
Section 4.8 Land Use Classifications

4.8.1 Purpose

This section describes the various land use designations shown on the Land Use Maps. The allowed uses of the designations are shown in the tables following each section. Definitions of the listed use types are found in the coastal and/or inland zoning use type listings, or as included as notes to the tables. Other uses may be allowed or restricted as detailed by the zoning district implementing the land use classification.

Residential Land Use Designations

Residential Medium Density (RM)

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.

Residential Low Density (RL)

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.

Residential Estates (RE)

This designation is used for lands adjacent to urban areas or rural communities and with limited public services but suitable for single-family residential use. It is also intended as a transition from urban development to rural lands. Clustering policies are suggested to assist in buffering adjacent resource production or open space uses and to retain contiguous open space. This classification is commonly used in water-only service areas.

Rural Residential (RR)

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.

Table 4-B Residential Land Use Classifications

Allowable Use Types	RM	RL	RE	RR
Residential				
Single Family Residential	X	X	X	X
Second Residential Unit		X	X	X
Multi Family Residential	X	X		
Manufactured Home Parks	X	X		
Guest House		X	X	X
Group Residential	X			
Planned Developments	X	X	X	X
Emergency Shelter	X			
Transitional Housing	X			
Residential Accessory Uses ¹	X	X	X	X
Other				
Cottage Industry		X	X	X
Bed & Breakfast Inns	X	X	X	X
Community Assembly	X	X	X	X
Neighborhood Commercial	X	X		X
Non-Commercial Recreation	X	X	X	X
Office and Professional	X			
Private Institution	X			
General Agriculture			X	X
Intensive Agriculture			X	X
Stables & Kennels			X	X
Timber Production			X	X
Fish & Wildlife Management	X	X		X
Essential Services	X	X	X	X
Similar Compatible Uses	X	X	X	X
Development Standards				
Density Range	7 to 30 units per acre, as specified on map	1-8 units per acre, as specified on map	1 to 5 acres per unit, as specified on map	5 to 160 acres per unit, as specified on map
Max. Floor Area Ratio	1.00	0.40	0.20	0.10
Additional Provisions	per zoning	per zoning	per zoning	per zoning

1. Residential Accessory Uses include Community Care Facilities, Family Day Care Center, and Family Day Care Home.

2. Coastal:

- The coastal RE & RL designations allow neighborhood commercial, private institution, private recreation
- The coastal RM designation allows duplexes, guest houses, hotels & motels, private institution

Commercial Designations

Commercial General (CG)

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.

Commercial Services (CS)

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).

Commercial Recreation (CR)

This classification is intended for commercial recreation facilities and accommodations and recreation/tourist oriented sales and services geared to local and visitor needs.

Table 4-C Commercial Land Use Classifications

Allowable Use Types	CG	CS	CR
Commercial			
Automotive Sales, Service, & Repair	X	X	
Bed & Breakfast Inn	X	X	X
Commercial Recreation	X	X	X
Heavy Commercial		X	
Neighborhood Commercial	X	X	X
Office & Professional	X	X	
Private Recreation	X	X	X
Retail Sales	X	X	
Retail Services	X	X	
Transient Habitation	X	X	X
Visitor Serving Facilities			X
Warehousing, Storage, & Distribution		X	
Industrial			
Research/Light Industrial		X	
Civic			
Administrative	X	X	
Community Assembly	X	X	X
Essential Services	X	X	X
Health Care Services	X	X	
Other			
Residential Uses Subordinate to Principal Use	X	X	X
<u>Timber Production</u>			<u>X</u>
Similar Compatible Uses	X	X	X
Development Standards			
Maximum Structure Height	45 ft.		
Max. Floor Area Ratio			
Additional Provisions	per zoning	per zoning	per zoning

Mixed-Use & Urban Reserve Designations

Mixed Use (MU)

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.

Village Center (VC)

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.

Rural Community Center (RCC)

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.

Urban Reserve (UR/)

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.

