

Figure 1

**LAND USE PLAN MATRIX: RELATIONSHIP OF CATOOSA ZONING DISTRICTS
TO THE CATOOSA, OKLAHOMA COMPREHENSIVE PLAN: 2025**

INTENSITY PLAN CATEGORIES	AG	RS-6	RS-8	RS-10	RS-25	RS-60	RD	RT	RMHP	RM-1	RM-2
LOW											
RESIDENTIAL	X	X	X	X	X	X	O	O	-	-	-
MEDIUM											
RESIDENTIAL	X	X	X	X	O	-	O	X	O	X	O
OFFICE	X	X	X	X	O	-	O	O	O	O	-
COMMERCIAL	X	X	X	X	-	-	O	O	O	O	-
HIGH											
RESIDENTIAL	X	O	O	O	O	O	O	O	O	O	X
OFFICE											
COMMERCIAL	X	-	-	-	-	-	-	-	-	O	O
INDUSTRIAL	X	-	-	-	-	-	-	-	-	-	-
OTHER INTENSITIES											
AGRICULTURE/RURAL RES.	X	-	-	-	-	-	-	-	-	-	-
DEVELOPMENT SENSITIVE	O	O	O	O	O	O	O	O	O	O	O
PUBLIC	O	O	O	O	O	O	O	O	O	O	O

- X = Zoning District and Plan Category are in Accordance.
- O = Zoning District and Plan Category May Be Found in Accordance.
- = Zoning District and Plan Category are Not in Accordance.

The Matrix shows the general relationship between Plan Map intensities and Zoning Districts.

For example, an RS-6 Residential Zoning District would generally be found to be in conformance with Low Intensity Residential. The RS-6 District would not be in conformance with the High Intensity Commercial.

The Matrix shows the general intent of the Plan policies. It is a tool to help the Planning Commission, Board of Adjustment and City Council make zoning decisions, which promote compatible land use patterns in accordance with the Comprehensive Plan. The physical facts (existing land use and zoning of adjacent land) must also be considered.

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INTENSITY PLAN CATEGORIES	OL	OM	OH	P	CS	CG	CH	CBD	IL	IM	IH
LOW											
RESIDENTIAL	-			-	-	-	-	-	-	-	-
MEDIUM											
RESIDENTIAL	O	O	-	O	-	-	-	-	-	-	-
OFFICE	X	X	O	X	-	-	-	O	-	-	-
COMMERCIAL	X	X	O	X	X	O	-	O	-	-	-
INDUSTRIAL	X	X	X	X	X	O	-	-	X	-	-
HIGH											
RESIDENTIAL	O	O	O	X	O	-	-	-	-	-	-
OFFICE	X	X	X	X	O	-	-	-	-	-	-
COMMERCIAL	X	X	X	X	O	X	O	O	O	-	-
INDUSTRIAL	X	X	X	X	X	O	O	O	X	X	O
OTHER INTENSITIES											
AGRICULTURE	-	-	-	-	-	-	-	-	-	-	-
DEVELOPMENT SENSITIVE	O	O	O	O	O	O	O	O	O	O	O
PUBLIC	O	O	O	O	O	O	O	O	O	O	O

- X = Zoning District and Plan Category are in Accordance.
- O = Zoning District and Plan Category May Be Found in Accordance.
- = Zoning District and Plan Category are Not in Accordance.

The Matrix shows the general relationship between Plan Map intensities and Zoning Districts.

For example, a CG Commercial General District would not be found to be in conformance with a Low Intensity Residential. The CG District would be in conformance with the High Intensity Commercial.

The Matrix shows the general intent of the Plan policies. It is a tool to help the Planning Commission, Board of Adjustment and City Council make zoning decisions, which promote compatible land use patterns in accordance with the Comprehensive Plan. The physical facts (existing land use and zoning of adjacent land) must also be considered.