

Table 5: Future Land Use Categories and Zoning

Properties with a zoning designation not consistent with the future land use category are not required to rezone. However, if the property owner wishes to rezone the property, it shall be to a designation that is consistent with the assigned future land use category.

Future Land Use Category	Map Symbol	Purpose	Range of Potential Uses Primary Secondary	Maximum Gross Potential Density (DU/GA) ¹	Maximum Net Density ² (DU/NA) ¹	Maximum Potential Intensity (FAR) ¹	Commercial Size Limitation (Policy 2.10.2.2)	ZONING DISTRICTS	DENSITY	INTENSITY	MAX. BLDG. SIZE
1) Conservation Lands	CON	Areas of major public or privately-held lands reserved for the primary purpose of the preservation of natural resources.	Open space Passive Recreation <i>Selected Agriculture Activities</i>	0	0	0	NA See 2.2.1.7.3 [DOESN'T BELONG HERE]	CON	NA	NA	NA
2) Agriculture/Rural	AG/R	Areas of agricultural or low density rural residential character primarily located east of the Future Development Area Boundary	Agriculture Low density residential <i>Neighborhood commercial</i> <i>Mining</i> <i>Public/semi-public, recreation & schools</i>	0.2	2	0.23	Small (3,000/30,000) [allowing up to 3,000 sq. ft. is fine, but up to 30,000 seems exaggerated]	CON A EX NC-S*	NA 1 un/5 ac NA Per FLUCNA	NA 0.23 0.23 0.23	NA NA NA 3,000
3) Estate Rural	ER	Areas of low density rural residential character interspersed with large tracts of open space used for agricultural, open space, environmentally and low intensity recreational uses.	Agriculture Low density residential <i>Neighborhood commercial</i> <i>Public/semi-public, recreation & schools.</i>	0.2	1	0.23 0.35 for mini-warehouses [None found in ER. Also, not allowed in CON or A, and NC-S has a max of 0.23. recommend deleting]	Small (3,000/30,000) [same comment]	CON A NC-S* MP-I	NA 1 un/5 ac NA Per FLUC Per FLUC	NA 0.23 0.23 Per FLUC	NA NA 3,000 Per FLUC
4) Residential-1	RES-1	Areas of low density suburban residential character, which may be interspersed with compatible short-term agricultural activities as the area transitions from rural to suburban uses.	Low density residential <i>Short-term agriculture</i> <i>Neighborhood commercial</i> <i>Public/semi-public, recreation & schools</i>	1.0	2 or 6 - See 2.2.1.9.3	0.23 0.35 for commercial nodes* and mini-warehouses [the mini-warehouses would be in nodes anyway]	Medium Small (3,000/30,000) (30,000/150,000) [allowing up to 3,000 sq. ft. is fine, but 30,000 and 50,000 seem too much for RES-1]	CON A A-1 RSF-1 RVP NC-S* NC-M* PR-S* PR-M* MP-I	NA 1 un/5 ac 1 upa 1 upa 12 sites/ac NA Per FLUC NA Per FLUC NA Per FLUC NA Per FLUC Per FLUC	NA 0.23 0.23 0.23 0.23 0.23 0.35 0.23 0.35 Per FLUC	NA NA NA NA NA 3,000 3,000 3,000 30,000 Per FLUC
5) Residential-3.0	RES-3	Areas of primarily low density suburban residential character and support uses.	Low density residential <i>Short-term agriculture</i> Medium density clustered residential <i>Neighborhood commercial</i> <i>Public/semi-public, recreation & schools</i>	3.0 6 for affordable housing in the Urban Core (see Policy _____) 2.5 min. in UIRA for Affordable Housing (see policy 2.2.1.10.3)	6 129 in UIRA for Affordable Housing in the Urban Core (see policy 2.2.1.10.3)	0.35 1.0 and UIRA	Medium Small (3,000/30,000) (30,000/150,000) [could allow MAC-3 to get to 150,000 but the density and intensity are too high for RES-3]	CON A-1 RSF-1 RSF-2 RSF-3 RVP RDD-3 NC-S* NC-M* PR-S* PR-M* MP-I	NA 1 upa 1 upa 2 upa 3 upa 12 sites/ac 3 upa NA Per FLUC NA Per FLUC NA Per FLUC NA Per FLUC Per FLUC	NA 0.23 0.23 0.23 0.23 0.23 0.35 0.23 0.35 0.23 0.35 Per FLUC	NA NA NA NA NA NA 3,000 30,000 3,000 30,000 30,000 Per FLUC
6) Urban Fringe-3	UF-3	Areas limited to the urban fringe within which future low density residential and support uses are projected to develop following a logical expansion of the urban environment growing from west to east, consistent with the availability of services.	Low density residential <i>Short-term agriculture</i> Medium density clustered residential <i>Neighborhood & community commercial</i> <i>Public/semi-public, recreation & schools</i>	3.0 9 at commercial nodes*	9 12 at commercial nodes*	0.35 0.5 at commercial nodes*	Medium (30,000/150,000) Large (50,000/300,000) [can't allow more than 150,000 through zoning] (see policy 2.2.1.11.5)	CON A-1 RSF-1 RSF-2 RSF-3 RVP RDD-3 NC-S* NC-M* GC* PR-S* PR-M* MP-I	NA 1 upa 1 upa 2 upa 3 upa 12 sites/ac 3 upa NA Per FLUC NA Per FLUC Per FLUC NA Per FLUC NA Per FLUC Per FLUC	NA 0.23 0.23 0.23 0.23 0.23 0.35 0.23 0.35 0.5 0.23 0.35 Per FLUC	NA NA NA NA NA NA 3,000 30,000 50/150,000 3,000 30,000 30,000 Per FLUC