Table 4-D Mixed Use Land Use Classifications

Allowable Use Types	MU	VC	RCC	UR/1
Residential				
Single Family Residential		X	X	X
Second Residential Unit		X	X	
Multi Family Residential	X	X	X	
Manufactured Home Parks		X	X	
Group Residential	X	X	X	
Planned Developments	X	X	X	
Emergency Shelter	X	X	X	
Transitional Housing	X	X	X	
Residential Accessory Uses ¹	X	X	X	
Commercial				
Bed & Breakfast Inn	X	X	X	
Commercial Recreation	X	X	X	
Heavy Commercial		X	X	
Neighborhood Commercial	X	X	X	
Office & Professional	X	X	X	
Private Recreation	X	X	X	
Retail Sales	X	X	X	
Retail Services	X	X	X	
Transient Habitation	X	X	X	
Other				
Cottage Industry	X	X	X	X
Community Assembly	X	X	X	
Non-Commercial Recreation	X	X	X	
General Agriculture		X	X	X
Stables & Kennels	✖	X	X	
Timber Production		X	X	X
Fish & Wildlife Management	X	X	X	X
<u>Essential Services</u>	<u>X</u>		<u>X</u>	
Similar Compatible Uses	X	X	X	X
Development Standards				
Max. Floor Area Ratio	3	2	2	

Allowable Use Types	MU	VC	RCC	UR/ ¹
Additional Provisions	per zoning	per zoning	per zoning	per zoning

1. Uses listed are allowed interim uses prior to services being available to the parcel; no subdivision is allowed. Once services are available, allowed uses and densities are defined by the land use designation following the "/ ", such as UR/RL indicates when services are available, area may be developed according to the RL classification.

Industrial Designations

Industrial, General (IG or MG)

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.

Industrial, Resource Related (IR)

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.

Industrial, Coastal Dependent (MC)

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.

Business Park (MB)

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.

Table 4-E Industrial Land Use Classifications

Allowable Use Types	IG or MG	IR	MC	MB
Industrial				
Aquaculture	X	X	X	
Coastal-Dependent Industrial	X		X	
Coastal-Related Industrial	X		X	
Hazardous Industrial	X	X		
Heavy Industrial	X	X	X	
Research/Light Industrial	X			X
Surface Mining	X	X	X	
Metallic Mining	X	X		
Timber Products Processing	X	X		
Agricultural				
Agricultural Products Processing	X	X		
Feed Lot/Slaughter House	X	X		
Hog Farming	X	X		
Intensive Agriculture	X	X		
Timber				
Timber Production	X			

Allowable Use Types	IG or MG	IR	MC	MB
Commercial				
Heavy Commercial	X	X		
Neighborhood Commercial				X
Office & Professional	X		X	X
Warehousing, Storage, & Distribution	X	X	X	X
Civic				
Administrative	X			X
Essential Services	X		X	X
Extensive Impact Civic Uses	X		X	
Solid Waste Disposal	X			
Other				
Public Access Facilities	X	X	X	X
Public Recreation	X	X	X	X
Residential Subordinate to Principal Use	X	X	X	X
Similar Compatible Uses	X	X	X	X
Development Standards				
Maximum Structure Height				50 ft.
Max. Floor Area Ratio				
Additional Provisions	per zoning	per zoning		per zoning

Open Space and Public Lands Designations

Conservation Flood Plain (CF)

Applied to the channels of river and streams, including the areas which carry normal flood waters or the area between existing or planned levees, dikes or other such flood control features, and in which agricultural and limited recreational uses may be desirable or permissible.

Conservation Flood Plain Recreation (CFR)

Applied to the channels of river and streams, including the areas which carry normal flood waters or the area between existing or planned levees, dikes or other such flood control features, and in which conditions for recreational uses are favorable.

Natural Resources (NR)

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.

Open Space (OS)

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.

Public Facility (PF)

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.

Public Recreation (PR)

The purpose of this classification is to protect lands suitable for public recreation or resource protection.

Public Lands (P)

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.

Resource Dependent (MR/)

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.

