

Land Use Regulations



BIG IDEAS

- Use regulations apply to specific land uses and activities to ensure compatibility with neighboring properties
- Enhance the use regulations by:
 - Improve the organization and clarity of the use table
 - Define all land uses
 - Making the use regulations more user-friendly
- Clarify accessory use standards to better distinguish between accessory and primary uses



WHY DOES THE CODE ADDRESS THIS?

- All land uses are not appropriate for every property. The Code helps identify the land uses that are most compatible with the character and physical environment of specific areas.
- Certain land uses require a higher level of scrutiny (public hearings and approval from elected officials) based on the size, location or nature of the activity.
- Use-specific standards prevent and mitigate potential noise, odor, and visual impacts of certain activities.



WHAT IS NOT CHANGING

- ☑ Existing land uses (activities, businesses, etc.) including designated nonconforming uses
- ☑ Many currently identified land use types and associated standards and definitions with some consolidation to simplify the Code



WHAT IS NEW?

1 New Uses, Use-Specific Standards, and Definitions



Some expanded housing options such as single-family attached, live/work, and co-housing units



Additional agricultural uses (See Agriculture Fact Sheet for more information)



New uses that are missing from the current Code such as microbreweries, indoor recreation facilities, commercial kennels and assembly uses



New standards and definitions for new uses (e.g. community garden, co-housing, and outdoor recreation facility) to mitigate negative impacts

2 Enhanced Accessory and Temporary Use Standards



Clarify which zoning districts allow various sizes/intensities of accessory uses



New criteria to review accessory uses that have grown into principal uses



Separate new use tables for accessory and temporary uses



WHAT IS NEW?

4 Two Tables – Rural and Urban

Table 3-1: Table of Allowed Uses – Rural

R = Permitted Use SP = Site Plan Review AS = Administrative Special Review S = Special Review
 AC = Accessory T = Temporary Blank Cell = Prohibited use * = Use-Specific Standards Apply

CHARACTER AREA	CONSERVATION & AGRICULTURE				RURAL			MIXED CENTER			
District	NR	A	FO	ACE	RR-1	RR-2	O	IR	RC	CF	Use-Specific Standards

- Organized by character area (informed by the Framework categories in the Comprehensive Plan)

Table 3-2: Table of Allowed Uses – Urban

R = Permitted Use SP = Site Plan Review AS = Administrative Special Review S = Special Review
 AC = Accessory T = Temporary Blank Cell = Prohibited use * = Use-Specific Standards Apply

CHARACTER AREA	URBAN													
District	UR-1	UR-2	UR-3	MR	MH	MU-N	MU-C	CC	CN	CD	IL	IH	AP	Use-Specific Standards

- Allows for an easy distinction between areas outside of (rural) and within (urban) adopted Growth Management Areas.

5 User-Friendly Tables

Use permissions listed for easy reference and updated to reflect new procedures

New use categories and subcategories organized by intensity

New thresholds (based on size, location of the activity, etc.) to determine level of review and/or additional standards required

Table 3-1: Table of Allowed Uses – Rural

R = Permitted Use SP = Site Plan Review AS = Administrative Special Review S = Special Review
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	Conservation and Agricultural				Rural			Mixed Center			
Proposed	NR	A	FO	ACE	RR-1	RR-2	O	IR	RC	CF	Use-Specific Standards
PUBLIC, CIVIC & INSTITUTIONAL USES											
Parks and Open Lands											3.3.4.C
Natural Resources & Wildlife Area	R*	R*	R*	R*	R*	R*	R*			R*	
Park or Playground	R*	R*	R*	R*	R*	R*	R*	R*	R*	R*	
COMMERCIAL USES											
Agriculture & Animal Uses											
Garden Supply Center		S	S	SP	S	S	S	S	SP		
Kennel, Commercial											
Indoor Only		AS	AS	SP	AS	AS		AS	SP		
Outdoor Animal Use Area		S	S	AS	S	S		S	AS		
Pet Animal Service Facility		AS	AS	SP	AS	AS		AS	SP		
Recreation & Entertainment											
Campground		S*	S*	SP*	S*	S*		S*	S*	SP*	3.3.5.C

Cross-reference to use-specific standards with asterisks indicating additional standards apply