

FUTURE LAND USE CATEGORIES

Residential

Residential Low Density- RL

This category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre.

Residential Medium Density – RM

This category accommodates a broad range of housing types including single family attached, single family detached, duplex, town homes, multi-family and patio or garden homes. Any combination of these and possibly other housing types may fall in this category provided that the density is between six (6) and twelve (12) dwelling units per acre.

Residential High Density – RH

This category accommodates residential development of more than twelve (12) dwelling units per acre.

Mobile Home Park - MH

This category accommodates an area specifically developed to accommodate mobile homes.

Office

Office - O

The office category represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities.

Suburban Office - SO

The suburban office category shall provide for low intensity development of office or office parks in close proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required.

Mixed

Mixed Commercial and Industrial - MCI

This category provides for a mixture of commercial and industrial uses to occur. Acceptable uses are commercial or mixed commercial and industrial. A Planned Zoning District is required if the use is mixed commercial and industrial.

Mixed Office and Commercial - MOC

This category provides for a mixture of office and commercial uses to occur. Acceptable uses are office or mixed office and commercial. A Planned Zoning District is required if the use is mixed office and commercial.

Service Trades District - STD

This category provides for a selection of office, warehousing, and industrial park activities that primarily serve other office service or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office.

Mixed Use - MX

This category provides for a mixture of residential, office and commercial uses to occur. A Planned Zoning District is required if the use is entirely office or commercial or if the use is a mixture of the three.

Mixed Use Urban - MXU

This category provides for a mix of residential, office and commercial uses not only in the same block but also within the same structure. This category is intended for older "urban" areas to allow dissimilar uses to exist, which support each other to create a vital area. Development should reinforce the urban fabric creating a 24-hour activity area.

Using the Planned Zoning District or the Urban Use District, high and moderate density developments that result in a vital (dense) pedestrian oriented area are appropriate.

Industrial

Light Industrial - LI

This category provides for light warehouse, distribution or storage uses, and/or other industrial uses that are developed in a well-designed "park like" setting.

Industrial - I

The industrial category encompasses a wide variety of manufacturing, warehousing research and development, processing, and industry related office and service activities. Industrial development typically occurs on an individual tract basis rather than according to an overall development plan.

Commercial

Commercial - C

The commercial category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve.

Neighborhood Commercial - NC

The neighborhood commercial category includes limited small-scale commercial development in close proximity to a neighborhood, providing goods and services to that neighborhood market area.

Other

Agriculture - A

It is the intent of this category to encourage the continuation of agricultural uses of the land. The agricultural classification also provides for a transition between rural areas and the urban fringe, where it would be appropriate to preserve existing rural land use, prior to annexation into the city.

Mining - M

The mining category provides for the extraction of various natural resources such as bauxite, sand, gravel, limestone, granite or other. Mining uses will include assurances that these resources be properly managed so as not to create a hazard, nuisance or the disfigurement or pollution of the land.

Park/Open Space - PK/OS

This category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land.

Public/Institutional - PI

This category includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

Transition - T

Transition is a land use plan designation that provides for an orderly transition between residential uses and other more intense uses. Transition was established to deal with areas which contain zoned residential uses and nonconforming nonresidential uses. A Planned Zoning District is required unless the application conforms to the Design Overlay standards. Uses that may be considered are low-density multi-family residential and office uses if the proposals are compatible with quality of life in nearby residential areas.
