

Table 3-1 Development Intensity Standards

Land Use Designation	Development Standards			
	Minimum Lot Area	Maximum dwelling units per net acre	Maximum Nonresidential FAR	Corresponding Zoning Designation
Residential Estates (RE)		1	N/A	RE
Low Density Residential (LDR)		8.7	N/A	RL
Medium Density Residential (MDR)		17.4	N/A	RM
High Density Residential (HDR)		29 outside downtown; 87 downtown	N/A	RH
Administrative Professional (AP)		29 outside downtown; 87 downtown	0.5	CO, UC
Commercial (C)		29 outside downtown; 87 downtown	0.3 outside downtown 5.0 downtown	CN, CG, CD, CL, CA
Industrial (I)		0	0.6	IL, IG, PT
Institutional (IN)	N/A	1	0.5-5.0	PF, PT
	Site Minimum	Site Maximum	Maximum Nonresidential FAR	Corresponding Zoning Designation
Parks and Recreation (PR)	N/A	1	0.20	PF
Open Space/Agriculture (OSA)	40 acres	1	0.1	OS
Mixed Use (MU)	100 acres	29	0.5	MX
Village (V)*	N/A	29	0.5	Village Zoning per Specific or Master Plan

* See Chapter 7, Districts and Villages, for details.

N/A = Not Applicable