

## What is land use?

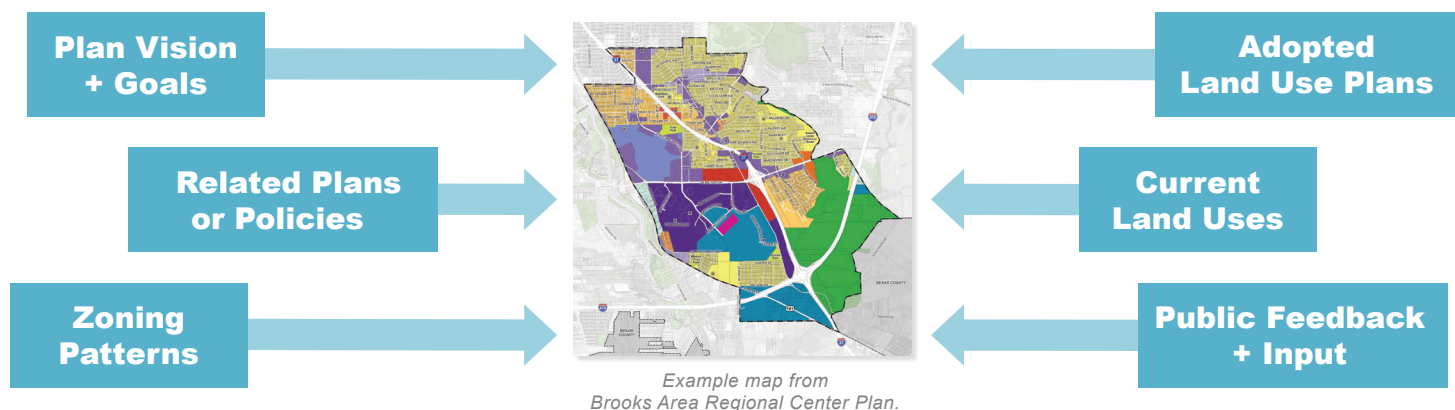
Most simply: Land use is how land is used. Planners talk about land use to describe where businesses, homes, institutions, industrial areas, and other “uses” should be located.

Land Use is the foundation of this plan and describes how the area will look and feel in the future. We hope to plan for a future where uses that clash are not placed next to each other (such as placing industrial right next to residential) while also allowing for more “mixed-use” areas where people can live, work, and play.

In this plan, Future Land Use will be described with a map of the area shaded in different colors to show desired uses. The map has corresponding text to describe what specific types of uses should be allowed in each shaded area.

## How is a future land use plan created?

The Future Land Use Plan is created through a public engagement process. The plan incorporates past plans, current land uses, zoning, and other related policies, while also representing community values and hopes for the future by aligning with the plan’s vision and goals.



## Who uses the future land use plan?

The Future Land Use Plan informs public and private decision-making and investments.



**City Council + Staff**



**Planning & Zoning Commissions**



**City Staff + Other Agencies**



**Property Owners/ Private Developers**

## Adopted Future Land Use Categories

In 2018, City Council adopted a set of future land use categories to guide future land use plans. Having a common language for land use allows us to create a shared understanding across the city to create plans that can work together.

RESIDENTIAL	COMMERCIAL	INDUSTRIAL	MIXED-USE	CIVIC
<ul style="list-style-type: none"> <li>Where people live</li> <li>Includes houses and apartments and everything in-between</li> <li>May include residential-supporting uses such as local schools</li> <li>Different categories describe the density of dwelling units</li> </ul>	<ul style="list-style-type: none"> <li>Where people shop and work</li> <li>Includes retail establishments, offices, and shopping centers</li> <li>Different categories are used to describe the intensity of use, including the amount of traffic generated, level of activity, and the size of the buildings</li> </ul>	<ul style="list-style-type: none"> <li>Includes storage, manufacturing, quarries, agriculture, and many other industries</li> <li>Different categories have varying intensity for industrial uses, related to how much those uses might impact surrounding areas</li> </ul>	<ul style="list-style-type: none"> <li>Areas that integrate places to live, places to shop, and places to work</li> <li>Includes buildings with a first floor of retail or office and an apartment above</li> <li>Different categories are used to describe the intensity of activity and density of dwelling units</li> </ul>	<ul style="list-style-type: none"> <li>Government services</li> <li>Includes city, state, and federal government facilities</li> <li>Also includes parks and open spaces</li> </ul>

## How is Land Use different from Zoning?

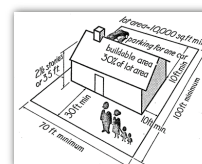
Land use and zoning are tools that planners use to shape our city's development. In general, land use is a more broad picture, while zoning is more detailed and specific. The table below shows some differences between zoning and land use. The Future Land Use Plan does not change zoning automatically.

	LAND USE PLAN (CATEGORIES)	ZONING ORDINANCE (DISTRICTS)
<b>PURPOSE</b>	A Land Use Plan describes a community's <b>future vision for development and growth</b> .	An area's zoning describes <b>what development is allowed now</b> , and can be changed to another zone that is permissible by the subject site's Land Use Category.
<b>SCALE</b>	A Land Use Plan is a set of <b>broad policies and principles</b> to guide the City's decision-making regarding growth and development patterns.	Zoning consists of <b>detailed, specific regulations and standards</b> for how property owners may use and develop their land.
<b>POWER</b>	A Land Use Plan is a <b>document</b> that guides the physical development of a community, and is created through a public planning process.	The zoning ordinance is a <b>law</b> with penalties and consequences for not following it, and should be changed based on values and comprehensive thinking about an area as indicated in the Land Use Plan.

For example, this house could be classified as "Low density residential" as it's land use, but that doesn't mean someone can build a five story single family house here...

**Low Density Residential**

Includes single-family detached houses on individual lots, including manufactured and modular homes. This form of development should not typically be located adjacent to major arterials. This land use category can include certain nonresidential uses such as schools, places of worship, and parks that are centrally located for convenient neighborhood access. Typical densities in this land use category would range from 3 to 12 dwelling units per acre.



... the parcel has a separate set of regulations in the zoning code about how much space should be left around the house, how tall the house can be, and whether parking is required.