
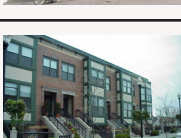



Table LU 1 Land Use & Urban Form Designations						
		Guidelines	Standards			
Land Use and Urban Form Designation	Building Height (Number of Stories) ⁽¹⁾	Minimum Density (dwelling units per acre)	Maximum Density (dwelling units per acre)	Minimum Floor Area Ratio (FAR) ⁽²⁾	Maximum Floor Area Ratio (FAR)	
Neighborhoods						
 Rural Residential ⁽⁴⁾ (See Page 2-40)	1-3	0.25	3.0	N/A	1.50	
 Suburban Neighborhood Low Density ⁽⁴⁾ (See Page 2-44)	1-3	3.0	8.0	N/A	1.50	
 Suburban Neighborhood Medium Density ⁽⁴⁾ (See Page 2-44)	1-3	7.0	17.0	N/A	1.50	
 Suburban Neighborhood High Density ^{(3) (4)} (See Page 2-44)	1-3	15.0	30.0	0.35	1.50	
 Traditional Neighborhood Low Density ⁽⁴⁾ (See Page 2-48)	1-3	3.0	8.0	N/A	1.50	
 Traditional Neighborhood Medium Density ⁽⁴⁾ (See Page 2-48)	1-3	8.0	36.0	N/A	1.50	
 Traditional Neighborhood High Density ^{(3) (4)} (See Page 2-48)	1-3	18.0	36.0	0.50	1.50	
 Urban Neighborhood Low Density ^{(3) (4)} (See Page 2-52)	2-4	12.0	36.0	0.50	1.50	
 Urban Neighborhood Medium Density ^{(3) (4)} (See Page 2-52)	3-8	33.0	110.0	1.50	4.00	

(1) Height guidelines are urban form guidelines, not land use standards.

(2) Small commercial (less than 1 acre), where permitted by the land use designation, shall be exempt from the minimum FAR requirement.

(3) Residential development that is part of a mixed-use building shall comply with the allowed floor area ratio (FAR) range and is not subject to the allowed density range. Stand alone residential development shall comply with the allowed density range.

(4) Neighborhood support uses (schools, parks, libraries, community centers, and childcare/elderly care facilities) are also allowed.

Table LU 1 Land Use & Urban Form Designations

		Guidelines	Standards			
<i>Land Use and Urban Form Designation</i>		<i>Building Height (Number of Stories) ⁽¹⁾</i>	<i>Minimum Density (dwelling units per acre)</i>	<i>Maximum Density (dwelling units per acre)</i>	<i>Minimum Floor Area Ratio (FAR) ⁽²⁾</i>	<i>Maximum Floor Area Ratio (FAR)</i>
	Urban Neighborhood High Density ⁽³⁾ ⁽⁴⁾ (See Page 2-52)	4-24	61.0	250.0	2.00	8.00
Centers						
	Suburban Center ⁽³⁾ (See Page 2-66)	1-4	15.0	36.0	0.15	2.00
	Traditional Center ⁽³⁾ (See Page 2-68)	1-4	15.0	36.0	0.30	2.00
	Regional Commercial Center ⁽³⁾ (See Page 2-70)	1-6	32.0	80.0	0.15	3.00
	Urban Center Low ⁽³⁾ (See Page 2-72)	2-7	20.0	150.0	0.40	4.00
	Urban Center High ⁽³⁾ (See Page 2-74)	2-24	24.0	250.0	0.50	8.00
	Central Business District ⁽³⁾ (See Page 2-76)	4+	61.0	450.0	3.00	15.00
Corridors						
	Suburban Corridors ⁽³⁾ (See Page 2-86)	1-4	15.0	36.0	0.15	2.00
	Urban Corridor Low ⁽³⁾ (See Page 2-88)	2-6	20.0	110.0	0.30	3.00

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<i>Land Use and Urban Form Designation</i>		<i>Building Height (Number of Stories) ⁽¹⁾</i>	<i>Minimum Density (dwelling units per acre)</i>	<i>Maximum Density (dwelling units per acre)</i>	<i>Minimum Floor Area Ratio (FAR) ⁽²⁾</i>	<i>Maximum Floor Area Ratio (FAR)</i>
 Urban Corridor High ⁽³⁾ (See Page 2-90)		3-8	33.0	150.0	0.30	6.00
Other Designations						
 Employment Center Low Rise (See Page 2-100)		1-3	N/A	N/A	0.15	1.00
 Employment Center Mid Rise ⁽³⁾ (See Page 2-102)		3-12	18.0	60.0	0.25	2.00
 Industrial (See Page 2-104)		N/A	N/A	N/A	N/A	1.00
 Public/Quasi-Public (See Page 2-112)		N/A	N/A	N/A	N/A	N/A
 Open Space (See Page 2-120)		N/A	N/A	N/A	N/A	N/A
 Parks and Recreation (See Page 2-121)		N/A	N/A	N/A	N/A	N/A
 Special Study Area (See Page 2-126)		N/A	N/A	N/A	N/A	N/A
 Planned Development (See Page 2-126)		N/A	N/A	N/A	N/A	N/A

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