



PUGET SOUND MAPPING PROJECT LAND USE SUB-CATEGORY DEFINITIONS

INTENSIVE URBAN - Commercial/Office

Businesses located in these areas are a mixture of professional offices, retail stores and services such as salons or childcare facilities. In business parks, there may be large open spaces or parks but generally, these locations have limited landscaping. In central business areas, multi-story buildings predominate.

INTENSIVE URBAN - Mixed Use

Mixed-use areas incorporate a blend of commercial, apartments, public and other compatible uses. While one type of use may be predominant, the other types of uses have a significant presence. Apartments may be located in the same structure above commercial or retail spaces. These places are intensively developed and have high levels of impervious surfaces and often feature multi-story structures.

INTENSIVE URBAN - Residential (12+ Units/Acre)

This designation applies to areas zoned for apartments, townhouses and condominiums. Some of these locations may have preexisting uses such as detached single-family homes or small scale commercial development. The intent of these areas, however, is to eventually transition to higher levels of residential development.

INTENSIVE URBAN - Institutional Uses

Some jurisdictions create special districts or zones for multiple building facilities such as hospital complexes or college campuses. These types of locations may also incorporate civic uses such as fairgrounds or a cluster of governmental buildings.

PUBLIC - Public

Unlike Institutional Uses, public use areas may have a mixture of intensively and sparsely developed locations that apply to a range of civic oriented places such as parks, schools, reservoirs, libraries and stadiums.

INDUSTRIAL - Light Industrial

Businesses located in light industrial areas typically include warehouses, trucking terminals, bakeries, machine shops and similar types of activities that do not result in significant noise, odor or traffic impacts. They may have commercial uses clustered or interspersed and many auto-service oriented businesses such as body shops or two yards will locate in these places.

INDUSTRIAL - Heavy Industrial

Intensive manufacturing plants, railroad yards, oil refineries, breweries, paper mills are usually restricted to heavy industrial zones in order to limit the impact of noise, odor and traffic impacts on residential, retail and rural locations. Light industrial uses may also be allowed in these locations.



INDUSTRIAL - Airport/Seaport

While airports and seaports often have heavy industrial components, they also feature a mixture of significant office, retail and sometimes residential development. Hotels and parking facilities are often found near passenger airports. Warehousing and other light-industrial uses are more prevalent than around other heavy industrial locations.

URBAN CHARACTER RESIDENTIAL - Traditional Single Family Neighborhood

Detached homes predominate in these neighborhoods. Limited compatible uses such as parks, churches and schools may be interspersed. In some locations, small apartments may be scattered but do not have a significant presence. Lot sizes in these areas range from 3,600 square feet to 14,500 square feet per housing unit.

URBAN CHARACTER RESIDENTIAL - Mixed Use/Planned Neighborhood

These neighborhoods contain a mixture of retail, civic, apartments and detached homes. The overall residential density and amount of impervious surfaces is similar to that of a traditional single-family neighborhood (3.1-12 Units/Acre). Moreover, building height does not generally exceed two stories on average. This category also includes many Master Planned Communities that integrate a range of detached units, limited apartments, neighborhood commercial stores, parks and schools.

URBAN CHARACTER RESIDENTIAL - Low Density Urban (1.1 Unit/Acre to 3 Units/Acre)

While these areas are similar in many ways to traditional single family residential areas their amount of open space and overall density is noticeably lower. Lots in these areas range from 43,560 square feet to 15,000 square feet per housing unit.

RURAL CHARACTER RESIDENTIAL - Large Lot Residential

Ranging in size from 10 acre to 19.9 acres, residential lots in this district may feature small scale agricultural uses such as hobby farms. More intensive residential or agricultural use may be precluded by environmentally sensitive and aquifer recharge areas.

RURAL CHARACTER RESIDENTIAL - Rural Transition (1 per 5 Acres to 1 per 9.9 Acres)

Lots in the rural transition category range in size from one unit per 5 acres to one unit per 9.9 acres. They may incorporate some limited agricultural uses including equestrian farms. Limited commercial and civic uses like churches and bed and breakfasts may be allowed in some locations.



