

Land Use Classification Table

The Land Use Classification Table provides generalized descriptions of the Land Use Classifications used for existing and recommended land use. It is intended to provide examples, but not all inclusive of the types of development that may occur in a classification.

Classification	Sub-Classification	Density Guideline*	Map Color	General Description, including examples of supportable uses
Residential	Very Low Density	Up to 4 du/acre		Predominantly single-family development. Refer to the Land Use Policies and Design Guidelines for additional standards regarding new development or redevelopment of low density residential sites.
	Low Density	4–6 du/acre		Predominantly single-family development, with limited amounts of multifamily
	Low–Medium Density	6–10 du/acre		Residential development including both smaller lot single-family and smaller scale multifamily development.
	Medium Density	10–16 du/acre		A variety of dwelling types, including smaller lot single-family, doubles, townhouses and multifamily development.
	Medium–High Density	16–24 du/acre		Multi-story, multifamily housing.
	High Density	24 - 45 du/acre		Dense multi-story, multifamily housing.
	Very High Density	45 and higher du/acre		Highest density multi-story, multifamily housing.
Commercial				Retail, office, or institutional uses. Fuel service stations are supported in this classification.
Mixed Use	Mixed Use 1	Up to 24 du/acre		Commercial classification with residential uses supported. Development may include a mix of uses on one site (for example, residential units located either above and/or next to the commercial uses), or it may include only one use per site. The designation does not require a mix of uses, but instead promotes mixed use development where it is a viable development scenario.
	Mixed Use 2	24 - 45 du/acre		
	Mixed Use 3	45 and higher du/acre		
Employment Center				Dedicated to employment type uses, including office. Retail and hotel uses may be appropriate if developed as secondary uses to the primary employment use.
Industrial and Warehouse				Industrial, manufacturing, and warehouse uses.
Office				Office uses.
Institutional				Schools, government property, and places of worship. The Plan recommends institutional land use for existing institutional sites, however, it is recognized that institutional sites may be subject to redevelopment. Refer to the Land Use Policies and Design Guidelines for additional standards regarding the redevelopment institutional sites.
Parks and Open Space	Parks and Recreation			Publicly owned parks and recreation facilities.
	Open Space			Open space refers to natural areas that do not provide recreational facilities. This includes areas with development restrictions, such as cemeteries, regulated floodway, and conservation holdings.
	Private open space			Golf courses, private sports fields, open space within a development owned by an HOA, or dedicated open space within developments. Refer to the Land Use Policies and Design Guidelines for additional standards regarding the development of private open space.
Other	Agriculture			Agricultural uses, including traditional and urban farms. The Plan may recommend agricultural land use for existing agricultural sites, however, it is recognized that agricultural sites may be subject to redevelopment. Refer to the Land Use Policies and Design Guidelines for additional standards regarding the redevelopment agricultural sites.
	Utilities & Railroads			
	Mining & Quarrying			
	Parking			
	Landfills			
	Vacant			

*Note: Density (gross) is typically measured in terms of dwelling units per acre. The calculation includes the area of the entire site including internal roads and vehicular circulation. Density calculations allow for clustering of units on a smaller portion of the developable site to accommodate natural resource preservation and larger open space designations.