Residential Low-Density (RL): up to 15 units per acre

This land use category shall allow dwellings at densities up to 15 units per acre, with up to 50% density bonus available for developments that meet or exceed affordable housing or tree preservation requirements as may be established in the Land Development Code. The Residential Low-Density land use category identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single- family development, particularly the conservation of existing traditional low density neighborhoods, single-family attached and zero-lot line development, and small-scale multi- family development. Land development regulations shall determine gradations of density, specific uses and performance measures. Land development regulations shall specify criteria for the siting of low-intensity residential facilities to accommodate special need populations and appropriate community level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations; accessory units in conjunction with single-family dwellings; and bed-and-breakfast establishments within certain limitations and may allow neighborhood scale businesses

Residential Medium-Density (RM): up to 30 units per acre

This land use category shall allow single-family and multi-family development at densities up to 30 dwelling units per acre, with up to 50% density bonus available for developments that meet or exceed affordable housing or tree preservation requirements as may be established in the Land Development Code. The land shown as Residential Medium-Density on the Future Land Use Map identifies those areas within the City that, due to topography, soil conditions, surrounding land uses and development patterns, are appropriate for single-family, and medium-intensity multi-family development. Land development regulations shall determine gradations of density and specific uses. Land development regulations shall specify criteria for the siting of appropriate medium-intensity residential facilities to accommodate special need populations and appropriate community-level institutional facilities such as places of religious assembly, public and private schools other than institutions of higher learning, and libraries. Land development regulations shall allow home occupations within certain limitations and may allow neighborhood scale businesses

Mixed-Use Residential (MUR): up to 75 units per acre

This land use category allows residential, commercial, office, retail and serve uses either as stand-alone uses or combined in a mixed-use development format. Structures in this category shall be oriented to the street and encouraged multi-modal transportation through the development design. An essential component of the district is the pedestrian character of the area. Development within Mixed-Use Residential areas shall ensure the compact, pedestrian character of this area. Land development regulations shall set the appropriate densities (up to 75 dwelling units per acre); the allowable uses; and design criteria; with up to 50% density bonus available for developments that meet or exceed affordable housing or tree preservation requirements as may be established in the Land Development Code. Maximum lot coverage within this category shall not exceed 100 percent of the net lot area. Compliance with stormwater, landscaping, height and other site development standards shall be as provided in the Land Development Code. Land development regulations shall specify the criteria for the siting of public and private schools, places of religious assembly and community facilities within this category.

Mixed-Use Office/Residential (MOR): up to 20 units per acre

This land use category allows residential, commercial, office, retail and serve uses either as stand-alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures may be allowed as specially regulated by the Land Development Code. . Structures in this category shall be oriented to the street and encourage multi-modal transportation through the development design. Development within Urban Mixed-Use Office/Residential areas shall ensure the compact, pedestrian character of this area. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 20 units per acre, with up to 50% density bonus available for developments that meet or exceed affordable housing, tree preservation requirements, or other bonuses that may be established in the Land Development Code. Maximum lot coverage within this category shall not exceed 100 percent of the net lot area. Compliance with stormwater, landscaping, height and other site development standards shall be as provided in the Land Development Code.Land development regulations shall establish the appropriate uses; design criteria; landscaping and pedestrian/vehicular access for this category. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

Mixed-Use Low-Intensity (MUL): up to 30 units per acre

This land use category allows a mixture of residential and non-residential uses such as standard lot single-family houses, small-lot single-family houses, duplex houses, townhouses (attached housing), accessory dwelling units, group homes, multi-family housing (if compatible in scale and character with other dwellings in the proposed neighborhood), offices scaled to serve the surrounding neighborhood, retail scaled to serve the surrounding neighborhood, public and private schools, places of religious assembly and other community civic uses. . Light assembly, fabrication, and processing uses within fully enclosed structures may be allowed as specially regulated by the Land Development Code. Residential development shall be limited to up to 30 units per acre, with up to 50% density bonus available for developments that meet or exceed affordable housing, tree preservation requirements, or other bonuses that may be established in the Land Development Code Maximum lot coverage within this category shall not exceed 100 percent of the net lot area. Compliance with stormwater, landscaping, height and other site development standards shall be as provided in the Land Development Code. Buildings in this category shall face the street and have modest front setbacks. This category shall not be used to extend strip commercial development along a street. Land development regulations shall ensure a compact, pedestrian-friendly environment for these areas, and provide guidelines or standards for the compatibility of permitted uses.

