C		<i>Mixed Use (MU)</i>		
A	B	C		This classification is intended for lands in central areas of urban communities where the presence of public utilities and a sufficient population base allows the development of pedestrian-oriented, mixed-use (commercial, office, and residential) development. The maximum residential density is 16 dwelling units per acre and the maximum allowable FAR (Floor to Area Ratio) is 3.	MU is most broadly applied in Alt A, least in Alt C.	
A	B	C		<p>Allowable Use Types:</p> <p>Residential</p> <ul style="list-style-type: none"> Multi Family Residential Group Residential Planned Developments Emergency Shelter Transitional Housing Residential Accessory Uses <p>Commercial</p> <ul style="list-style-type: none"> Bed & Breakfast Inn Commercial Recreation Neighborhood Commercial Office & Professional Private Recreation Retail Sales Retail Services Transient Habitation <p>Other</p> <ul style="list-style-type: none"> Cottage Industry Community Assembly Non-Commercial Recreation Stables & Kennels Fish & Wildlife Management Similar Compatible Uses 		
A	B	C		<p>Development Standards</p> <p>Max. Floor Area Ratio - 3</p> <p>Additional Provisions – per zoning</p>		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
A	B	C		Village Center (VC)		
A	B	C		The Village Center (VC) classification is used to classify lands in central areas of community planning areas without public utilities. The VC allows for small scale mixed-use development appropriate for a smaller population base. The maximum residential density is 1 dwelling unit per acre, or 2 to 4 dwelling units per acre with a package treatment plant, and the maximum allowable FAR is 2.		
A	B	C		<p>Allowable Use Types:</p> <p>Residential</p> <ul style="list-style-type: none"> Single Family Residential Second Residential Unit Multi Family Residential Manufactured Home Parks Group Residential Planned Developments Emergency Shelter Transitional Housing Residential Accessory Uses <p>Commercial</p> <ul style="list-style-type: none"> Bed & Breakfast Inn Commercial Recreation Heavy Commercial Neighborhood Commercial Office & Professional Private Recreation Retail Sales Retail Services Transient Habitation <p>Other</p> <ul style="list-style-type: none"> Cottage Industry Community Assembly Non-Commercial Recreation General Agriculture Stables & Kennels Timber Production 		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Fish & Wildlife Management Similar Compatible Uses		
A	B	C		Development Standards Max. Floor Area Ratio - 2 Additional Provisions – per zoning		
A	B	C	D	Rural Community Center (RCC)		
A	B	C		The Rural Community Center (RCC) classification is used for small unincorporated towns and community centers which provide a variety of community and tourist oriented goods and services, but that may not have developed identifiable commercial or residential districts. These centers may also serve a small grouping of rural residential housing, allowing limited retail and public services. The maximum residential density is 1 dwelling unit per acre with community water, or 2 to 4 dwelling units per acre with a package treatment plant, and the maximum allowable FAR is 2.		
A	B	C	*	Allowable Use Types: Residential Single Family Residential Second Residential Unit Multi Family Residential Manufactured Home Parks Group Residential Planned Developments Emergency Shelter Transitional Housing Residential Accessory Uses Commercial Bed & Breakfast Inn Commercial Recreation Heavy Commercial Neighborhood Commercial Office & Professional Private Recreation Retail Sales Retail Services Transient Habitation		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Other Cottage Industry Community Assembly Non-Commercial Recreation General Agriculture Stables & Kennels Timber Production Fish & Wildlife Management Similar Compatible Uses		
A	B	C	*	Development Standards Max. Floor Area Ratio – 2 Additional Provisions – per zoning		
A	B	C		Urban Reserve (UR/)		
A	B	C		The purpose of this classification is to protect from premature subdivision and development urban lands not now developed to urban densities or adequately provided with urban services but expected to develop to urban uses and densities when services are available. This designation is used where annexation is required for urban services and full build-out.		
A	B	C		Allowable Use Types: Residential Single Family Residential Commercial Bed & Breakfast Inn Commercial Recreation Heavy Commercial Neighborhood Commercial Office & Professional Private Recreation Retail Sales Retail Services Transient Habitation Other Cottage Industry General Agriculture		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Timber Production Fish & Wildlife Management Similar Compatible Uses		
A	B	C		Development Standards Max. Floor Area Ratio - Additional Provisions – per zoning		
				Industrial Designations		
A	B	C	D	<i>Industrial, General (IG or MG)</i>		
A	B	C		This classification (IG in inland areas; MG in coastal areas) provides for general industrial and manufacturing uses, typically in urban areas, convenient access to transportation systems and full range of urban services are available. May be accommodated in rural areas where full urban services are not required for the intended use.		
