


## FUTURE LAND USE CATEGORIES

The following land use types are recommended for the San Miguel County East End Master Plan (see Map 11). It should be noted that land use types differ from zoning. Land use types depict the activities or purposes for land while zoning is a regulatory tool used by local governments to control and manage how land is used and the scale of development that can be built.

This master plan refers to land uses only; any zoning changes would occur as a separate process.

- Residential Low
- Residential Medium
- Residential High/Mixed Use
- Commercial/Industrial
- Public/Institutional
- Conservation Area
- Parks and Open Spaces

**Table 8:** Land Use Categories

<b>Residential Low (1 unit per 7-35 acres)</b>		<b>Standards</b>
<p>The Residential Low land use category includes residences that are situated in areas that have an average parcel size of seven to 35 acres. Single-family homes are the most common type of development in this category. Accessory dwelling units are encouraged. Higher densities are appropriate for development that will provide housing for people who live and work in the local communities, and where adequate public services are available.</p> 	Current Zone Districts	Low Density (LD), Affordable Housing Planned Unit Development (AH) (PUD), Low Density Residential (LDR),
	Land Use Adjacencies	Generally appropriate to be adjacent to: <ul style="list-style-type: none"> <li>• Medium Density Residential</li> <li>• High Density Residential/Mixed Use</li> <li>• Public/Institutional</li> <li>• Conservation Area</li> <li>• Parks and Open Space</li> </ul>
	1989 Land Use Category	Low Density Residential Cluster
	Potential Zone Districts	Low Density (LD), Affordable Housing Planned Unit Development (AH) (PUD), <u>Community Housing (CH)</u> , Forestry, Agriculture and Open (F)

## Residential Medium (1 unit per 1-7 acres)

Residential Medium applies to properties with an average parcel size of one to seven acres. Single-family homes are the most common type of development in this category. Accessory dwelling units are encouraged. Higher densities are appropriate for development that will provide housing for people who live and work in the local communities, and where adequate public services are available. Limited neighborhood-serving uses may be included.



<b>Standards</b>	
Current Zone Districts	Medium Density (MD), Affordable Housing Planned Unit Development (AH) (PUD), Low Density Residential (LDR)
Land Use Adjacencies	Generally appropriate to be adjacent to: <ul style="list-style-type: none"> <li>• Low Density Residential</li> <li>• High Density Residential</li> <li>• Commercial</li> <li>• Public/Institutional</li> <li>• Conservation Area</li> <li>• Parks and Open Space</li> </ul>
	1989 Land Use Category
	Medium Density Residential Cluster
Potential Zone Districts	Medium Density (LD), Affordable Housing Planned Unit Development (AH) (PUD), <u>Community Housing (CH)</u>

## Residential High / Mixed Use (1 unit per acre or less)


Residential High/Mixed Use applies to properties developed with a density of more than one unit per acre, mixed-use developments, and Planned Unit Developments on large parcels. Development is served by community water and wastewater systems. This category is meant to support high density, clustered, mixed-use development. Developments may include commercial uses that are primarily community-serving.

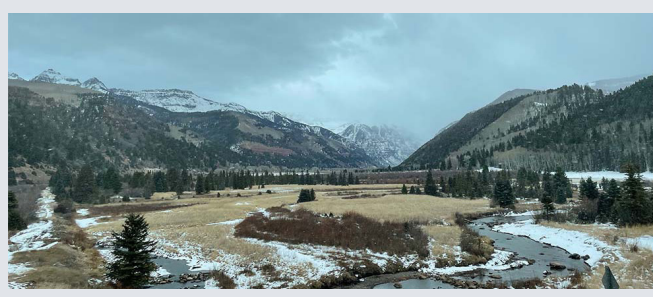


<b>Standards</b>	
Current Zone Districts	High Density (HD), Affordable Housing Planned Unit Development (AH) (PUD), Mixed Use Development (MXD), Mobile Home
Land Use Adjacencies	Generally appropriate to be adjacent to: <ul style="list-style-type: none"> <li>• Residential Low</li> <li>• Residential Medium</li> <li>• Commercial/Industrial</li> <li>• Public/Institutional</li> <li>• Parks and Open Space</li> <li>• Conservation Area</li> </ul>
	1989 Land Use Category
	High Density Residential Cluster
Potential Zone Districts	High Density (HD), <u>Community Housing (CH)</u> , Affordable Housing Planned Unit Development (AH) (PUD), Mixed Use Development (MXD), Mobile Home (MH)

