

## 2016 GENERALIZED LAND USE CATEGORIES AND DEFINITIONS

Approximately every five years, the Council compiles generalized land use information for the region using aerial photos (spring 2016), with additional assistance from county parcel data and assessor's information, field checks, and community review.

Providing an existing land use map and table are part of the [completeness requirements](#) for 2040 Comprehensive Plan Updates. You can use your community's generalized land use map (JPG or PDF) and associated table to help meet completeness requirements. Your community's generalized land use map and table are available on your Community Page of the Local Planning under the "Maps and Tables" tab at the bottom of the page. The 2016 generalized land use shapefiles are also available in this location.

Below are the 2016 Generalized Land Use categories and definitions. More information on the Generalized Land Use categories is available with the [2016 Generalized Land Use GIS Metadata](#).

### SINGLE-FAMILY RESIDENTIAL

Land used exclusively for residential purposes and containing a single dwelling unit. Single-Family residential land uses include the following four categories:

#### Single-Family Detached

Land meeting the general definition of single-family residential and detached from any other residential dwelling unit (for example, with open space on all four sides). Includes detached townhomes.

#### Seasonal/Vacation

Land meeting the general definition of single-family residential containing a dwelling unit occupied seasonally or used as vacation property.

#### Manufactured Housing Park

Land meeting the general definition of Single-Family, Detached dwelling and designated for the placement of multiple manufactured housing structures. This classification is NOT used for an individual manufactured home.

#### Farmstead

Land that encompasses the single-family residential dwelling and associated buildings of a farm. Associated buildings of a farm may include buildings used for animal husbandry (including barns, chicken coops, and grain solos) along with accessory uses.

### MULTI-FAMILY RESIDENTIAL

Land used exclusively for residential multiple-family dwellings containing a building or multiple buildings. Multi-Family residential land uses include the following two categories:

#### Single-Family Attached

Land meeting the general definition of multi-family residential containing two or more attached dwelling units (share a common wall, each with primary ground floor access to the outside). Examples: Attached townhome, double bungalow, triplex, and large multi-unit structures with each unit having its own external entrance.

#### Multi-Family

Land meeting the general definition of residential containing two or more attached dwelling units, one or more of which does not have primary ground floor access to the outside. Examples: Apartment building and condominium with a main entrance for all residents.

### RETAIL AND OTHER COMMERCIAL

Land used for the provision of goods or services. This category is for general sales and services that comprise the vast majority of establishments typically associated with commercial land use. This category is used as the default for commercial/retail land uses. Examples include: store, restaurant, hotel, bank, daycare facility, mini-storage facility,

Metrodome, Excel Center, Canterbury Downs, YMCA, American Legion, and skeet club/outdoor gun range.

## **OFFICE**

Land used predominantly for administrative, professional, or clerical services. Examples include: law offices, accounting firms, clinics (but not hospitals), and veterinary clinics.

## **MIXED USE**

Land containing a building with mixed uses. Includes the following three categories:

### **Mixed Use Residential**

Land containing a building with multiple uses in combination with residential unit(s). Examples include: Galtier Plaza in St. Paul, a mom & pop bakery with living space above it.

### **Mixed Use Industrial**

Land containing a building with multiple uses in combination with industrial uses and NO residential units. An example would be a building containing a warehouse, offices, and stores.

### **Mixed Use Commercial and Other**

Land containing a building with multiple uses but with NO residential units or industrial uses. An example would be a building containing commercial shops, childcare facility, offices, and/or restaurants. Downtown areas usually have buildings where the first and/or second floor is commercial and the rest is office, these types of buildings would be included under this category.

## **INDUSTRIAL AND UTILITY**

Land containing manufacturing, transportation, construction companies, communications, utilities or wholesale trade. This category includes publicly owned industrial lands (for example: wastewater treatment plants, water towers, large transit garages, DOT road sanding stockpiles or maintenance staging areas). Industrial also includes warehouses, some special horticultural uses (for example: large greenhouses that do not sell to the public), landfills, and automotive junk yards. Radio and TV stations are also included in this category.

## **EXTRACTIVE**

Land containing extractive industry, for example, gravel pits or quarries.

## **INSTITUTIONAL**

Land used primarily for religious, governmental, educational, social, cultural or major health care facilities (where they have beds for overnight stay). Examples include: schools, synagogues, cemeteries, hospitals, nursing homes, city halls, county and state fairgrounds, and museums.

