

## FUTURE LAND USE ELEMENT

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FIGURE FLU-1  
STANDARD FOR FUTURE LAND USE CATEGORIES

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Residential and Conservation Future Land Use Categories:

	<b>Very Low Density Residential</b>	<b>Low Density Residential</b>	<b>Medium Density Residential</b>	<b>High Density Residential</b>	<b>Conservation</b>	<b>Rural Urban Transition</b>
<b>Maximum Density</b>	4 du/acre	7 du/acre <sup>1</sup>	15 du/acre	25 du/acre		1 du/2.5 acres
<b>Allowable Uses</b>	Residential, Institutional, and Open Space/Recreational	Residential, Institutional, and Open Space/Recreational	Residential, Institutional, and Open Space/Recreational	Residential, Institutional, Office and Open Space/Recreational	Conservation and Open Space/Recreational	Residential, Conservation, Open Space/Recreational, and Agriculture
<b>Applicable Zoning Districts</b>	RE, RA, RR-1, RR-2, RU-1-10, RU 1-7, RU 1-7A, RM-3, and PUD	RU-1-10, RU-1-7, RU-1-7A, RU-2-10, RU-2-15, RM-3, RM-4, and PUD	<u>RU-1-7</u> , RU 2-15, RM-4, and PUD	RU-2-15, RU 2-25, <u>Inst.</u> , and PUD	Not Applicable	RA, RR-1, and RR-2
<b>Maximum Impervious Surface Ratio</b>	.40 .65 w/PUD	.65	.70	.80	.10	.30

Commercial, Industrial, Open Space/Recreational, Institutional and Mixed-Use Future Land Use Categories

	<b>Commercial</b>	<b>Neighborhood Commercial</b>	<b>Regional Activity Center</b>	<b>Industrial</b>	<b>Open Space Recreational</b>	<b>Institutional</b>	<b>Mixed Use</b>
<b>Maximum Intensity/Density</b>	1.0 FAR, 25 du/acre <sup>7</sup>	0.75 FAR, 25 du/acre <sup>7</sup>	0.50 FAR, 25 du/acre, and 45 hotel rooms /acre	1.50 FAR	0.25 FAR	1.0 FAR 25 du/acre	25 du/acre <sup>2,3&amp;9</sup> 1.0 FAR <sup>3</sup>
<b>Allowable Uses</b>	Commercial, Office, Institutional, Residential <sup>8</sup> , and Open Space/Recreational	Commercial, Residential, Office, Institutional, and Open Space/Recreational	Commercial, Industrial, Hotel, office, Residential, Institutional, and Open Space/Recreational	Industrial and Commercial <sup>6</sup>	Not Applicable	Institutional	Commercial, Industrial, Hotel, Office, Residential, Institutional, and Open Space/Recreational
<b>Minimum Transportation Access</b>	4 lane collector 2 lane arterial	2 lane collector	1 lane arterial that intersects SR 528 or I-95	2 lane collector 2 lane arterial	Not applicable	Not applicable	Not applicable
<b>Applicable Zoning Districts</b>	C-G, C-W, C-P, C-C, P-S, <u>Inst.</u> , and PUD	C-N, C-R, R-P, P-S, <u>Inst</u> and PUD	UMD	M-1 and M-2	All Districts	All Districts	CBD, CBD-CVO, C-C, C-N, C-R, P-S, PUD, R-P, UMD
<b>Maximum Impervious Surface Ratio</b>	0.90	0.80	0.95	0.75	0.25	0.65	0.95 1.0 in CBD