

FUTURE LAND USE MAP – BASE DESIGNATIONS

Excerpt from 2035 Haines Comprehensive Plan Revision, *Public Review Draft February 2024*, Land Use & Environment Chapter

See Draft Core Plan here: https://hainescmpplanrevision.com/wp-content/uploads/2024/02/02-22-24b_HBCU_COREPLAN_DRAFT_forWeb.pdf

See Draft Land Use Appendix here: https://hainescmpplanrevision.com/wp-content/uploads/2024/04/2035HainesCompPlan_Appendix_D_LandUseEnvironment.pdf

Future Land Use Map Primary Categories: The land use categories defined on the map cover areas with different uses, but with similar underlying characteristics. For example, the “Townsite Residential” designation includes multiple housing types that have access to public utilities. *Note: In comprehensive plans, future land use maps anticipate development needs and constraints, identify suitable types of development, and establish policies to guide development. They do not act as regulatory zoning documents or make changes to existing zoning code.*

Land Use Category	Intended Land Uses	Use Examples	2012 Land Use Designation
Townsite / Downtown Core	Areas for continuing infill and densification, with a focus on mixed use development, walkability, redevelopment, and policies for compatibility between differing uses. This is the primary downtown business district in Haines.	Mixed-use retail, government buildings, gas service stations	Commercial
Townsite Residential	Predominately residential areas with compatible public and commercial uses; areas for infill and densification, including neighborhoods that currently have access to public water utilities, typically less than one acre.	Single and multi-residential, pocket parks, corner stores	Residential
Rural Residential	Predominantly residential areas that do not have access to public water utilities. Mostly low density, and larger lot sizes (1 acre+). Includes some commercial uses.	Single residential, agriculture enterprises, cottage industries	Rural Settlement
Rural Mixed Use	A variety of uses allowed, including residential, commercial, and light industrial with the general goal of preserving the residential character of surrounding neighborhoods.	Single residential, lodges, restaurants	Residential & Rural Settlement
Commercial	Areas for commercial and higher density residential uses; compact, walkable, and diverse.	Grocery, retail, offices, restaurants, apartments	Commercial
Light Industrial Waterfront Development	Waterfront dependent uses that combine light industrial, recreation, and commercial uses, balancing working waterfronts with community spaces.	Boat harbors, docks, retail, parks, canneries	Waterfront Development
Industrial	Areas devoted to light and heavy industrial uses.	Light: Processing & Manufacturing; Heavy: Gravel pits, airports	Industrial/Light Industrial & Waterfront Development
Developed Open Space / Park	Areas developed for parks, campgrounds, cemeteries, or indoor recreation, not managed by State or Federal governments.	Parks, public recreation facilities	Recreation
Open Space / Natural Area	Areas to remain in a natural state due to conservation value or hazard potential, not managed by State or Federal governments.	Trails, conservation easements	Recreation
Public Multi-Use	State and federal lands with multiple uses, to remain in public ownership, including flood protection, habitat value, traditional use, recreation, tourism, timber extraction, and mining. State and federal land agencies to set land use priorities.	Uses designated by State and Federal governments	Recreation, Multiple – Recreation Emphasis, Multiple – Resource Emphasis, Resource Development & Remote or Special Areas / Critical Habitat
River Corridor	Key rivers and riverfront areas. Includes suggested setbacks to protect riparian habitat (actual regulations will vary by location).	Uses designated by State and Federal governments	None