Future Land Use Category	Map Symbol	Purpose	Range of Potential Uses Primary Secondary	Maximum Gross Potential Density (DU/GA) ¹	Maximum Net Density ² (DU/NA) ¹	Maximum Potential Intensity (FAR) ¹	Commercial Size Limitation (Policy 2.10.2.2)	ZONING DISTRICTS	DENSITY	INTENSITY	MAX. BLDG. SIZE
7) Residential-6	RES-6	Areas of primarily medium density urban residential development and support uses.	Medium density residential Medium density clustered residential <i>Neighborhood commercial</i> <i>Public/semi-public, recreation & schools</i>	6.0 12 at commercial nodes ¹ 12 for affordable housing in the Urban Core (see Policy _____) 5.0 min. in UIRA for Affordable Housing (see policy 2.2.1.12.3)	12 16 at commercial nodes ¹ 16 in UIRA for Affordable Housing in the Urban Core (see policy 2.2.1.12.3)	0.35 [0.5 at MAC commercial nodes] 1.0 in UIRA 1.0 along designated Urban Corridors (see Goal 2.10 and associated policies).	Medium (30,000/150,000)	CON VIL RSF-2 RSF-3 RSF-4.5 RSF-6 RVP RSMH-4.5 RSMH-6 RDD-3 RDD-4.5 RDD-6, RMF-6 NC-S* NC-M* GC* PR-S* PR-M* MP-I	NA 3/6 upa 2 upa 3 upa 4.5 upa 6 upa 12 sites/ac 4.5 upa 6 upa 3 upa 4.5 upa 6 upa 6 upa NA Per FLUC NA Per FLUC Per FLUC NA Per FLUC NA Per FLUC Per FLUC	NA 0.23 0.23 0.23 0.35 0.35 0.23 0.35 0.35 0.35 0.35 0.35 0.23 0.35 0.5 0.23 0.35 Per FLUC	NA NA NA NA NA NA NA NA NA NA NA 3,000 30,000 50/150,000 3,000 30,000 Per FLUC
8) Residential-9	RES-9	Areas of primarily medium density urban residential character and support uses.	Medium density residential High density clustered residential <i>Neighborhood commercial</i> <i>Public/semi-public, recreation & schools</i>	9.0 18 at commercial nodes ¹ 20 along Urban Corridors if a density bonus is approved 18 for affordable housing in the Urban Core (see Policy _____) 7.0 min. in UIRA for Affordable Housing (see policy 2.2.1.13.3)	16 20 at commercial nodes ¹ 20 in UIRA for "Affordable Housing" in the Urban Core (see policy 2.2.1.13.3)	0.35 [0.5 at commercial nodes] 1.0 in UIRA 1.0 along designated Urban Corridors (see Goal 2.10 and associated policies).	Medium (30,000/150,000)	CON VIL RSF-3 RSF-4.5 RSF-6 RSF-9 RVP RSMH-4.5 RSMH-6 RDD-3 RDD-4.5 RDD-6 RMF-6 RMF-9 NC-S* NC-M* GC* PR-S* PR-M* MP-I	NA 3/6 upa 3 upa 4.5 upa 6 upa 9 upa 12 sites/ac 4.5 upa 6 upa 3 upa 4.5 upa 6 upa 9 upa NA Per FLUC NA Per FLUC Per FLUC NA Per FLUC NA Per FLUC Per FLUC	NA 0.23 0.23 0.35 0.35 0.35 0.23 0.35 0.35 0.35 0.35 0.35 0.23 0.35 0.5 0.23 0.35 Per FLUC	NA NA NA NA NA NA NA NA NA NA NA NA 3,000 30,000 50/150,000 3,000 30,000 Per FLUC

