

Future Land Use Table

Land Use Designation	Description
Public Lands	Municipal, county, state or federally-controlled public lands and open space where no change in land use is envisioned. Also intended for recreation or tourism-related land uses in isolated nodes in the unincorporated county.
Rural/Agriculture	Intended for uses in areas distant from urban settings that contribute to the rural quality of their surroundings. Generally uses are related to agriculture activities including light mixed uses and facilities associated with the agricultural economy. Includes large acreages of vacant, privately-owned space, which may be on steep slopes. Riverfront open space is included in this category, as are certain trails. Includes floodplain protection, riverbank stabilization, riparian habitat preservation, open space preservation, active and passive parks, and trails. Can include farmsteads and large residential acreages.
Rural Residential	Intended for lands in rural areas of the unincorporated county on parcels between 2 and 20 acres in existing platted subdivisions. Accommodates low density residential uses with activities that are consistent with the RUR zone district in the Chaffee County Land Use Code. Generally designated for established residential neighborhoods where No Change in Use is intended. Large developments in this future land use should reflect open space conservation design practices such as clustered development.
Suburban Residential	<p>Intended for low density residential uses on parcels near existing incorporated or unincorporated communities or along major transportation corridors. This designation may have associated uses that are consistent with the RES zone, and may accommodate locally-serving commercial uses that offer amenities to the neighborhood such as small format retail shops and home-occupied businesses. Intended for areas within intergovernmental agreements or service areas that are desired for annexation and where municipal services may be extended in the future.</p> <p>The intent is to promote residential or limited commercial development that protects the area's environmental assets, permits more open space, offers opportunities for future change in density, and preserves farmland and the character of the community.</p>
Mixed Residential	<p>Designation is intended for areas of desired annexation adjacent to existing incorporated or unincorporated communities or along major transportation corridors where higher densities may be appropriate. Also located near existing public water/sanitation utilities. Envisioned to accommodate denser housing development to combat sprawl. Institutional (e.g. schools, public facilities) or appropriately-scaled commercial uses may be appropriate to provide opportunities for walkable amenities.</p> <p>Intended to accommodate a mix of housing types and provide opportunities for affordable housing. This may include non-traditional subdivision design such as small homes on smaller lots, where flexibility is provided by using an incentive-based density bonus system or conservation subdivision design.</p>

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Rural Commercial	Intended for diverse existing and future commercial areas that are integral to the region's economy such as business parks, flex offices or utilities.
Light Industrial	Intended to accommodate existing and future manufacturing areas where larger building sizes and noxious activities are more appropriate, further from existing and potential residential areas such as aviation-related activities.
Mixed Use Corridor	<p>Future targeted growth designation to promote a mix of uses that are best served by locations on major transportation corridors and near higher intensity activities where higher densities may be appropriate to encouraging dense growth near existing communities. Intended to promote job growth and economic development by preserving sites for highway-dependent manufacturing and freight transportation.</p> <p>Only located in areas that are within a intergovernmental agreement area within a municipality's three-mile planning jurisdiction, this is designated in community gateway areas. Development in this future use should be consistent with municipal plans and accommodated in intergovernmental agreements for extending infrastructure and services if annexed. If NOT annexed, site, building and other standards should be consistent with those of the municipality to ensure compatibility when the appropriate time comes to annex the property.</p>
Rural Mixed Use	Intended for future uses similar to that of Mixed Use Corridor but at lower intensities more appropriate to the surrounding rural character. Envisioned to promote economic development consistent with the existing recreation, agricultural or tourism-based economy such as rafting companies, campgrounds or hospitality activities.
Mining Claim	Intended for tracts of land formerly used as mining claims as designated by the County Assessor. Can accommodate limited backcountry habitats with approved facilities if determined to not be detrimental to environmentally sensitive areas and not impactful to water quality, particularly around rivers, streams or other surface waterways.
Open Space	Intended to preserve open space particularly in existing subdivisions or along existing or proposed trail networks to expand county recreation and connectivity goals.
Other Land Use Character Areas	Description
Future Economic Activity Node	<p>Focused area for future economic development land uses. Implemented through strategic allocation of resources and projects that assist in the creation of new businesses or jobs. This may include areas ideal for renewable resource infrastructure development, community gateways, tourism-oriented commerce, new and emerging industries, or new planned mixed use developments and may be considered for annexation into existing municipalities.</p>
Opportunity Sites	Determined through community input and GIS infrastructure analysis, these are sites that offer opportunities to meet this comprehensive plan's goals and strategies through their future development. Opportunity sites also provide for potential locations for affordable/workforce housing developments since their locations meet many of the criteria for such projects.
Natural Resources Overlay	A Natural Resource Overlay is an exploratory tool for the protection of riparian areas or wildlife habitat in places subject to conflict between use intensity or growth pressure and should be utilized in conjunction with conservation subdivision design standards.