

**STANDARDS FOR FUTURE LAND USE CATEGORIES**

**\*\*\*DRAFT 3\*\*\***

**MIXED USE CENTERS:**

	<b>High Intensity</b>	<b>Medium High Intensity</b>	<b>Medium Intensity</b>	<b>Low Intensity</b>
Max. Intensity (FAR) (before bonuses)	2.0 FAR	1.0 FAR	0.50 FAR	0.40FAR
Min. Intensity (FAR)	0.30 FAR	0.25FAR	0.20 FAR	0.15 FAR
Max. Density (Before bonuses)	60 units/ac	30 units/ac	15 units/ac	8 units/ac
Min. Density	24 units/ac	10 units/ac	5 units/ac	3 units/ac
Building Height	2-8 stories	2-5 stories	1-4 stories	1-2 stories
Allowable Uses	Residential Office Commercial Public/Civic Rec & Open Space Institutional	Residential Office Commercial Public/Civic Rec & Open Space Institutional	Residential Office Commercial Public/Civic Rec & Open Space Institutional	Office Commercial Public/Civic Rec & Open Space Institutional Residential (SU)

**SPECIAL DISTRICTS: (Single Use)**

	<b>Employment Center</b>	<b>Neighborhood</b>	<b>Conservation &amp; Civic</b>
Max. Intensity (FAR) (before bonuses)	2.0 FAR	2.0 FAR	1.0 FAR
Min. Intensity (FAR)	NA	NA	NA
Max. Density (Before bonuses)	24 units/ac	24	12 units/ac
Min. Density	NA	NA	NA
Secondary Uses (SU)	PUD	PUD	PUD
Allowable Uses	Industrial Office Commercial Public/Civic (SU) Rec & Open Space(SU) Institutional (SU) Residential (SU)	Residential Rec & Open Space Institutional	Rec & Open Space Commercial Public/Civic