A	B	C		Allowable Use Types: Industrial Aquaculture Coastal-Dependent Industrial Coastal-Related Industrial Hazardous Industrial Heavy Industrial Research/Light Industrial Surface Mining Metallic Mining Timber Products Processing Agricultural Agricultural Products Processing Feed Lot/Slaughter House Hog Farming Intensive Agriculture Commercial Heavy Commercial Office and Professional Warehousing, Storage and Distribution Civic Administrative		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Essential Services Extensive Impact Civic Uses Solid Waste Disposal Other Public Access Facilities Public Recreation Residential Subordinate to Principal Use Similar Compatible Uses		
A	B	C		Development Standards: Maximum Structure Height - Max. Floor Area Ratio - Additional Provisions - per zoning		
A	B	C	D	<i>Industrial, Resource Related (IR)</i>		
A	B	C		This classification provides areas for resource-related industrial processing such as timber, agriculture and mineral products processing in areas not typically served by urban services and therefore not suitable for a broader range of industrial uses.		
A	B	C		Allowable Use Types: Industrial Aquaculture Hazardous Industrial Heavy Industrial Surface Mining Metallic Mining Timber Products Processing Agricultural Agricultural Products Processing Feed Lot/Slaughter House Hog Farming Intensive Agriculture Commercial Heavy Commercial Warehousing, Storage, & Distribution Other Public Access Facilities		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Public Recreation Residential Subordinate to Principal Use Similar Compatible Uses		
A	B	C		Development Standards: Maximum Structure Height - Max. Floor Area Ratio - Additional Provisions - per zoning		
A	B	C	D	Industrial, Coastal Dependent (MC)		
A	B	C	D	The purpose of this classification is to protect and reserve parcels on or near the sea for industrial uses dependent on, or related to, the harbor.		
A	B	C	D	Allowable Use Types: Industrial Aquaculture Coastal-Dependent Industrial Coastal-Related Industrial Heavy Industrial Surface Mining Commercial Office & Professional Warehousing, Storage, & Distribution Civic Essential Services Extensive Impact Civic Uses Other Public Access Facilities Public Recreation Residential Subordinate to Principal Use Similar Compatible Uses		
A	B	C		Development Standards: Maximum Structure Height - Max. Floor Area Ratio - Additional Provisions - per zoning		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
A	B	C	D	<i>Business Park (MB)</i>		
A	B	C	D	This classification is intended to provide sites that are suitable for "business park" developments. These are to be well designed and mixed industrial - commercial areas developed in a park-like environment and composed of nuisance-free light industrial; research and development; administrative, business, and professional offices; and warehousing and storage facilities.		
A	B	C	*	Allowable Use Types: Industrial Research/Light Industrial Commercial Neighborhood Commercial Office & Professional Warehousing, Storage, & Distribution Civic Administrative Essential Services Other Public Access Facilities Public Recreation Residential Subordinate to Principal Use Similar Compatible Uses		
A	B	C		Development Standards: Maximum Structure Height – 50 feet Max. Floor Area Ratio – Additional Provisions - per zoning		
				Open Space and Public Lands Designations		
A	B	C	D	<i>Conservation Flood Plain (CF)</i>		
A	B	C	D	Applied to the channels of river and streams, including the areas which carry normal flood waters or the between existing or planned levees, dykes or other such flood control features, and in which agricultural and limited recreational uses may be desirable or permissible.		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
A	B	C	*	Allowable Use Types: Natural Resource Boating Facilities Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration Resource Production General Agriculture Industrial Aquaculture Civic Public Recreation & OS Other Surface Mining Similar Compatible Uses		
A	B	C		Development Standards Additional Provisions – per zoning		
A	B	C	D	<i>Conservation Flood Plain Recreation (CFR)</i>		
A	B	C	D	Applied to the channels of river and streams, including the areas which carry normal flood waters or the between existing or planned levees, dykes or other such flood control features, and in which conditions for recreational uses are favorable.		