Table 4-F Open Space and Public Lands Land Use Classifications

Allowable Use Types	CF	CFR	NR	OS	PF	PR	P	MR/
Natural Resource								
Boating Facilities	X	X	X	X	X	X	X	X
Fish & Wildlife Habitat Mgt	X	X	X	X	X	X	X	X
Public Access Facilities	X	X	X	X	X	X	X	X
Resource-Related Recreational	X	X	X	X	X	X	X	X
Watershed Management	X	X	X	X	X	X	X	X
Wetland Restoration	X	X	X	X	X	X	X	X
Resource Production								
General Agriculture	X	X		X		X	X	X
Timber Production				X		X	X	
Industrial								
Aquaculture	X	X	X	X		X	X	X
Coastal Dependent Industrial								X
Civic								
Administrative					X		X	
<u>Community Assembly</u>					X	X	X	
Essential Services					X		X	
Extensive Impact Civic Uses					X			
Public Recreation & OS	X	X		X	X	X	X	
Solid Waste Disposal					X			
Other								1.
Caretaker's Residence		X	X	X	X	X	X	
Subordinate Residential		X						
Surface Mining	X	X	X	X	X	X	X	
Temporary RV Park		X			X	X	X	
Similar Compatible Uses	X	X	X	X	X	X	X	X
Development Standards								
Minimum Parcel Size								
Ground Coverage								
Additional Provisions	per zoning	per zoning	per zoning	per zoning	per zoning	per zoning	per zoning	per zoning

1. Other uses are defined by the land use designation following the "/", such as "MR/CG", and are limited to upland areas and conditioned upon maintenance of the adjacent habitat.

Resource Production Land Use Designations

Timberland (T)

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.

Split Vote: 2-2-2-1 on the allowable uses for Timberlands. See notes below chart.

Agricultural Exclusive (AE)

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.

Agricultural Grazing (AG)

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 **and other non-prime agricultural lands**. Residential uses must support agricultural operation. Density range is 20 -160 acres/unit.

~~**Ranchland (AGR)**~~

~~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. Split vote to delete: 4-3~~

Table 4-G Resource Production Land Use Classifications

Allowable Use Types	T	AE	AG	AGR
Agricultural				
Agriculture-Related Recreation		X	X	X
Feed Lot/Slaughter House		X	X	X
General Agriculture	X	X	X	X
Hog Farming		X	X	X
Intensive Agriculture		X	X	X
Stables & Kennels		X	X	X
Timber (see recorded straw votes below)				
Timber Production	X	X	X	X
Timber-Related Recreation	X		X	X
Commercial				
Agriculture-Related Visitor-Serving ¹		X	X	X
Timber-Related Visitor-Serving ²	X		X	X
Industrial/Extractive				
Agriculture & Timber Products Processing	X	X	X	X

Allowable Use Types	T	AE	AG	AGR
Aquaculture		X	X	X
Oil & Gas Drilling & Processing	X	X	X	X
Metallic Mining	X		X	X
Surface Mining	X	X	X	X
Natural Resource				
Fish & Wildlife Habitat Mgt	X	X	X	X
Public Access Facilities	X	X	X	X
Resource-Related Recreational	X	X	X	X
Watershed Management	X	X	X	X
Wetland Restoration	X	X	X	X
Other				
Cottage Industry		X	X	X
Farm Employee Housing		X	X	X
Labor Camps	X	X	X	X
Public Recreation	X	X	X	X
Residence Incidental to Principal Use	X	X	X	X
Second Agriculture Residence		X	X	X
Utilities & Energy Facilities ³	X	X	X	X
Similar Compatible Uses	X	X	X	X
Development Standards				
Minimum Parcel Size	40-160 acres	60 acres	20-160 acres	160 acres
Ground Coverage		2 acres max.	2 acres max.	10 acres max.
Additional Provisions	per zoning	per zoning	per zoning	per zoning

1. Agriculture-Related Visitor-Serving: cheese factories and sales rooms, wineries and wine tasting and sales rooms, produce sales, etc. which do not change the character of the principal use.
2. Timber-Related Visitor-Serving: burl shops, timber museums, interpretive centers, etc. which do not change the character of the principal use.
3. Utilities & Energy Facilities: The erection, construction, alteration, or maintenance of gas, electric, water or communications transmission facilities, and wind or hydroelectric solar or biomass generation, and other fuel or energy production facilities.

