

Category	Description	Primary Land Use	Potential Secondary Land Uses
Industrial Park	Traditional industrial uses, including high intensity warehouse and manufacturing.	Production/manufacturing, warehouse, large-scale wholesale with trucking, transfer facilities	Office/administrative associated with primary uses. Retail outlets associated with and secondary to primary use.
Business Park	Offices and less intense industrial and non-retail uses. These uses produce less traffic, noise and odors, with reduced impacts to surrounding uses.	Offices, limited production, small wholesale uses.	Low visibility/limited retail, such as childcare, education and training facilities.
Institutional/Civic	Large public or semi-public campus-style institutions that provide a public service or need.	Religious, educational and governmental institutions	Multi-family residential that is related to the institutional use.
Resource Management	Public and private land dedicated to recreational and open space uses.	Public and semi-public parks, recreational areas, trails, water access points, golf courses.	Shooting ranges and outdoor racetracks.
Parks and Recreation	Public and private parks and open spaces that provide a passive or active recreation use for the public.	Public and semi-public parks, recreational areas, trails, water access points, golf courses.	Higher intensity recreational uses.
Transportation and Utilities	Public lands dedicated to transportation and utility infrastructure and long term needs.	Airport, public roads, railroads, other rights-of-way including electrical transmission and inter-regional pipelines	None

Future Land Uses

The 2040 Future Land Use Plan for the entire City is provided in [Figure 4.6](#) and for the City core in [Figure 4.7](#). These figures should be used to reference the physical location of desired uses over the next 20 years. Over a third of the City's area is identified for future resource management use, with the rural residential category representing the next largest share of the City's area at 16.5 percent. When the uses are combined into residential, commercial, industrial, open space, and other land use categories, the residential and open space groups represent a majority of the land area, each representing 39 percent individually. [Figure 4.5](#) provides the breakdown of these five land use groups.