A	B	C	*	Allowable Use Types: Natural Resource Boating Facilities Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration Resource Production General Agriculture Industrial		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Aquaculture Coastal Dependent Industrial Civic Public Recreation & OS Other Caretaker’s Residence Subordinate Residential Surface Mining Temporary RV Park Similar Compatible Uses		
A	B	C		Development Standards Additional Provisions – per zoning		
A	B	C	D	Natural Resources (NR)		
A	B	C	D	The purpose of this classification is to protect and enhance valuable coastal fish and wildlife habitats, and provide for public and private use of their resources, including hunting, fishing and other forms of recreation.		
A	B	C	D	Allowable Use Types: Natural Resource Boating Facilities Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration Industrial Aquaculture Other Caretaker’s Residence Surface Mining Similar Compatible Uses		
A	B	C		Development Standards Additional Provisions – per zoning		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
A	B	C		<i>Open Space (OS)</i>		
A	B	C		This classification provides for land which is essentially unimproved and devoted to open space use, including areas for conservation of natural resources and habitat values, for protection of public health and safety such as areas subject to flooding, steep or unstable slopes, and for compatible outdoor recreational uses such as accessways and trails and scenic enjoyment.		
A	B	C		Allowable Use Types: Natural Resource Boating Facilities Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration Resource Production General Agriculture Timber Production Industrial Aquaculture Civic Public Recreation & OS Other Caretaker's Residence Surface Mining Similar Compatible Uses		
A	B	C		Development Standards Additional Provisions – per zoning		
A	B	C	D	<i>Public Facility (PF)</i>		
A	B	C	*	The Public Facilities designation is utilized to classify land appropriate for use by a governmental agency or public agency, which has the purpose of serving the public health, safety, convenience, or welfare.		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
A	B	C	*	Allowable Use Types: Natural Resource Boating Facilities Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration Civic Administrative Essential Services Extensive Impact Civic Uses Public Recreation & OS Solid Waste Disposal Other Caretaker’s Residence Surface Mining Temporary RV Park Similar Compatible Uses		
A	B	C		Development Standards Additional Provisions – per zoning		
A	B	C	D	Public Recreation (PR)		
A	B	C	*	The purpose of this classification is to protect lands suitable for public recreation or resource protection.		
A	B	C	*	Allowable Use Types: Natural Resource Boating Facilities Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration Resource Production General Agriculture Timber Production		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Industrial Aquaculture Civic Public Recreation & OS Other Caretaker's Residence Surface Mining Temporary RV Park Similar Compatible Uses		
A	B	C		Development Standards Additional Provisions – per zoning		
A	B	C	D	Public Lands (P)		
A	B	C	D	The Public Lands designation is used to classify land owned by or under the jurisdiction of the Federal, State, County or any other district authority or public corporation, or agency thereof.		
A	B	C	*	Allowable Use Types: Natural Resource Boating Facilities Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration Resource Production General Agriculture Timber Production Industrial Aquaculture Civic Public Recreation & OS Other Caretaker's Residence Surface Mining		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Temporary RV Park Similar Compatible Uses		
A	B	C		Development Standards Additional Provisions – per zoning		
A	B	C	D	Resource Dependent (MR/)		
A	B	C	D	The purpose of this classification is to protect coastal wetlands and to provide for the development of upland areas consistent with resource protection, and where feasible, resource enhancement.		
A	B	C		Allowable Use Types: Natural Resource Boating Facilities Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration Resource Production General Agriculture Industrial Aquaculture Coastal Dependent Industrial Other Similar Compatible Uses		
A	B	C		Development Standards Additional Provisions – per zoning		
				Resource Production Land Use Designations		
A	B	C	D	Timberland (T)		
A	B	C	*	The Timber Production designation is utilized to classify land that is primarily suitable for the growing, harvesting and production of timber. Prairie and grazing lands may be intermixed. Density range is 40 – 160 acres/unit.		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
A	B	C	*	<p>Allowable Use Types:</p> <p>Agricultural General Agriculture</p> <p>Timber Timber Production Timber-Related Recreation</p> <p>Commercial Timber-Related Visitor-Serving</p> <p>Industrial/Extractive Agriculture & Timber Products Processing Oil & Gas Drilling & Processing Metallic Mining Surface Mining</p> <p>Natural Resource Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration</p> <p>Other Labor Camps Public Recreation Residence Incidental to Principal Use Utilities & Energy Facilities³ Similar Compatible Uses</p>		
A	B			<p>Development Standards Minimum Parcel Size: 40 – 160 acres Ground Coverage: Additional Provisions – per zoning</p>		
		C	D	<p>Development Standards Minimum Parcel Size: 20 – 160 acres Ground Coverage: Additional Provisions – per zoning</p>		
A				Industrial Timberland (TI)		
A				This designation applies to lands that are industrially managed for timber production, primarily outside CPA’s, and where presence of additional homesites would likely		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				contribute to conflict with such timber management; most of these lands are managed through a habitat conservation plan. Minor amounts of non-industrially managed land may be included to avoid fragmenting cohesive units. Residential use may be allowed as a conditionally permitted use where necessary for caretaking purposes, or for compatible recreational use, does not exceed a density of one unit per 600 acres, and records a right to harvest agreement for the subject property.		
