

Land Use Designation Summaries

Urban Area: This land use category is applied in the incorporated community areas. Densities can range up to 7 single family dwelling units per acre if sewer and water are available, or about 20 persons per acre. Higher densities will be permitted for duplexes, apartments and other multi-family dwellings. Lot coverage can be as great as 100% provided parking and other requirements are met, while building height will be limited to 75 feet. Compatible land uses in this category include all residential uses, public or quasi public uses, business and professional, commercial, and industrial uses.

Rural Residential: This land use category applies to any rural residential development or recreational subdivision outside of the designated community areas. Within 1/4 mile of community expansion areas, small lot rural residential development for residential uses and zoning may be found. Larger lot projects intended for recreational or permanent residential uses are located in other areas. Population can range up to 10 persons per acre. Lot coverage will not exceed 20%, while building height will not exceed 50 feet.

Agriculture General: This land use category includes the majority of agricultural lands not included in exclusive agriculture. This category particularly includes grazing and other dry farming operations. The minimum parcel size is 3 acres. Population density can be as high as 2 persons per acre. Lot coverage may not exceed 10%, but there is no building height limitation. Permitted uses include single family homes, scattered large lot rural residential development, farming, grazing, and resource related agricultural activities. Limited commercial or industrial areas may be allowed.