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9) Residential-12	RES-12	Areas of primarily medium density urban residential character and support uses.	Medium density residential High density clustered residential <i>Neighborhood commercial</i> <i>Public/semi-public, recreation & schools</i>	12.0 20 at commercial nodes 20 along Urban Corridors 24 for affordable housing in the Urban Core (see Policy _____) 10.0 min. in UIRA for Affordable Housing (see policy 2.2.1.14.3)	16 24 at commercial nodes 24-28 in UIRA for Affordable Housing in the Urban Core (see policy 2.2.1.14.3)	0.35 [0.5 at -CLC nodes] 1.0 in UIRA 1.0 along designated Urban Corridors (see Goal 2.10 and associated policies).	Medium (30,000/150,000)	CON RSF-4.5 RSF-6 RSF-9 RVP RSMH-4.5 RSMH-6 RDD-3 RDD-4.5 RDD-6 RMF-6 RMF-9 RMF-12 NC-S* NC-M* GC* PR-S* PR-M* MP-I	NA 4.5 upa 6 upa 9 upa 12 sites/ac 4.5 upa 6 upa 3 upa 4.5 upa 6 upa 6 upa 9 upa 12 upa NA Per FLUC NA Per FLUC Per FLUC NA Per FLUC NA Per FLUC Per FLUC	NA 0.35 0.35 0.35 0.23 0.35 0.35 0.35 0.35 0.35 0.35 0.35 0.23 0.35 0.5 0.23 0.35 Per FLUC	NA NA NA NA NA NA NA NA NA NA NA NA 3,000 30,000 50/150,000 3,000 30,000 Per FLUC
10) Residential-16	RES-16	Areas of primarily high density urban residential character and support uses.	High density residential <i>Neighborhood commercial</i> <i>Public/semi-public, recreation & schools</i>	16.0 24 at commercial nodes 20 along Urban Corridors 32 for affordable housing in the Urban Core (see Policy _____) 13.0 min. in UIRA for Affordable Housing (see policy 2.2.1.15.3)	20 28 at commercial nodes 28-36 in UIRA for Affordable Housing in the Urban Core (see policy 2.2.1.15.3)	0.35 [0.5 at CLC nodes] 1.0 in UIRA 1.0 along designated Urban Corridors (see Goal 2.10 and associated policies).	Medium (30,000/150,000) (see Policy 2.2.1.15.3 for urban corridors)	CON RSF-6 RSF-9 RVP RSMH-6 RDD-3 RDD-4.5 RDD-6 RMF-6 RMF-9 RMF-12 RMF-16 NC-S* NC-M* GC* PR-S* PR-M* MP-I	NA 6 upa 9 upa 12 sites/ac 6 upa 3 upa 4.5 upa 6 upa 6 upa 9 upa 12 upa 16 upa NA Per FLUC NA Per FLUC Per FLUC NA Per FLUC NA Per FLUC Per FLUC	NA 0.35 0.35 0.23 0.35 0.35 0.35 0.35 0.35 0.35 0.35 0.23 0.35 0.5 0.23 0.35 Per FLUC	NA NA NA NA NA NA NA NA NA NA NA 3,000 30,000 50/150,000 3,000 30,000 Per FLUC
11) Low Intensity Office	OL	Areas of low intensity office development, sometimes mixed with medium density urban residential development. This category serves as a transition between commercial and residential areas, and helps prevent the intrusion of commercial uses into residential or predominantly office areas.	Office Medium density residential <i>Public/semi-public, recreation & schools</i>	6.0 12 for affordable housing in the Urban Core (see Policy _____) 5.0 min. in UIRA for "Affordable Housing" (see policy 2.2.1.16.3)	12 16 in UIRA for "Affordable Housing" in the Urban Core (see policy 2.2.1.16.3)	0.35 1.0 in UIRA.	Small (3,000/30,000) (Office Uses Only) [THIS IMPLIES THAT OFFICE AT MAJOR INTERSECTIONS IS RESTRICTED TO 3,000 SQ. FT., BUT EVERYWHERE ELSE IS OK TO BUILD LARGER IF YOU MEET THE FAR] [OFFICE EXEMPT FROM CLC]	CON RSF-3 RSF-4.5 RSF-6 RSMH-4.5 RSMH-6 RDD-3 RDD-4.5 RDD-6 RMF-6 PR-S PR-M MP-I	NA 3 upa 4.5 upa 6 upa 4.5 upa 6 upa 3 upa 4.5 upa 6 upa 6 upa NA Per FLUC NA Per FLUC Per FLUC	NA 0.23 0.35 0.35 0.35 0.35 0.35 0.35 0.35 0.23 0.35 Per FLUC	NA NA NA NA NA NA NA NA NA 3,000 30,000 Per FLUC