NOTE FOR ALL LAND USE TABLES: Where Development Standards are not specified, see applicable zoning regulations.

Timber Classification Allowable Uses: Straw vote of 2-2-2-1 on July 8, 2010
Commissioners Mayo and Nelson wanted the Resource Working Lands Group recommendations added (Residential Uses added as a Use Type).
Commissioners Krebs and Gearheart supported the staff's version.
Commissioner Faust does not support having a residence by right and wouldn't want anything less than 160 acres for development standards.
Commissioner Smith and Emad supported staff's version with the word "incidental" removed.

LAND USE DESIGNATIONS	TPZ	AE	AG	RA	RS	R-1	R-2	R-3	R-4	C-1	C-2	C-H	ML	MH	U	FP	FR
Timberlands (T)	X	X	X*														
Ag. Grazing (AG)	X	X	X*														
Ranchland (AGR)	X	X	X*														
Ag. Exclusive (AE)	X	X															
Public Lands (P)	X	X	X*												X		
Public Recreation (PR)	X	X	X*														
Rural Residential (RR)	X ³	X ³	X*	X*	X*	X*										X	X ^{2*}
Residential Estates (RE)	X ³	X ³	X	X*	X*	X*										X	X ^{2*}
Residential-Low Density (RL)	X ³	X ³	X			X	X*	X*									
Residential-Medium Density (RM)	X ³	X ³	X				X	X	X								
Commercial General (CG)	X ³	X ³								X	X						
Commercial Services (CS)	X ³	X ³								X	X	X					X ²
Commercial Recreation (CR)	X ³	X ³								X	X	X					X ²
Industrial, General (IG)	X ³	X ³											X	X			X ²
Industrial, Resource Related (IR)	X	X											X ²	X ²		X	
Public Facilities (PF)	X	X	X		X	X	X	X	X	X	X	X	X	X	X		
Public Lands (P)	X	X	X												X		
Rural Community Center (RCC)	X ³	X ³	X	X	X	X				X	X	X	X	X		X	X
Village Center (VC)	X ³	X ³	X	X	X	X				X	X	X	X	X		X	X
Mixed Use (MU)	X ³	X ³	X ³	X ³	X ³	X ³	X	X	X	X	X						

* Zones are consistent with identified land use designations only when combining zone density/minimum lot size designators are consistent with General Plan policies and standards.

² Requires Q – Qualified combining zone to ensure consistency.

³ Resource zones may be used as holding zones until rezoning to planned uses.

LAND USE DESIGNATION	TPZ	TC	AE	RA	RS	R-2	RM	CN	CG	MB	ML	MG	MC	PF-1 PF-2	CR	CRD	PR	NR
Coastal Commercial Timberland (TC)	X	X	X*														X	
Ag. Exclusive Grazing (AEG)	X		X*															
Ag. Exclusive (AE)			X*											X			X	X
Residential Exurban (RX)				X*	X*													
Rural Residential (RR)				X*														
Agriculture General (AG)			X*	X*													X	X
Residential Estates (RE)					X*									X				X
Rural Village (RV)				X*	X*													
Residential-Low Density (RL)				X ²	X	X												
Residential-Medium Density (RM)						X	X											
Commercial General (CG)									X									
Commercial Recreation (CR)															X			
Business Park (MB)										X								
Industrial, General (MG)											X	X		X				X
Industrial, Coastal Dependent (MC)													X	X			X	X
Public Facilities (PF)			X											X				
Public Recreation (PR)	X		X											X			X	X
Natural Resources (NR)					X				X ²						X ²			X

* Zones are consistent with identified land use designations only when combining zone density/minimum lot size designators are consistent with General Plan policies and standards.
² Requires Q – Qualified combining zone to ensure consistency.