Section H. LAND USE PLAN

This section considers the existing and planned land uses within Shady Cove and the Shady Cove Urban Growth Boundary (UGB). The land use designations on the Shady Cove Comprehensive Plan Map and their relation to the Shady Cove Zoning Map are explained. Discussion of land use needs required by Statewide Planning Goals 9 [Economy], 10 [Housing], and 14 [Urbanization] is included in other sections of this Comprehensive Plan.

SUMMARY OF LAND USE DESIGNATIONS AND ZONING

Like other cities in Oregon, Shady Cove's land use program includes a Comprehensive Plan Map and a Zoning Map. The Comprehensive Plan lays the foundation for the Zoning Map. Courts have determined that zoning must be consistent with the Comprehensive Plan Map. In urban areas, land use designations generally increase in density and intensity from Single Family Residential (low density) to Multiple Family Residential (high density), to Commercial, and finally to Industrial. It is permissible for zoning on a property to be less intensive or dense than the Comprehensive Plan designation, but it is not permissible for the zoning to be more intensive or dense than the Comprehensive Plan indicates. For example, a property may be shown as Commercial or Industrial on the Comprehensive Plan Map, but be zoned R1 (Single Family Residential). Until the zoning is changed to Commercial or Industrial, only R1 (Single Family Residential) uses will be allowed. The primary intent of a different Comprehensive Plan designation is for a city to express its long-term interest in establishing more intensive uses in the future rather than expanding the Urban Growth Boundary.

A third category is provided in addition to Comprehensive Plan designations and zoning. Overlays affect the uses otherwise permitted by a zoning district. While the R1 (Single Family Residential) zone allows dwellings and accessory buildings, airport overlays restrict the presence or height of structures near a runway. Flood (FEMA) regulation also set additional standards for placement of structures on the property to remain eligible for the Flood Insurance program.

The Shady Cove Comprehensive Plan has six land use designations for the area within the Shady Cove Urban Growth Boundary (UGB). The land use designations are:

- Public
- Commercial
- Industrial
- High Density Residential
- Medium Density Residential
- Low Density Residential

Compatible zoning districts for each of the Comprehensive Plan designations are shown in Table H1.

Table H1 also explains the land use plan designations and their relation to existing land uses and to existing zoning.

Table H1. Shady Cove Land Use Plan and Zoning District Consistency

Land Use Designation	Zoning Districts	Primary Purpose
Low Density Residential	RR-5* R1-6 R1-10 R1-20 R1-40	Provide areas for single dwelling units on individual lots
Medium Density Residential	R2	Provide areas for duplexes and mobile home parks
High Density Residential	R3	Provide areas for apartments and mobile home parks
Commercial	GC	Provide for a wide range of general and tourist commercial uses
Industrial	LI	Provides for light manufacturing and light industrial uses
Public	P	Provide for uses that serve the public on publicly-owned land

*Jackson County zone applied in urbanizable areas.

State law requires that the City's Zoning Map be consistent with the Comprehensive Plan Map. Zoning is an implementation tool to help make the community's long-range plans a reality. Therefore, if the Comprehensive Plan map shows a particular area as Commercial, the zoning at that location should also be either existing as Commercial or will be eventually zoned Commercial.

EXISTING RESIDENTIAL ZONING

The Existing Comprehensive Plan has three basic categories based on the potential density of dwelling units:

- Low Density Residential
- Medium Density Residential
- High Density Residential

Particular types of residential uses are appropriate within each of these designations or categories. Low density residential areas are intended primarily for single-family homes. The zones applied under this designation recognize the range of existing conditions, such as current lot sizes and surrounding uses and future potential influenced by such factors as slope, floodplain and access. Therefore, the range of low density residential minimum

lot sizes goes from 6,000 square feet (0.14 acre) to 40,000 square feet (0.92 acre). The actual number of dwellings per acre in each low density residential zone may vary as follows:

ZONE	DWELLINGS (potential average density)
R1-6	Six per acre – minimum 6,000 square foot lots
R1-10	Four per acre – minimum 10,000 square foot lots
R1-20	Two per acre – minimum 20,000 square foot lots
R1-40	One per acre – minimum 40,000 square foot lots

The density selected for different areas is based on existing land use patterns, access to streets, slope steepness, flood hazard areas, etc.

The Medium Density Residential category is implemented by an R2 zone that allows single family houses (including manufactured houses), duplexes, and mobile home parks, densities could be as much as nine or ten dwelling units per acre. The R2 areas are relatively close to Highway 62, mostly at existing mobile home parks, and the older residential area near the school. Increased density may help in the economic servicing of these areas with streets and utilities.

The High Density Residential category is found in areas near Highway 62, the commercial districts, and some existing mobile home parks. It is implemented by an R3 zone, which consists primarily of renter-occupied apartments or owner-occupied condominiums. The density could be as much as 20 apartment units per acre.

EXISTING AND PROPOSED COMMERCIAL ZONING

The Shady Cove Zoning Ordinance currently includes two commercial zoning districts. Nearly all General Commercial (GC) lands front on Highway 62. The Shady Cove Airpark and a small parcel nearby are zoned Airpark Commercial (AC).

INDUSTRIAL DESIGNATION

The Economy Element cites a need to provide for non-polluting employment opportunities. Policy 4 provides that the City will evaluate the potential for future light industrial, commercial, or other airport-related development in the vicinity of the private airstrip on the west side of Shady Cove. The Zoning Regulations include a Limited Industrial district, but no land is currently zoned LI. An approximate 50-acre area west of Rogue Air Drive appears to be an appropriate area for light industrial development. An Industrial Comprehensive Plan designation would indicate the City's interest in eventual conversion of land to this purpose as the need arises.

PUBLIC DESIGNATION

All of the land given the designation as public is owned by public agencies and is used or is potentially useful for public purposes. A public use zoning district was developed in 1987 for this plan designation.

"OVERLAY" DESIGNATIONS AND ZONES

In addition to comprehensive plan and zoning designation, the official maps for Shady Cove also include overlays. An overlay designation affects the uses that would otherwise

be allowed in the underlying zone. There is an overlay designation on the Comprehensive Plan Map for an Airpark Development area. This designation is applied to the area surrounding the private airstrip on the west side of Shady Cove. The overlay area includes the area of possible noise incompatibilities and approach and clear zones. Structure locations and heights are regulated differently than in other R1 zones. Based on landowner interest and the presentation of an Airport Master Plan the City rezoned the Rogue Airpark and one parcel under the airpark overlay designation in order to better provide for aviation and related uses.

The historic preservation and floodplain sections also function as “overlay” zones that is site-specific regulations in addition to the primary zoning district. The floodplain regulations apply to many properties in Shady Cove; however, the historic preservation section applies to only a few sites until more are described as officially designated.