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12) Medium Intensity Office	OM	Areas of low intensity office development and support uses.	Office <i>Neighborhood commercial</i> <i>Public/semi-public, recreation & schools</i>	0	0	0.35 outside of the Urban Core Area 0.50 inside the Urban Core Area 1.0 in UIRA	5,000-sf outside of the Urban Core Area 10,000-sf inside the Urban Core Area (see Policy 2.2.1.27.5) [EXEMPT FROM CLC]	CON PR-S PR-M NC-S NC-M MP-I	NA NA Per FLUC NA Per FLUC NA Per FLUC NA Per FLUC Per FLUC	NA 0.23 0.35 0.23 0.35 Per FLUC	NA 3,000 30,000 3,000 30,000 Per FLUC
13) Retail/Office/ Residential	ROR	Areas exhibiting a broad range of commercial, office, residential and, in certain cases, light industrial uses. Typically planned with an integrated approach to mixed-use development, especially at major community or region-serving nodes resulting in horizontal or vertical integration of uses, internal trip capture, and an overall high quality environment for living, working, or visiting.	Commercial (including lodging and office but not intensive commercial) Medium density residential High density clustered residential <i>Public/semi-public, recreation & schools</i>	10 17 (30 if part of a vertical mixed use development) 30 along Urban Corridors (40 if a bonus is approved) and 32 for affordable housing in the Urban Core 7.0 min. in UIRA for Affordable Housing (see policy 2.2.1.17.3)	20.0 20.0 [POLICY SAYS 16] (34 if part of a vertical mixed use development) 24-34 in UIRA for Affordable Housing in the Urban Core (see policy 2.2.1.17.3)	1.35 [1.0 if part of a vertical mixed use development] 1.0 in UIRA 1.0 for Hotels 1.0 along designated Urban Corridors (2.0 if a bonus is approved)	Large (50,000/300,000) (see Policy 2.2.1.17.3 for urban corridors) [EXEMPT FROM CLC]	CON RSF-3 RSF-4.5 RSF-6 RSF-9 RSMH-6 RVP RDD-3 RDD-4.5 RMF-6 RMF-9 RMF-12 RMF-16 NC-S NC-M GC HC PR-S PR-M MP-I	NA 3 upa 4.5 upa 6 upa 9 upa 6 upa 12 sites/ac 3 upa 4.5 upa 6 upa 9 upa 12 upa 16 upa NA Per FLUC NA Per FLUC Per FLUC NA Per FLUC NA Per FLUC Per FLUC NA Per FLUC NA Per FLUC Per FLUC NA Per FLUC NA Per FLUC 0.35 0.35 NA Per FLUC NA Per FLUC Per FLUC	NA 0.23 0.35 0.35 0.35 0.35 0.35 0.35 0.35 0.35 0.35 0.35 0.35 0.35 0.23 0.35 1.0 0.35 0.35 0.35 0.35 0.35 0.35 0.35 0.23 0.35 0.35 Per FLUC	NA NA NA NA NA NA NA NA NA NA NA NA NA NA 3,000 30,000 150/300,000 50,000/150,000 50,000 3,000 30,000 Per FLUC
14) Industrial-Light	IL	Areas with a range of light industrial and other employment-oriented uses.	Light industrial Office Commercial (including lodging, wholesale and neighborhood retail) <i>Limited residential</i> <i>Public/semi-public, recreation & schools</i>	1	1	0.75 1.0 in UIRA and within Urban Corridors 1.0 for Hotels	Small (3,000/30,000)	CON LM HC NC-S* NC-M* MP-I	NA NA Per FLUC NA Per FLUC NA Per FLUC NA Per FLUC Per FLUC	NA 0.75 0.35 0.23 0.35 Per FLUC	NA NA 50,000 3,000 30,000 Per FLUC
15) Industrial-Heavy	IH	Areas exhibiting a range of light and heavy industrial, and other employment-oriented uses.	Light and heavy industrial Deepwater port and complementary uses Office Commercial (including wholesale and neighborhood retail) <i>Public/semi-public, recreation & schools</i>	0	0	1.0 0.75 1.0 in UIRA and within Urban Corridors	Small (3,000/30,000)	CON LM HM HC NC-S* NC-M* MP-I	NA NA Per FLUC NA NA Per FLUC NA Per FLUC NA Per FLUC Per FLUC	NA 0.75 0.5 0.35 0.23 0.35 Per FLUC	NA NA NA 50,000 3,000 30,000 Per FLUC
16) Urban Industrial	IU	Areas of established, developed light or heavy industrial uses where such uses are substantially or completely surrounded by urban uses, with limited ability for expansion.	Light and heavy industrial <i>Neighborhood commercial</i> <i>Public/semi-public, recreation & schools.</i>	0	0	1.25	Small (3,000/30,000)	Requires rezoning to PD			

