Land Use Code 2020

Land Use Regulations





- 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



- 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.



- 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



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



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



New standards and definitions for new uses (e.g. community garden, cohousing, 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

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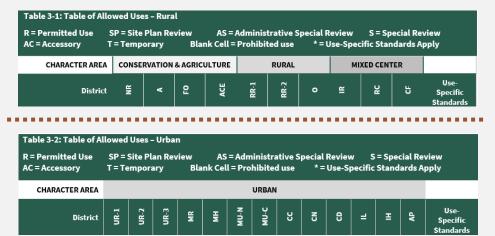


Table 3-1: Table of Allowed Uses - Rural

- Organized by character area (informed by the Framework categories in the Comprehensive Plan)
- Allows for an easy distinction between areas outside of (rural) and within (urban) adopted Growth Management Areas.

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

| R = Permitted UseSP = Site Plan ReviewAS = Administrative Special ReviewS = Special ReviewAC = AccessoryT = TemporaryBlank Cell = Prohibited use* = Use-Specific Standards Apply | | | | | | | | | | | |
|--|-------------------------------|----|----|-------|------|------|--------------|----|----|-----|------------------------------|
| | Conservation and Agricultural | | | Rural | | | Mixed Center | | | | |
| Proposed | NR | V | FO | ACE | RR-1 | RR-2 | 0 | 뜨 | RC | S. | Use- Specific Standard |
| 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