



## Zoning Division

## Zoning Districts

### **AG - AGRICULTURAL DISTRICT**

- Protect land best suited for farming
- Maintain agriculture as an integral part of the County
- Minimize conflicts between agricultural and non-agricultural uses
- Encourage development and retention of agriculturally-related businesses
- Ensure that development regulations are reflective of and proportional to real need
- Locate low-density residential development in agricultural areas where it does not infringe on agricultural operations

### **RR1 - RURAL RESIDENTIAL 1 ACRE DISTRICT**

- Rezoning any land to a RR1 shall be prohibited.

### **RR2 - RURAL RESIDENTIAL 2 ACRE DISTRICT**

- Ensure that development regulations are reflective of and proportional to a real need
- Locate low-density rural residential development in areas designated for rural residential development
- Direct new growth to areas with the natural and man-made capacity to support the development
- Encourage a variety of housing types and lot sizes

### **RR3 - RURAL RESIDENTIAL 3 ACRE DISTRICT**

- Ensure that development regulations are reflective of and proportional to a real need
- Locate low-density rural residential development in areas designated for rural residential development
- Encourage a variety of housing types and lot sizes

### **VR & VM – VILLAGE RESIDENTIAL & VILLAGE MIXED DISTRICTS**

- Encourage the appropriate use of neo-traditional design to better address neighborhood character in urbanizing areas and villages. (Neo-traditional design is characterized by somewhat higher densities, mixed uses, provision of public transit, accommodation of the pedestrian and the bicyclist, and a more interconnected pattern of streets.)
- Require neighborhood and general commercial development to be contiguous with the boundaries of a city or unincorporated rural village area.
- Allow small-scale commercial, office and institutional development in rural village Urban Service Areas. Permitted land uses should be limited in size and intensity to ensure compatibility with existing uses.
- The County encourages private investment and the revitalization of its historic rural village areas, and it will support each village's efforts to establish additional planning initiatives that:
  - a. Establish shared visions of the villages' futures
  - b. Identify needed public facilities and services
  - c. Develop consensus for land uses and village character
  - d. Identify meaningful incentives to foster private investment to create vibrant, walkable, mixed-use villages

### **VM - VILLAGE MIXED USE DISTRICT**

- The purpose of the Village Mixed-Use District is to encourage the rehabilitation and re-use of existing commercial buildings within the rural villages, as well as the development of new neighborhood-serving commercial uses where appropriate, as identified through a community planning process. In order to maximize the possibilities for re-use of existing buildings, all permitted and conditional uses allowed in the Village Residential District are also allowed in the Village Mixed-Use District.

### **USR - URBAN SERVICES RESIDENTIAL DISTRICT**

- Direct new growth to areas with the natural and man-made capacity to support the development
- Promote the development of Fringe Area Plans and accompanying intergovernmental agreements
- Encourage and support cities' efforts to develop in a more compact, higher-density manner
- Promote good accessibility to jobs, schools, and civic uses within neighborhoods
- Encourage and assist promotion, retention, and expansion of the employment base
- Encourage a variety of housing types and lot sizes
- Allow a maximum density of one residential dwelling unit per thirty-five acres. Permit an increase in the allowable maximum density for residential development through adopted Fringe Area Plans.
- Permit, as an interim measure until Fringe Area Plans are adopted, increasing densities for residential development through a LESA scoring system.
- Allow other types of non-residential development in the USA's only after a Fringe Area Plan is adopted.

### **USR-MF - URBAN SERVICE RESIDENTIAL – MULTI FAMILY DISTRICT**

- Direct new growth to areas with the natural and man-made capacity to support the development
- Promote the development of Fringe Area Plans and accompanying intergovernmental agreements
- Encourage and support cities' efforts to develop in a more compact, higher-density manner
- Promote good accessibility to jobs, schools, and civic uses within neighborhoods
- Encourage and assist promotion, retention, and expansion of the employment base
- Encourage a variety of housing types and lot sizes
- Allow a maximum density of one residential dwelling unit per thirty-five acres. Permit an increase in the allowable maximum density for residential development through adopted Fringe Area Plans.
- Permit, as an interim measure until Fringe Area Plans are adopted, increasing densities for residential development through a LESA scoring system.
- Allow other types of non-residential development in the USA's only after a Fringe Area Plan is adopted.

### **HC - HIGHWAY COMMERCIAL DISTRICT**

- Encourage development and retention of agriculturally related businesses as a valued element of the Linn County economy
- Recognize the relationship between land use and transportation in planning for the County's future development needs
- Coordinate land use and transportation planning to minimize interference with agricultural operations
- Require that adequate public facilities be provided at the time of development

### **GC - GENERAL COMMERCIAL DISTRICTS**

- Encourage and assist the promotion, retention and expansion of current employment base
- Encourage development and retention of agriculturally related businesses
- Promote accessibility to jobs, schools, and civic uses

### **I - INDUSTRIAL DISTRICT**

- Encourage and assist the promotion, retention and expansion of current employment base
- Promote accessibility to jobs, schools, and civic uses

### **CNR - CRITICAL NATURAL RESOURCES DISTRICT**

- Support habitat for wildlife, enhance water quality, provide open space and recreational opportunities, recharge groundwater supplies, hold and infiltrate stormwater, and protect historic areas
- Protect groundwater quantity and quality through watershed planning and use of best-management practices
- Support activities and programs of the Natural Resource Conservation Service (NRCS) and the County Conservation Department
- Balance the rights of property owners with their responsibility to adjacent property owners and the community at large
- Consider the cumulative and future impacts of development decisions
- Foster the historic and cultural resources that contribute to the County's rural character and attractiveness and provide a sense of identity
- Provide for disaster preparedness, including response, recovery, mitigation, and long-term reconstruction
- Address stormwater management as a regional issue
- Preserve or restore landmarks and sites identified by recognized local, state, or national societies and agencies as having cultural, historical, archeological and/or architectural significance.
- Preserve and protect unique natural areas, habitats of rare, threatened and endangered wildlife and vegetation, and environmental areas sensitive to erosion, deforestation and soil loss.
- Preserve water quality and reduce the frequency and severity of flooding through the protection of wetlands, floodplains, floodways, and streams.