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17) Mixed Use	MU	Major centers of suburban or urban activity in areas with a high level of public facility availability, and intended to develop with a horizontal or vertical mix of residential and non-residential uses, achieving internal trip capture, and the development of a high quality environment for living, working, and visiting.	Commercial (including neighborhood, community and regional serving commercial, wholesale and lodging) Office Light industrial High density residential Hospitals Public/semi-public, recreation & schools	9-12 [CHANGED FROM 9 TO 12] (16 if part of a vertical mixed use development)	20.0 (24 if part of a vertical mixed use development) ²⁴⁻³⁴ in UIRA for Affordable Housing in the Urban Core (see policy 2.2.1.21.3)	1.0 (2.0 along Urban Corridors if a bonus is approved) 2.0 in UIRA	Large (50,000/300,000) (see Policy 2.2.1.21.3 for urban corridors) [EXEMPT FROM CLC]	CON RSF-1 RSF-2 RSF-3 RSF-4.5 RSF-6 RSF-9 RVP RMF-6 RMF-9 RMF-12 PR-S PR-M NC-S NC-M GC MX LM MP-I	NA 1 UA 2 upa 3 upa 4.5 upa 6 upa 9 upa 12 sites/ac 6 upa 9 upa 12 upa NA Per FLUC NA Per FLUC NA Per FLUC NA Per FLUC NA Per FLUC Per FLUC NA Per FLUC NA Per FLUC Per FLUC	NA 0.23 0.23 0.23 0.35 0.35 0.35 0.35 0.35 0.35 0.23 0.35 0.23 0.35 0.35 1.0 0.75 Per FLUC	NA NA NA NA NA NA NA NA NA NA 50,000/150,000 150/300,000 NA NA Per FLUC
18) Mixed Use Community	MU-C	The MU-C category is intended to accommodate a mix of predominantly residential communities (MU-C/R and MU-C/RU) with centers of commercial activity at various levels of intensity (MU-C/AC-1, 2 and 3). The MU-C encourages horizontal and vertical mixed use to achieve internal trip capture, and the development of a high quality environment for living, working, and visiting.	See subcategories below	See subcategories below	See subcategories below	See subcategories below	See subcategories below	SEE BELOW			
	MU-C/R	Intended to accommodate low density residential in close proximity to neighborhood and community-serving commercial areas.	Low density residential Medium density clustered residential Neighborhood commercial Public/semi-public, recreation & schools Short-term agriculture	3	9	0.35	Medium (30,000/150,000)	CON RSF-1 RSF-2 RSF-3 RSF-4.5 RSF-6 RMF-6 RMF-9 PR-S* PR-M* NC-S* NC-M* MP-I	NA 1 UA 2 upa 3 upa 4.5 upa 6 upa 6 upa 9 upa NA Per FLUC NA Per FLUC NA Per FLUC NA Per FLUC Per FLUC	NA 0.23 0.23 0.23 0.35 0.35 0.35 0.23 0.35 0.23 0.35 Per FLUC	NA NA NA NA NA NA NA 3,000 30,000 3,000 30,000 Per FLUC
	MU-C/RU	Intended to accommodate low density residential in close proximity to neighborhood and community-serving commercial areas.	Low density residential High density clustered residential Neighborhood commercial Public/semi-public, recreation & schools Short-term agriculture	9	16	0.35	Medium (30,000/150,000)	CON RSF-1 RSF-2 RSF-3 RSF-4.5 RSF-6 RMF-6 RMF-9 PR-S* PR-M* NC-S* NC-M* MP-I	NA 1 UA 2 upa 3 upa 4.5 upa 6 upa 6 upa 9 upa NA Per FLUC NA Per FLUC NA Per FLUC NA Per FLUC Per FLUC	NA 0.23 0.23 0.23 0.35 0.35 0.35 0.23 0.35 0.23 0.35 Per FLUC	NA NA NA NA NA NA NA 3,000 30,000 3,000 30,000 Per FLUC