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RURAL CHARACTER RESIDENTIAL - Urban Edge

These locations allow residential development on lots of one unit/acre to one unit per 5 acres. Often located near urban growth boundaries, there may be a significant amount of pre-GMA development at higher densities through subdivisions and short-plats. In addition to structures that pre-date the GMA, there are pre-existing lots that have grandfathered development potential.

RURAL CHARACTER RESIDENTIAL - Very Large Lot

Often used as private small timber lots, these locations feature parcel sizes of 20 acres or larger. They differ from timber lands by the amount of residential or recreational uses located in these areas.

MINING - Mining or Mineral Resource

These locations may or may not be designated as mineral resource areas under the state's Growth Management Act. They are often open pit operations (like gravel pits and quarries) for construction materials and aggregate. See <http://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/natural-resource-lands/>

FOREST LANDS - Other Forest Lands

Timber production is a predominant feature of these locations although incorporation of other recreational, residential and agricultural development may be interspersed.

FOREST LANDS - Primary Forest Area

Often formally designated as forest resource areas, these locations are intended for timber production. See <http://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/natural-resource-lands/>

FOREST LANDS - National Forest

The U.S. Government designates these locations as National Forests. Privately held inholding lands which pre-date establishment of the National Forest may be located in these areas and result in some limited residential development.

AGRICULTURAL AREAS - Primary Agricultural Areas

These areas are typically designated as agricultural resource areas under the GMA, and these places are intended to incorporate a range of agricultural uses including dairies, ranches and farms. See <http://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/natural-resource-lands/>



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AGRICULTURAL AREAS - Other Active Agriculture

While farms and other agricultural activities have a significant presence and are encouraged through zoning designations they may not predominate and other non-agricultural development is interspersed. These locations may be within urban growth boundaries that may be intended to preserve agricultural heritage or incorporate existing hobby farming.

ACTIVE OPEN SPACE - Active Open Space or Recreation

Campgrounds, resort developments, large parks and open spaces with extensive trail systems typify locations with this type of zoning.

NATURAL PRESERVATION - Natural Preservation and Open Space

While some recreational uses may occur in these areas, the intent is the preservation of habitat, vegetation and other natural features. Municipal watersheds are included in this category if they have been zoned to limit human activity around the reservoir.

NATURAL PRESERVATION - National Park

Three national parks (Olympic, Mt. Rainier and North Cascades) are located within the study area and their boundaries correspond with this category.

TRIBAL - Tribal Reservation

This designation is intended to show the location of formally designated tribal reservations located within the study area. Local governments do not control land use decisions in these areas and they may feature a range of development and land uses.

TRIBAL - Tribal Inholding Lands

Located outside of formal tribal reservation areas, inholding lands are also control by tribal entities. These areas are typically not intensively developed.

MILITARY - Intensively Developed Military

Naval, Army, Air Force, Marine and Coast Guard facilities that have buildings, piers, airports or other similar active uses are included within this designation.

MILITARY – Undeveloped Military Lands

Large portions of some military facilities are sparsely developed and may be used for practice areas.

ROW – ROW (Rights of Way)

Formally designated rights-of-way by jurisdictions are included in this designation. This may include roads, railroads or power transmission corridors. Locations identified by the Washington State Department of Transportation as a part of the state's road network are incorporated as 60-foot wide rights-of-way from the centerline of the road.



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WATER – Water

Tidal bodies, lakes, ponds, streams and rivers are consolidated within the Water designation. Some water features may not have been included in source material and inadvertently omitted from these locations.

PROW – ROW or Water

Mapped information and assessors land use code indicate these locations are likely rights-of-way or water features, however, the exact nature cannot be distinguished and needs to be resolved through field observation, remote sensing or other method.

UNDESIGNATED – Undesignated

Zoning and existing land use cannot be positively identified for these locations. This occurs in places for which jurisdictions have not created zoning designations. In addition, overlaps or gaps in maps along the boundary between jurisdictions may inhibit the ability to categorize these areas.