Commercial / Industrial	Standards	
<p>Commercial land use types accommodate uses such as food, beverage, and entertainment uses, indoor and outdoor recreation, office and business professional uses, retail sales, vehicle and equipment services, and visitor accommodations. It can also accommodate warehouse buildings, industrial art spaces, breweries, and flex spaces.</p>	Current Zone Districts	Low Intensity Industrial (I), Heavy Commercial (HC)
<p>Industrial uses typically have a larger footprint and generally includes employment-focused developments. Examples include construction shops and yards, resource extraction, logging, mining, waste and salvage, energy generation and distribution activities, and manufacturing and production, as well as distribution centers, logistics facilities and other low impact manufacturing or industrial uses.</p>	Land Use Adjacencies	<ul style="list-style-type: none"> <li>• Residential Low</li> <li>• Residential Medium</li> <li>• Residential High/Mixed Use</li> <li>• Public/Institutional</li> <li>• Parks and Open Space</li> </ul>
<p>The incorporation of live-work units to house people working within the Commercial and Industrial areas, as well as the rests of the region, are encouraged and should be incorporated into development whenever possible.</p>	1989 Land Use Category	Commercial
<p>Because of the topography and existing land use patterns of the Plan area, some Commercial/Industrial uses may be located in close proximity to residential uses. Commercial/Industrial uses may generate noise, dust, light and vibrations; care should be taken to mitigate impacts.</p>	Potential Zone Districts	Low Intensity Industrial (I), Heavy Commercial (HC), Mixed Use Development (MXD)



Public / Institutional	Standards	
<p>This land use category is reserved for buildings and facilities used to provide public services. This can include uses such as wastewater treatment facilities, utility buildings, emergency response centers, transit facilities, airports and fields and the like. A range of institutional and semi-public uses are also allowed such as schools, hospitals, libraries, community/recreation centers, religious institutions, non-profits, public safety facilities, etc. Public/Institutional properties may also include accessory housing for essential personnel and emergency responders.</p>	Current Zone Districts	Public (PUB)
	Land Use Adjacencies	<ul style="list-style-type: none"> <li>• Public / Institutional uses are appropriate adjacent to all development types.</li> </ul>
	1989 Land Use Category	Public and Institutional
	Potential Zone Districts	Public (PUB), <u>Community Housing (CH)</u>

Conservation Area (1 unit per 35+ acres)	Standards	
<p>The purpose of the conservation area is to preserve large, environmentally sensitive and/or ecologically valuable lands for resource, agricultural, open space, and recreational purposes. Areas of historic mining and industry are also supported in this category. Residential uses are limited to single-family homes. Development is limited or discouraged in this category unless it explicitly supports the aforementioned purposes. Conservation easements are encouraged to further protect the natural setting and unique conservation values such as agriculture, wildlife habitat, watersheds, recreation and scenic views. The Conservation area includes mining claims, agricultural lands, and 35-acre subdivisions. It also overlays public lands, primarily US Forest Service.</p>	Current Zone Districts	Open Space (OS), Forestry, Agriculture and Open (F), High Country Area (HCA)
	Land Use Adjacencies	<ul style="list-style-type: none"> <li>• Conservations areas are appropriate adjacent to:</li> <li>• Residential Low</li> <li>• Residential Medium</li> <li>• Residential High/Mixed Use</li> <li>• Parks and Open Space</li> <li>• Public/Institutional</li> </ul>
	1989 Land Use Category	Open Space
	Potential Zone Districts	Open Space (OS), High Country Area (HCA), Forestry, Agriculture and Open (F)

### Parks and Open Space

This land use category includes a variety of parks and open space typologies including regional parks, community parks and neighborhood parks. Large entertainment venues and/or community centers are appropriate in some Parks and Open Space areas. However, areas preserved for wildlife and conservation should not include such uses. Park properties may also include accessory housing for essential personnel and emergency responders. Parks and Open Space properties are mostly publicly owned, and this classification does not include open space parcels located within subdivisions.