A				Allowable Use Types: same as Timber (T) Classifications		
A				Development Standards Minimum Parcel Size: 160 acres Density: 0 (caretakers residence for those fully employed on the premises) Additional Provisions – per zoning		
A	B	C	D	Agricultural Exclusive (AE)		
A	B	C	*	This plan designation applies to bottomland farms and lands that can be irrigated; also used in upland areas to retain agricultural character. Typical uses include dairy, row crops, orchards, specialty agriculture, and horticulture. Residential subdivision is not supported. Residential uses must support agricultural operation. Density range is 20-60 acres/unit.		
A	B	C	*	Allowable Use Types: Agricultural Agriculture-Related Recreation Feed Lot/Slaughter House General Agriculture Hog Farming Intensive Agriculture Stables & Kennels Timber Timber Production Commercial Agriculture-Related Visitor-Serving ¹ Industrial/Extractive Agriculture & Timber Products Processing Aquaculture Oil & Gas Drilling & Processing Surface Mining		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				<p>Natural Resource Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration</p> <p>Other Cottage Industry Farm Employee Housing Labor Camps Public Recreation Residence Incidental to Principal Use Second Agriculture Residence Utilities & Energy Facilities³ Similar Compatible Uses</p>		
A	B		D	<p>Development Standards Minimum Parcel Size: 60 acres Ground Coverage: 2 acres max. Additional Provisions – no residential subdivisions</p>		
		C		<p>Development Standards Minimum Parcel Size: 20 - 60 acres Ground Coverage: 2 acres max. Additional Provisions – see zoning for details</p>		
A				Additional Provisions – no further subdivisions		
A	B	C	D	<i>Agricultural Grazing (AG)</i>		
	B	C	D	This designation applies to dry-land grazing areas in relatively small land holdings that support cattle ranching or other grazing supplemented by timber harvest activities that are part of the ranching operation. Residential uses must support agricultural operation. Density range is 20 -160 acres/unit.		
A				This designation applies to dry-land grazing areas in relatively small land holdings that support cattle ranching or other grazing supplemented by timber harvest activities that are part of the ranching operation. Residential uses must support agricultural operation. Density range is 160 acres/unit.		
A	B	C	D	Allowable Use Types: Agricultural		

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				Agriculture-Related Recreation Feed Lot/Slaughter House General Agriculture Hog Farming Intensive Agriculture Stables & Kennels Timber Timber Production Timber-Related Recreation Commercial Agriculture-Related Visitor-Serving ¹ Timber-Related Visitor-Serving Industrial/Extractive Agriculture & Timber Products Processing Aquaculture Oil & Gas Drilling & Processing Metallic Mining Surface Mining Natural Resource Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration Other Cottage Industry Farm Employee Housing Labor Camps Public Recreation Residence Incidental to Principal Use Second Agriculture Residence Utilities & Energy Facilities ³ Similar Compatible Uses		
	B	C	D	Development Standards Minimum Parcel Size: 20 – 160 acres Ground Coverage: 2 acres max. Additional Provisions – per zoning		
A				Development Standards		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Minimum Parcel Size: 160 acres Ground Coverage: 2 acres max. Additional Provisions – per zoning		
A	B			Ranchland (AGR)		
A	B			Similar to the AG designation above, this designation applies to dry-land grazing areas that primarily support cattle ranching, supplemented by timber harvest activities that are part of the ranching operation. Residential uses must support agricultural operation. The AGR applies to cohesive major cattle ranching areas and includes the lands that support the above described agricultural use, as well as TPZ land that may be intermixed and typically considered an integral part of the ranching operations. The balance of lands in this use in smaller management units are designated AG. Density range is 160-600 acres/unit.		
A				Density range is 600 acres/unit.		
