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.