Standards	
Current Zone Districts	Park (P)
Land Use Adjacencies	Parks and open spaces are appropriate adjacent to all development types.
1989 Land Use Category	Open Space & Parks
Potential Zone Districts	Park (P)

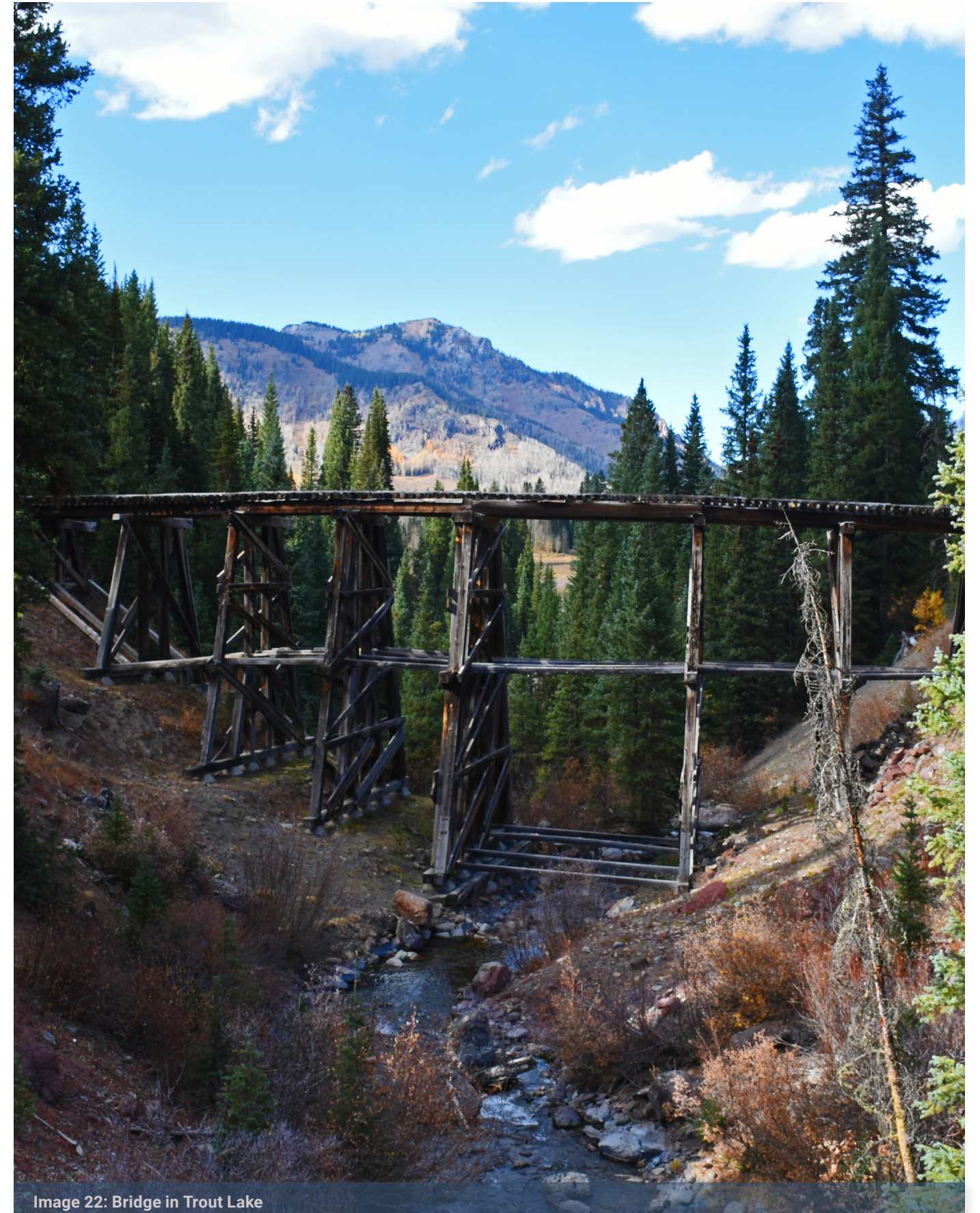


Image 22: Bridge in Trout Lake