

AGRICULTURE

Development Types: Commercial farming operations (private or tribal), agricultural product production, commercial storage, processing & packaging.

Infrastructure: Unpaved roads.

Zoning Appropriate to this Land Use Category: "A-1" Agricultural District, "A-2" Agricultural and Open Space District, "F-P" Flood Plain District.

Appropriate Locations: Areas with high quality soils, water or access to water.

AGRICULTURE LAND USE EXAMPLE



Commercial farm.

RURAL

Development Types: Single family homesite leases on lots at 1/2 acre or more that can include housing, residential gardens, and home-based businesses. Landowners may obtain homesite leases for single family housing on 1/2 an acre with a majority of the landowners' consent in a fractionated allotment. A sole landowner in an allotment will need a homesite lease for the purpose of obtaining a tribal funded home, tribal utilities, and emergency service.

Infrastructure: Unpaved roads or limited paved, limited or no parks & community services within walking distance (1 mi.). Electric, internet, water and wastewater.

Zoning Appropriate to this Land Use Category: "R-20" Community Residential District (traditional, low-density)

Appropriate Locations for this Land Use Category: Tribal or allotted land in rural, low-density areas.

RURAL LAND USE EXAMPLE



Single family housing on lots 1/2 acre or larger.

NEIGHBORHOOD

Development Types: Single family housing homesite leases on lots 1/2 acre and less that can include housing, residential gardens, and home-based businesses. Also, included are multi-family housing development, retail and community service uses on sites less than 10 acres, elementary schools, parks, and places of worship. Landowners may obtain homesite leases for single family housing on a site 1/2 an acre and less with a majority of the landowners' consent in a fractionated allotment. A sole landowner in an allotment will need a homesite lease for the purpose of obtaining tribal funded home, tribal utilities, and emergency service.



NEIGHBORHOOD (CONT...)

Infrastructure: Paved roads, Internet connectivity, electric, police & fire services within planned response times. Water, wastewater, trash pickup.

Zoning Appropriate to this Land Use Category: "R-6" Community Residential District (urban), "R-M" Multi-family District, "C-1" Neighborhood Commercial District

*R-20 designation is allowed in instances and purpose of school-use only.

Appropriate Locations for this Land Use Category: Tribal or allotted land in more urban, developed areas with services.

NEIGHBORHOOD LAND USE EXAMPLES



Townhouse development.



Single family housing on lots one acre and less.



Retail business.

DISTRICT CORE

Development Types: Multi-family housing, single family housing on lots smaller than 25,000 square feet, district or community service buildings or centers, elementary, middle, & high schools and higher education facilities, Tribal administrative offices, commercial and retail development on sites 20 acres and less, and including healthcare services and offices, public safety buildings, parks.

For multi-family housing development, a Tribally Designated Housing Entity (TDHE) or tribal housing authority must obtain an approved residential lease from the landowners if, under the terms of its charter, it is a legal entity independent from the tribe, regardless of whether it is owned and operated by the tribe. A TDHE or tribal housing authority does not need an approved residential lease under if the tribe has authorized the TDHE's or tribal housing authority's possession through a tribal land assignment. (25 CFR 162).

Infrastructure: Paved Roads, electric, police & fire services within planned response times, Public Transportation. Internet connectivity.

Zoning Appropriate to this Land Use Category: "R-6" Community Residential District (urban), "R-M" Multi-family District, "C-1" Neighborhood Commercial District.

*R-20 designation is allowed in instances and purpose of school-use only

Appropriate Locations for this Land Use Category: District Service Centers, areas where tribal and/or District services are within walking or a short bicycling distance, places that are central and/or easily accessible to all District members.

DISTRICT CORE LAND USE EXAMPLES



District or community center.



Retail development on sites 20 acres and less.



Community service buildings.



Schools.



Public safety buildings.



Tribal administration buildings.



Public transportation.

REGIONAL COMMERCIAL

Development Types: Commercial and retail activities on sites greater than 20 acres, Tribal hotels & resorts, commercial on sites greater than 20 acres. May include multi-family housing where appropriate.

Infrastructure: Electric, Internet connectivity, paved roads, public safety within planned response times, signalized access, State Road & Interstate Highway frontage.

Zoning Appropriate to this Land Use Category: "R-M" Multi-family District, "C-2" Highway or Tourist Commercial District, "C-3" Planned Commercial District.

Appropriate Locations for this Land Use Category: Adjacent to and abutting freeways, fronting arterial roads within 1/2 mile of a freeway interchange or at the intersection of arterial roads.

REGIONAL COMMERCIAL LAND USE EXAMPLES



Casinos



Regional Commercial / Shopping Centers



Multi-family housing (Place of Hidden Waters, Puyallup Tribal Housing Authority, Washington).

LIGHT INDUSTRIAL

Development Types: Non-polluting industry, non-polluting manufacturing, warehousing/distribution, motor vehicle storage and motor vehicle race tracks, sand & gravel operations.

Infrastructure: Paved roads, electric.

Zoning Appropriate to this Land Use Category: "I-1" Limited Industrial District, "A-2" Agricultural and Open Space District Special Permit and "F-P" Flood Plain District for sand and gravel mining, screening, crushing, mixing, washing or storage.

Appropriate Locations for this Land Use Category: Manufacturing, warehousing, distribution centers are adjacent to and abutting freeways, fronting arterial roads within 1/2 mile of a freeway interchange. Sand and gravel operations are located in the flood plain and river.

(NOTE: Except for the sand and gravel operations, some heavy or general industrial use leases are expiring which the Tribe may discontinue the land use and zoning.)

LIGHT INDUSTRIAL LAND USE EXAMPLE



Light Industrial

PARKS, RECREATION & OPEN SPACE

Development Types: Parks 5 acres or more developed with recreation facilities such as fields, play areas, passive recreation areas (grass), trails that are accessible to the Community. Parks and other recreation facilities less than 5 acres are not shown on the land use map and may be included in other land use categories.

Infrastructure: Paved road access and signage including park rules signs and safety signs. Infrastructure internal to the park may include and is not limited to paved roads, restrooms, public safety offices, and other tribally provided infrastructure.

Zoning Appropriate to this Land Use Category: "A-2" Agricultural and Open Space District, "R-20" Community Residential District (traditional, low-density).

Appropriate Locations for this Land Use Category: In neighborhoods, District Service Centers, and open space areas.

PRESERVE

Development Types: Natural, wildlife habitat, sacred/ceremonial, cultural, archaeological historically significant areas and cemeteries.

Infrastructure: Depends on the area. May include unpaved roads, paved and unpaved trails.

Zoning Appropriate to this Land Use Category: "A-2" Agricultural and Open Space District, "A-R" Archaeological Site District.

Appropriate Locations for this Land Use Category: On undeveloped land protected for sensitive environmental and cultural resources.

RESERVE

Development Types: Unmaintained natural and undisturbed areas accessible to community members and set aside for future development or community use.

Infrastructure: None

Zoning Appropriate to This Land Use Category: There currently is no zoning for undeveloped land reserved for future use.

Appropriate Locations for This Land Use Category: On undeveloped land.

PARKS, RECREATION & OPEN SPACE EXAMPLE



Park on 5 acres or more

PRESERVE EXAMPLE



Historically significant area

RESERVE EXAMPLE



Land reserved for future generations

