

Land Use Category	Rural Residential & Agriculture	County Neighborhoods	Suburban Residential	Urban Residential Limited	Urban Residential	Urban Residential Mixed	Urban Node	Commercial Mixed	Downtown Urban	Employment & Industrial	Open Space	Public Institution
Abbreviation	RRA	CN	SR	URL	UR	URM	UN	CM	DU	EI	OS	PI
Character	Agricultural production lands and rural residential uses on lots larger than one acre that include agricultural uses and may conserve the agricultural heritage of the Yellowstone Valley. Due to the low-density nature of development, public water and wastewater utilities are generally not available.	Large lot rural neighborhoods typically not developed in the city with limited access to public water and wastewater utilities.	Existing single family residential with structures of similar setback and maximum heights with access to public water and sewer.	Suburban residential with structures of similar setback and maximum heights, most will have access to public water and sewer.	Mixed density neighborhoods including some neighborhood commercial and housing choices from single family to townhome (4 units/structure). Public water and sewer is provided.	Higher density adjacent to mixed use with corridor services such as smaller retail businesses. Highly walkable neighborhood with possible service from transit. Typically found adjacent to Urban Nodes. Development should focus on active uses and providing a safe and comfortable environment for people, both residents and visitors.	Higher-intensity, larger-scale places where destinations like shopping and services are walkable but primarily accessed by vehicles.	Standalone commercial areas either in the city or county sometimes with adjacent higher-density residential. Could include areas in the county for contractor shops, storage, warehousing, sometimes adjacent to urban nodes, sometimes adjacent to urban residential mixed.	High density residential, multi-tenant and multi-story buildings, buildings are built to the street, onsite parking may or may not be provided. Designed to be highly walkable.	Areas of employment that provide a range of jobs in sectors such as production, manufacturing, research, distribution or extraction which may be incompatible with residential uses.	Regional public parks, recreation areas, and natural or sensitive areas which provide a variety of recreational opportunities.	Public, civic, and institutional uses located within or on the edge of neighborhoods.
Primary Land Uses	Agriculture, rural residential	Suburban residential	Suburban residential	Suburban residential	Residential, neighborhood services, and small offices	Residential, commercial, Office, Public Spaces	High-density residential, commercial, mixed-use, shopping centers, public spaces, office	Higher intensity commercial uses, may include high-density residential	High-density residential, multi-story office, retail, historic buildings, public spaces	Warehousing, hotels, larger-scale buildings providing employment	Regional and neighborhood recreational facilities as well as passive and active open spaces	Schools, churches, hospitals, public facilities (non-recreation)
Building Types	Single family dwellings, manufactured homes, accessory dwelling units	Single family dwellings, manufactured homes, accessory dwelling units	Single family dwellings, accessory dwelling units	Single family dwellings, duplexes, accessory dwelling units	Single family to four family dwellings, accessory dwelling units, neighborhood services	Single family to eight family dwellings, accessory dwelling units, commercial mixed use, offices, retail	Apartments, townhomes, multi-tenant retail, offices, commercial with or without drive thru services	Apartments, multi-tenant retail, offices, commercial with or without drive thru services, warehouse	Multi-story buildings, buildings are built to the street front with or without off street parking	Multi-story or multi-acre structures to accommodate employment	Facilities associated with public use and recreation	A variety of building types varying in nature of use and sizing
Density (gross development average)	Max 1/ac (accessory dwelling units are not primary units)	1 - 3.5 units/ac (accessory dwelling units are not primary units)	4-7 units/ac (accessory dwelling units are not primary units)	3.5 - 7 units/ac (accessory dwelling units are not primary units)	6 - 16 units/ac (accessory dwelling units are not primary units)	12 - 24 units/ac (accessory dwelling units are not primary units)	16+ units/ac	16+ units/ac	16+ units/ac	Residential units are unlikely in these areas, but are allowed in Heavy Commercial zones	N/A	Density associated with institutional use
Mobility & Street Network	The street grid is more spread out, typically following section lines with private vehicles as the primary mode of transportation. Local streets are generally gravel.	Neighborhood streets connected to collectors or arterials, some of which may be paved. Future county neighborhoods should be connected to existing neighborhoods.	Paved neighborhood streets connected to collectors or arterials. These neighborhoods may have access to nearby community amenities including parks, schools, and neighborhood commercial areas.	Paved neighborhood streets connected to collectors or arterials. Future neighborhoods should be connected to existing neighborhoods. These neighborhoods may have access to nearby community amenities including parks, schools, and neighborhood commercial areas.	Development is organized to support a walkable environment. Streets have adjacent sidewalks and shared use pathways to connect neighborhoods to community amenities and nearby commercial areas.	Development is organized to support a walkable environment. Streets have adjacent sidewalks and shared use pathways to connect community amenities and commercial areas with walkable blocks.	Arterials, collectors, local commercial streets supported by transit that are adjacent to sidewalks and shared use pathways.	Arterials, collectors, and local commercial streets	Local streets that are adjacent to wider sidewalks that accommodate commercial activities and larger volumes of people.	Sites are well connected to the arterial and collector street network and provide connections to interstate transportation networks (air, train, highway, etc.).	Parks and recreation sites will be well connected to adjacent neighborhoods.	Typically located on collectors or arterials. Occasionally located within neighborhoods.