Standard Land Uses and Colors

A land use from a less intense land use category may be pemitted in a more intense category.

	Land Use	Definition	Typical Zoning	Color
Residential/Mixed Use	Rural Residential	The designation for low-density residential areas that are not suitable or desirable for urban development, generally at densities of one unit per acre or less.	RR, LA	Pale Yellow
	Single-Family	Single family detached, small lot single family, or two family residential uses at typical urban densities.	SF-1, SF-2, SF-3, and SF-4	Yellow
	Higher-Density Single-Family	Single-family housing, generally up to 15 units per acre, which includes townhouses and condominiums as well as traditional small-lot single family.	SF-5 and SF-6	Goldenrod
	Mixed Residential	An area with a variety of different housing types, including single-family residential, townhouses, duplexes, apartments, and limited neighborhood-serving retail. Single-family residential should comprise at least half of a mixed residential area.	SF-3, SF-4, SF-5, SF-6, MF-1, MF-2, and MF-3	Salmon
	Multifamily	Higher-density housing with 3 or more units on one lot.	MF-1, MF-2, MF-3, MF-4, and MF-5	Orange
	Neighorhood Mixed Use	An area that is appropriate for a mix of neighborhood commercial (small-scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market at a neighborhood scale) and small to medium-density residential uses.	SF-1 to SF-6. MF-1, MF-2 NO-MU, LO-MU, LR-MU	Brown w/ White Stipple
	Mixed Use/Office	An area that is appropriate for a mix of residential and office uses.	SF-1 to SF-6; MF-1 to MF-5 NO-MU, LO-MU and GO-MU	Reddish Brown
	Mixed Use	An area that is appropriate for a mix of residential and non-residential uses.	NO-MU, LO-MU, GO-MU, LR-MU, GR-MU, CS-MU, CS1-MU, CH	Brown
	High Density Mixed Use	An area that is appropriate for a mix of residential and non-residential uses with floor-to-area ratios of 3.0 or higher.	DMU, CBD, MF-6	Dark Brown
Commercial/Industrial	Office	An area that provides for office uses as a transition from residential to commercial uses, or for large planned office areas. Permitted uses included business, professional, and financial offices as well as offices for individuals and non-profit organizations.	NO, LO, GO	Pink
	Warehouse/Limited Office	An area appropriate for semi industrial uses that do not require highly visible locations, generate substantial volumes of traffic, or adversely affect any nearby residential areas.	W/LO, LO	Magenta
	Neighborhood Commercial	Lots or parcels containing small-scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market at a neighborhood scale.	NO, LO, LR	Red w/ White Stipple
	Commercial	Lots or parcels containing retail sales, services, hotel/motels and all recreational services that are predominantly privately owned and operated for profit (for example, theaters and bowling alleys). Included are private institutional uses (convalescent homes and rest homes in which medical or surgical services are not a main function of the institution), but not hospitals.	LR, GR, CS, CS-1, CH	Red
	Industry	Areas reserved for manufacturing and related uses that provide employment but are generally not compatible with other areas with lower intensity use. Industry includes general warehousing, research and development, and storage of hazardous materials.	IP, MI, LI, R&D	Purple
Civic/Open Space	Environmental Conservation	Areas intended to be protected from development, including areas in the Drinking Water Protection zone, locations of critical environmental features, and areas where public services or facilities are not available.	P, DR, RR	Blue-Green
	Recreation & Open Space	This category allows large public parks and recreation areas such as public and private golf courses, trails and easements, drainage-ways and detention basins, and any other public usage of large areas on permanent open land.	Varies	Pale Green
	Civic	Any site for public or semi-public facilities, including governmental offices, police and fire facilities, hospitals, and public and private schools. Includes major religious facilities and other religious activities that are of a different type and scale than surrounding uses.	Varies (Typically P for gov't facilities)	Blue
	Utilities	Land used or dedicated for public and private utilities, including pipelines, utility lines, water and wastewater facilities, substations, and telephone.	P	Dark Grey
Special Purpose	Agriculture	Rural areas used for agricultural purposes, including productive agricultural lands to be preserved for future farming or ranching activities.	AG	Dark Green
	Major Impact Facilities	Facilities that serve community and regional need but have significant impacts on the surrounding area that require special location and compatibility considerations. Major Impact Facilities include airports, stadiums, landfills, resource extraction, and correctional facilities.	P, AV	Dark Purple
	Major Planned Developments	Master-planned developments for large multi-acre tracts that incorporate a wide variety of land uses that may include, but are not limited to, single family and multifamily residential, commercial, and clean industrial.	PUD, PDA	Lavender
	Mobile Homes	Areas reserved for mobile home residence parks and mobile home subdivisions.	MH	Beige
	Transportation	Areas dedicated to vehicle, air, or rail transportation. These include existing and platted streets, planned and dedicated rights-of-way, and rail and rail facilities.	ROW	Grey
	Water	Any public waters, including lakes, rivers, and creeks.	--	Light Blue

*NOTE: All land use "groupings" except *Special Purpose* are cumulative. A land use from a less intense land use category may be pemitted in a more intense category.