

Future Land Use Categories

Residential Categories

Estate Residential

Estate Residential is the lowest density category. It is intended for large-lot single-family homes within a rural setting. Lots should be a minimum of two acres in size within this designation and are not intended to be subdivided in order to preserve the rural characteristics of the area. These lots are suitable for ancillary agricultural activities and should have access to, but not directly front, any existing or planned major roadways.



Single-Family Residential 36

This land use category is characterized by large-lot single-family homes. Although this land use category is smaller than estate residential, subdivisions with this designation still provide a rural and semi-rural atmosphere due to the ample space between housing units. Lots should be a minimum of 36,000 square feet within this designation.



Single-Family Residential 25 and 20

These two land use categories are characterized by single-family homes within traditional suburban style neighborhoods. Subdivisions with either designation are intended to provide for a balanced, orderly, convenient, and attractive residential area which includes elements such as sidewalks and usable centralized open space. The lot sizes for SF-25 and SF-20 designated areas should be 25,000 square feet to 35,999 square feet, for the SF-25 category, and 20,000 square feet to 24,999 square feet, for the SF-20 category.



Single-Family Residential 15 and 12

These two land use categories are characterized by comparatively smaller single-family homes located within traditional suburban style neighborhoods. The lot sizes for SF-15 and SF-12 designated areas should be 15,000 square feet to 19,999 square feet, for the SF-15 category, and 12,000 square feet to 14,999 square feet, for the SF-12 category.



Single-Family Residential 8.4

This land use category is characterized by single-family homes located on smaller lots and within more compact residential neighborhoods. The lot size for this category should be 8,400 square feet to 11,999 square feet.



Single-Family Residential 3

This land use category represents the densest residential land use category and is intended for patio homes/zero-lot line homes and/or townhomes. on lots of not less than 3,000 square feet. Subdivisions with this designation should be unique, walkable neighborhoods that are in close proximity to amenities such as mixed use developments, hike and bike trails, and parks. The lot size for this category should be 3,000 square feet to 8,399 square feet.



Nonresidential Categories

Mixed Use – MU

This land use category is intended to create unique community destinations and allow for a mix of higher density residential and nonresidential uses that are developed in an efficient and creative manner. Mixed use areas are envisioned to be an integration of retail/commercial, office, entertainment, residential units, and open space blended in either a horizontal or vertical configuration. Horizontal mixed use generally contains nonresidential and residential land uses in multiple buildings. Vertical mixed use generally contains nonresidential and residential land uses in a single building, with nonresidential on the ground floor and residential on the upper floors.



Office – O

This category is characterized by low intensity office and professional uses generally in low to medium-rise suburban-scale developments. Permitted uses include corporate, professional, medical, and financial offices as well as offices for individuals and non-profit organizations. These developments should be compatible and in similar scale with residential uses and adjacent property.



Retail/Commercial - RTC

This land use category is characterized by retail and commercial uses that are more intense than office establishments. This category is intended to provide for a variety of restaurants, boutique shops, grocery stores, hotels, big box retailers, etc. These uses require high visibility locations and should be located on major roadways. Design guidelines for retail/commercial developments should encourage compatibility with adjacent residential uses.



Tech/Flex Industrial

This land use category provides industrial space for uses that support offices, showrooms, and modernized industrial activities that do not generate smoke, noise or other hazards traditionally caused by industrial uses. It is intended that the building interiors within this category are designed for easy conversion to support the uses listed above. These developments should be located along major roadways.



Public/Semi-Public – PS

Public/Semi-public uses generally serve a public purpose and are not in private ownership. They can include government, educational, and recreational facilities. Public facilities that generate higher activity on a regular basis, such as government facilities, should be located along major roadways.



Parks and Open Space – PO

This category denotes areas of land designated for both passive and active recreation. This category includes parks, recreational amenities, and open spaces that are currently in existence or planned for the future. These areas should be readily accessible to residents and appropriately dispersed throughout the City.