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	MU-C/ AC-1	Intended to accommodate a mix of commercial (neighborhood, community or regional) and high density residential in nodes surrounded by lower density residential uses.	Commercial (neighborhood, community or regional serving, including retail, wholesale and lodging) Office High density residential Light industrial Hospitals Public/semi-public, recreation & schools	12 max. 6 min.	20	1.0	Large (50,000/300,000) [EXEMPT FROM CLC]	CON RMF-6 RMF-9 RMF-12 PR-S PR-M NC-S NC-M GC LM MP-I	NA 6 upa 9 upa 12 upa NA Per FLUC NA Per FLUC NA Per FLUC NA Per FLUC NA Per FLUC 0.350.5 0.75 Per FLUC	NA 0.35 0.35 0.35 0.23 0.35 0.23 0.35 0.23 0.75 Per FLUC	NA NA NA NA 3,000 30,000 3,000 30,000 50,000/150,000 NA Per FLUC
	MU-C/ AC-2	Intended to accommodate a mix of neighborhood or community serving commercial and medium density residential surrounded by lower density residential developments.	Commercial (neighborhood or community serving, including retail and lodging) Office Medium density residential Light industrial Public/semi-public, recreation & schools	9 max. 6 min.	20	0.5	Large (50,000/300,000)	CON RMF-6 RMF-9 PR-S PR-M NC-S NC-M GC LM MP-I	NA 6 upa 9 upa NA Per FLUC NA Per FLUC NA Per FLUC NA Per FLUC NA Per FLUC 0.350.5 0.75 Per FLUC	NA 0.35 0.35 0.23 0.35 0.23 0.35 0.23 0.75 Per FLUC	NA NA NA 3,000 30,000 3,000 30,000 50,000/150,000 NA Per FLUC
	MU-C/ AC-3	Intended to accommodate neighborhood-serving commercial mixed with medium density residential uses.	Neighborhood commercial Office Medium density residential Light industrial Public/semi-public, recreation & schools	3 6 max. [CONSIDER CHANGING FROM 3 TO 6 upa]	9	0.5	Medium (30,000/150,000)	CON RSF-3 RSF-4.5 RSF-6 RMF-6 PR-S PR-M NC-S NC-M GC LM MP-I	NA 3 upa 4.5 upa 6 upa 6 upa NA Per FLUC NA Per FLUC NA Per FLUC NA Per FLUC NA Per FLUC 0.350.5 0.75 Per FLUC	NA 0.23 0.35 0.35 0.35 0.23 0.35 0.23 0.35 0.23 0.75 Per FLUC	NA NA NA NA NA 3,000 30,000 3,000 30,000 50,000/150,000 NA Per FLUC
19) Public/ Semi-Public (1)	P/SP(1)	This category is intended to recognize major existing and programmed public/quasi-public facilities, primarily those facilities associated with public or private utilities, including electrical transmission corridors, and other public or semi-public facilities which have adverse aesthetic or health, safety, or welfare impacts on adjacent property or residents.	Public/semi-public, recreation & schools Utility uses (including sanitary landfills, permanent water and wastewater treatment/ storage/disposal facilities, maintenance facilities, solid waste transfer stations, major utility transmission corridors and other major public facilities. Public airports	See Policies	See Policies	See Policies	See 2.2.1.22.2 and 2.2.1.23.2	Requires rezoning to PD			
20) Major Public/ Semi-Public (2)	P/SP(2)	This category is intended to recognize major existing and programmed public/quasi-public facilities, primarily those associated with frequent or regular use by residents of the community, particularly major health care and educational facilities.	Hospitals Colleges or universities, and other similar public or semi-public uses and schools	See Policies	See Policies	See Policies	See 2.2.1.22.2 and 2.2.1.23.2	Requires rezoning to PD			
21) Major Attractors	AT	This category is intended to recognize and accommodate public and private facilities, which by virtue of their highly specialized function or their infrequent but significant impact on public facilities and other land uses, are inconsistent with the definition or intent of other future land use categories.	Mass seating facilities, civic center, vehicular racing facilities, arenas, intensive recreational uses, and other major attractors.	See Policies	See Policies	See Policies	N/A	Requires rezoning to PD			
22) Major Recreation/ Open Space	R/OS	Areas of significant recreation and permanent open space lands, historic sites, and other areas for the preservation of cultural and recreational amenities.	State parks, district or regional parks, significant recreational and open spaces or public schools when associated with public parks.	See Policies	See Policies	See Policies	N/A	Requires rezoning to PD			