## **PARK, RECREATIONAL OR PRESERVE**

Land used for park and recreational sport assembly or passive open space. This may occur at community level fields, regional parks, public parks, private parks, campgrounds, small urban parks, playgrounds, rest areas, and other venues used for indoor and outdoor sporting events or like purposes. This category includes passive recreational activities or areas, such as park preserves, wildlife refuges, habitat areas, public plazas, river walks, Department of Natural Resources or US Fish and Wildlife owned land, greenways and residential common areas with distinguishable walk or bike paths.

## **GOLF COURSE**

Land used for golfing, including driving range and practice areas.

## **MAJOR HIGHWAY**

Major roadway strips of land on which a vehicular rights-of-passage exists under the following conditions: all interstate highways; all 4-lane divided highways with rights-of-way of 200 feet or greater in width; or all 4-lane roads with Metropolitan Council functional class designation of "Principal Arterial".

## **RAILWAY**

Land used and occupied or intended to be occupied by multiple railroad track lines or similar uses. This includes railroad classification, storage and repair yards; intermodal containerized freight and transload facilities; and railroad depots that might otherwise be classified under as industrial.

## AIRPORT

Land used for the operation of aircraft and any related uses (for example: parking lot or car rental) that are on the airport property.

## AGRICULTURAL

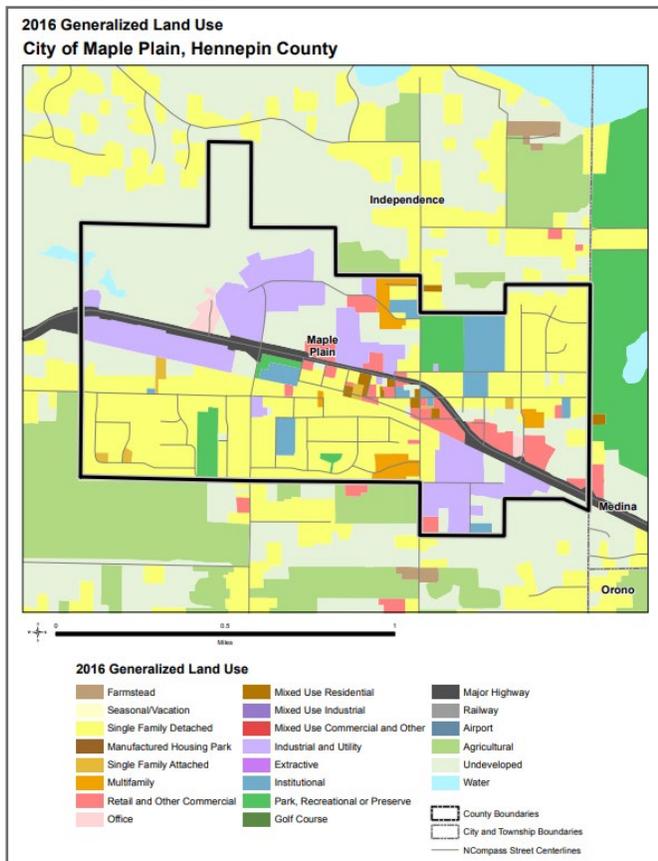
Land used for agricultural purposes. Includes discernable cultivation (ground tillage or crop rows) horticulture, floriculture (exotic flowers), viticulture (grapes) activities, pasture, and a broad range of other agricultural activities such as horse boarding and training, kennels, sod farms, tree farms, fish production and processing, storage areas or buildings.

## UNDEVELOPED

Land not currently used for any defined purpose that may or may not contain buildings or other structures or has no discernable use based on the aerial photos or available data. Undeveloped may include non-protected wetlands or lands currently under development. Note: these lands are NOT necessarily available for development.

## WATER

A body of open water or flowing waterway inclusive within a discernable shoreline. This typically does not include wetlands or periodically flooded areas. Generally only features three acres or greater in size were delineated. Areas definable as another land use type will not be depicted as in the Water category (e.g. major highway bridge over a river and marina).



Generalized Land Use for Maple Plain

Year	Land Use	Acres	Total Acres	Percent of Total
2016	Agriculture	0	686	0 %
2016	Industrial and Utility	105	686	15 %
2016	Institutional	32	686	5 %
2016	Major Highway	27	686	4 %
2016	Mixed Use Residential	4	686	1 %
2016	Multifamily	16	686	2 %
2016	Office	6	686	1 %
2016	Open Water	3	686	0 %
2016	Park, Recreational or Preserve	25	686	4 %
2016	Retail and Other Commercial	31	686	4 %
2016	Single Family Attached	4	686	1 %
2016	Single Family Detached	246	686	36 %
2016	Undeveloped Land	188	686	27 %

The 2016 Generalized Land Use Map and Table is located on your [Community Page](#) of the Local Planning Handbook and can be used to help meet Existing Land Use completeness requirements.