A	B			Allowable Use Types: Agricultural Agriculture-Related Recreation Feed Lot/Slaughter House General Agriculture Hog Farming Intensive Agriculture Stables & Kennels Timber Timber Production Timber-Related Recreation Commercial Agriculture-Related Visitor-Serving ¹ Timber-Related Visitor-Serving Industrial/Extractive Agriculture & Timber Products Processing Aquaculture Oil & Gas Drilling & Processing Metallic Mining Surface Mining Natural Resource		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				Fish & Wildlife Habitat Mgt Public Access Facilities Resource-Related Recreational Watershed Management Wetland Restoration Other Cottage Industry Farm Employee Housing Labor Camps Public Recreation Residence Incidental to Principal Use Second Agriculture Residence Utilities & Energy Facilities ³ Similar Compatible Uses		
A	B			Development Standards Minimum Parcel Size: 160 acres Ground Coverage 10 acres maximum Additional Provisions – per zoning		
				Framework Plan Land Use Designations <i>Agriculture/Timber</i>		
			D	Agricultural Lands (AL) Remote, steep and high natural hazards areas. Marginal timber, grazing, mining and quarrying, recreational areas, watershed and wildlife areas, occasional rural residences.		
			D	Agricultural Rural (AR) Outside of Urban/Rural Community Centers areas, few public services required. Large lot areas on slopes generally less than 30%. Timber or agricultural land allowing intensive management opportunities.		
			D	Agricultural Suburban (AS) Adjacent to urban areas or rural community centers and may eventually require urban services.		
			D	Agriculture Exclusive (AE) Agriculture Exclusive includes prime agricultural lands as identified by a number of possible criteria, such as land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use capability classifications.		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
			D	Agriculture Grazing (AG) Agriculture Grazing includes lands which are not prime agricultural lands, but are in agricultural uses that are planned for continued agricultural use.		
			D	Timber Production (T) Land that is primarily suitable for the growing, harvesting and production of timber. The designation shall be restricted to those parcels originally zoned Timberland Production.		
				Commercial		
			D	Commercial General (CG) Generally retail sales and services that should be located for convenience. Easily accessible, compatible and geared for local, neighborhood or regional needs. Density determined by level of available services and by community character.		
			D	Commercial Recreation (CR) Commercial recreation facilities and accommodations and recreation/tourist oriented sales and services geared to local and visitor needs.		
			D	Commercial Services (CS) Heavy commercial uses and compatible light industrial uses not serving day to day needs; in addition to the retail sales and services		
			D	Rural Community Centers (RCC) Applied to small unincorporated towns and community centers which provide a variety of community and tourist oriented goods and services, but which may not have developed identifiable commercial areas.		
				Open Space		
			D	Conservation Flood Plain (CF) Applied to the channels of river and streams, including the areas which carry normal flood waters or the between existing or planned levees, dykes or other such flood control features, and in which agricultural and limited recreational uses may be desirable.		
			D	Conservation Flood Plain Recreation (CFR) Applied to the channels of river and streams, including the areas which carry normal flood waters or the between existing or planned levees, dykes or other such flood control features, and in which conditions for recreational uses are favorable		
			D	Public Facilities (PF) Land appropriate for use by a governmental agency or public agency, which has the		

Plan Alternative				Section 4.8 Land Use Classifications	Staff Remarks/ Implementation	Vote R,M,D
				purpose of serving the public health, safety, convenience, or welfare.		
			D	Public Lands (P) Land owned by or under the jurisdiction of the Federal, State, County or any other district authority or public corporation, or agency thereof.		
			D			
				Industrial		
			D	Industrial, General (IG) In urban areas, convenient access to transportation systems and full range of urban services are required.		
			D	Industrial, Resource Related (IR) In rural areas, uses compatible with, as well as dependent on, or close proximity to resources, including but not limited to, timber, agriculture and minerals.		
				Residential		
			D	Residential Low Density (RL) Applied in urban areas of the County where topography, access, utilities and public services make the area suitable for such development.		
			D	Residential Medium Density (RM) Applied in urban areas of the County where, topography, access, utilities and public services make the area suitable for multiple family home development. Density is to be determined by community plans.		
			D	Urban Development Area (UDA) To classify land provided with urban level services in community planning areas. Land within the urban development area is typically developed to a density of one or more dwelling units per acre, where public water or sewer services are provided.		
			D	Urban Expansion Area (UEA) To classify land outside the urban development area. Land within the urban expansion area is not provided with public water and/or sewer services, but is expected to be developed to urban densities and provided with such services in the near future.		