

Standard Land Uses and Map Designations

	Land Use	Definition	Typical Zoning*	Color
Residential	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, or two family residential uses at typical urban and/or suburban densities.	SF-1, SF-2, SF-3	Yellow
	Urban Single Family	Single family detached, small-lot single family, or two family residential uses at urban densities.	SF-4A and SF-4B	Yellow with Black Stipple
	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, SF-6 and MH	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, MF-3, MF-4, MF-5, MF-6	Salmon
	Multifamily	Higher-density housing with 3 or more units on one lot.	MF-1, MF-2, MF-3, MF-4, MF-5, MF-6 and MH	Orange
Mixed Use	Neighborhood 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.	NO-MU, LO-MU, LR-MU (see note for vertical mixed use building "V" designation)	Brown w/ White Stipple
	Mixed Use/Office	An area that is appropriate for a mix of residential and office uses.	NO-MU, LO-MU and GO-MU (see note for vertical mixed use building "V" designation)	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, CS-1-MU (see note for vertical mixed use "V" designation)	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.	CH, DMU, CBD (see note for vertical mixed use "V" designation)	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
	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, W/LO	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, W/LO	Purple

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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	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	Pale 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
	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

*Indicates zoning categories usually found in these land use designations. Not an exhaustive list of all zoning categories allowed in each land use. Refer to "Land Use and Zoning Matrix" for a complete list of zoning districts permitted in each land use category.

Note 1: The vertical mixed use building (V) designation is permitted in Mixed Use Future Land Use categories in combination with commercially zoned properties (1) along a Core Transit Corridor; or (2) in conjunction with the (MU) combining district.

Note 2: Refer to the Appendix of the Oak Hill Combined Neighborhood Plan for the Council amended Standard Land Use table.

	Map Designation	Definition	Regulating Plans	Color
Other	Specific Regulating District	This map designation is intended for areas that have an adopted regulating plan. This district will be identified on the Future Land Use Map, but is not considered a typical land use category. The purpose of this designation is to make the user aware of the Regulating Plan and that it should be reviewed for development regulations.	1. Plaza Saltillo TOD Station Area Plan 2. Martin Luther King (MLK) Boulevard TOD Station Area Plan 3. Lamar/Justin TOD Station Area Plan	Dark Olive w/ White Stipple