DU/GA = Gross Dwelling Units per Gross Acre; DU/NA = Dwelling Units per Net Acre; FAR = Floor Area Ratio; UIRA = Urban Infill Redevelopment Area

The VIL zoning district is not listed above due to the fact that it is a district tied geographically to the villages of Rubonia, Myakka and Parrish.

Notes:

¹ Refer to Policy 2.2.1.6 and to the more detailed description under each Future Land Use Category for limitations on the use of/or reliance on the information contained in this summary table. "Density Bonus" and "FAR Bonus" are defined and described in further detail in the Land Development Code.

² Developments along the designated Urban Corridors are not subject to the maximum “net” densities listed in this table.

* Subject to Commercial Locational Criteria

Retail Uses-Community Serving - Commercial establishments, or groupings thereof, that in addition to serving day-to-day commercial needs of a community, also supply the more durable and permanent needs of a community (e.g., home improvement centers, furniture stores, movie theaters, bowling alleys, junior department stores, automobile sales). The uses may also include office uses for personal or professional services. Certain community-serving retail uses may also be considered as intensive commercial uses.

Retail Uses-Neighborhood - Commercial establishments, or groupings thereof, that serve the commercial needs of the neighborhood (e.g. food stores, convenience stores, drug stores, restaurants). The uses may also include office uses for personal or professional services.

Retail Uses- Region-Serving - Commercial establishments or groupings thereof which serve any or all commercial needs of a broadly distributed population and work force (e.g., regional malls, major recreational facilities) in addition to including community-serving and other commercial uses. Certain region-serving retail uses may also be considered as intensive commercial uses. The uses may also include wholesale trade uses, all office uses, and office showroom uses or similar uses.

However, region serving retail uses shall not include bulk warehousing or uses for which distribution of goods to other than a residential end-user is a primary or major use.

Category of Commercial Use	Maximum Gross Building Square Footage Per Project	
	Without Special Permit	With Special Permit
Small	3,000	30,000
Medium	30,000	150,000
Large	50,000 [CONSIDER CHANGING TO 150,000]	300,000