

FUTURE LAND USE MAP CATERGORIES

Ordinance No. 17,386
FAQ Sheet Revised January 2022



About Future Land Use Map Categories

The Future Land Use Map informs the Planning Commission's future zoning decisions. By identifying Future Land Use Categories and corresponding zones, the Future Land Use Map illustrates how the City will grow and evolve. The Future Land Use Map is accompanied by a Future Land Use Narrative and the Future Land Use Categories definitions (revised January 2022).

Future Land use categories are used to identify the desired primary use for existing and future areas for development. Although general in nature, these designations will provide guidance for any changes to the more specific zoning regulations and zoning district locations and boundaries that implement the Comprehensive Plan.

For example, a parcel that is vacant today but designated for residential use on the map would be expected to be developed with housing during the next twenty years. Similarly, a parcel that is in industrial use today but designated as mixed use on the map would be expected to redevelop with a mixture of uses, e.g., commercial and residential uses.

The Future Land Use Map is largely implemented through the city's zoning regulations. Each color-coded category on the Future Land Use Map has a corresponding set of compatible zoning districts. Many of the Future Land Use Map categories have more than one corresponding zoning district, permitting an interpretation of the map based on existing uses and local conditions.

Whereas the Future Land Use Map categories are intentionally broad, the zoning designations are more prescriptive and address qualities such as building heights, setbacks, permitted and conditional uses, allowable lot coverage, and parking requirements.




While the Future Land Use Map guides zoning, it is not the same as the City's Zoning Map. By definition, the Future Land Use Map is intended to be general and does not necessarily have to follow parcel boundaries. Moreover, the designation of an area with a particular Map category does not mean that the most intense zoning district consistent with that category is "automatically" permitted. That is particularly true in the residential areas, where there is a range of zoning densities within each category. In most cases, developing a property with a use that is not consistent with what is shown on the Future Land Use Map would require an amendment to the Future Land Use Map.

There are a total of 20 land use categories shown on the Future Land Use Map, including four (4) residential categories, two (2) office categories, five (5) mixed use, two industrial, two (2) commercial, agricultural, mining, parks and open space, public institutional and transition.

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RESIDENTIAL	RESIDENTIAL LOW (RL) FUTURE LAND USE CATEGORY	
	<p>Description:</p> <p>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.</p>	
RESIDENTIAL	RESIDENTIAL MEDIUM (RM) FUTURE LAND USE CATEGORY	
	<p>Description:</p> <p>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.</p>	
RESIDENTIAL	RESIDENTIAL HIGH (RH) FUTURE LAND USE CATEGORY	
	<p>Description:</p> <p>This category accommodates residential development of more than twelve (12) dwelling units per acre.</p>	

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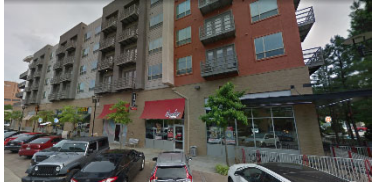



RESIDENTIAL	MOBILE HOME PARK (MH) FUTURE LAND USE CATEGORY	
	Description: This category provides for single family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single family homes, but may also include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre.	
OFFICE	OFFICE (O) FUTURE LAND USE CATEGORY	
	Description: 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.	
OFFICE	SUBURBAN OFFICE (SO) FUTURE LAND USE CATEGORY	
	Description: 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.	

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MIXED	MIXED USE URBAN (MXU) FUTURE LAND USE CATEGORY	
	Description: 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 cresting a 24-hour activity area.	
MIXED	MIXED USE (MX) FUTURE LAND USE CATEGORY	
	Description: 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	MIXED OFFICE AND COMMERCIAL (MOC) FUTURE LAND USE CATEGORY	
	Description: 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.	

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MIXED	MIXED COMMERCIAL AND INDUSTRIAL (MCI) FUTURE LAND USE CATEGORY	
	Description: 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	SERVICE TRADE DISTRICTS (STD) FUTURE LAND USE CATEGORY	
	Description: 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.	
INDUSTRIAL	LIGHT INDUSTRIAL (LI) FUTURE LAND USE CATEGORY	
	Description: 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.	

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INDUSTRIAL	INDUSTRIAL (I) FUTURE LAND USE CATEGORY	
	Description: 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.	
OTHER	AGRICULTURE (A) FUTURE LAND USE CATEGORY	
	Description: 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.	
OTHER	MINING (M) FUTURE LAND USE CATEGORY	
	Description: 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.	

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OTHER	<p>PARK/OPEN SPACE (PK/OS) FUTURE LAND USE CATEGORY</p>	
	<p>Description:</p> <p>This category includes all public parks, recreation facilities, greenbelts, flood plains, and other designated open space and recreational land.</p>	
OTHER	<p>PUBLIC INSTITUTIONAL (PI) FUTURE LAND USE CATEGORY</p>	
	<p>Description:</p> <p>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.</p>	
OTHER	<p>TRANSITION (T) FUTURE LAND USE CATEGORY</p>	
	<p>Description:</p> <p>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.</p>	