Mixed-Use Medium-Intensity (MUM): up to30 units per acre

This land use category allows a mixture of residential, office, and business uses concentrated in mapped areas. When implemented by the Corporate Park zoning district, this category is appropriate for corporate office facilities and mixed-use office oriented development. Light assembly, fabrication, and processing uses within fully enclosed structures may be allowed as specially regulated uses through a Special Use Permit process established in the Land Development Code. Public and private schools, institutions of higher learning, places of religious assembly and community facilities shall be appropriate in this category. Such development shall function as a neighborhood center serving multiple neighborhoods or a community-serving retail and/or office center. It is not expected that these areas shall be expanded significantly during this planning period. Land development regulations shall ensure a compact, pedestrian environment for these areas, and provide guidelines for the compatibility of permitted uses. Residential development shall be limited up to 30 units per acre, with up to 50% density bonus available for developments that meet or exceed affordable housing, tree preservation requirements or other bonuses that may be established in the Land Development Code Maximum lot coverage within this category shall not exceed 100 percent of the net lot area. Compliance with stormwater, landscaping, height and other dimensional standards shall be as provided in the Land Development Code. Residential use shall not be a required development component for public and private schools, institutions of higher learning, places of religious assembly and community facilities. Buildings in this land use category shall face the street and have modest front setbacks.

Urban Mixed-Use (UMU): up to 60 units per acre

This land use category allows residential, office, retail and serve uses either as stand-alone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed in specified zoning districts as specially regulated by the Land Development Code. Structures in this category shall be oriented to the street and encouraged multi-modal transportation through the development design. Development within Urban Mixed-Use areas shall ensure the compact, pedestrian character of this area. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 60 units per acre , with up to 50% density bonus available for developments that meet or exceed affordable housing, tree preservation requirements, or other bonuses that may be established in the Land Development Code . Maximum building height may be established in the Land Development Code. Maximum lot coverage within this category shall not exceed 100 percent of the net lot area. Compliance with stormwater, landscaping, height and other dimensional standards shall be as provided in the Land Development Code. Land development regulations shall set the appropriate densities, the types of uses; design criteria; landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

Urban Mixed-Use High Intensity (UMUH): Up to100 units per acre

This land use category allows residential, office/research, retail, and service uses either as standalone uses or combined in a mixed-use development format. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed as specially regulated by the Land Development Code. An essential component of the category is orientation of structures to the street and the multi-modal character of the area. Development within urban Mixed-Use High Intensity areas shall ensure the compact, pedestrian character of this area. Developments located within this category shall be scaled to fit the character of the area. Residential density shall be limited to 10 to 100 units per acre, with up to 50% density bonus available for developments that meet or exceed affordable housing, tree preservation requirements, or other bonuses that may be established in the Land Development Code. Maximum lot coverage within this category shall not exceed 100 percent of the net lot area. Compliance with stormwater, landscaping, height and other dimensional standards shall be as provided in the Land Development Code.

Land development regulations shall set the appropriate zoning densities: the types of uses; design criteria; landscaping, and pedestrian/vehicular access. Public and private schools, places of religious assembly and community facilities are appropriate within this category.

Urban Centers (UC); up to 150 units per acre

This land use category allows residential, office, and business uses concentrated in urban centers. Light assembly, fabrication, and processing uses within fully enclosed structures shall be allowed as specially regulated by the Land Development Code. Development in this category shall function as a center serving urban centers. Development within urban centers shall ensure the compact, pedestrian character of this area. Residential densities up to 150 units per acre shall be permitted, with up to 50% density bonus available for developments that meet or exceed affordable housing , tree preservation requirements, or other bonuses that may be established in the Land Development Code. Buildings in this category shall face the street and meet build-to lines established in the Land Development Code. Maximum lot coverage within this category shall not exceed 100 percent of the net lot area. Compliance with stormwater, landscaping, and other dimensional standards shall be as provided in the Land Development Code.

Public and private schools, government offices, institutions of higher learning, places of religious assembly and community facilities are appropriate in this category.

Office (O)

The Office land use category identifies areas appropriate for commercial, office, residential, professional and service uses, hospital and medical uses, and appropriate ancillary uses. Office designations shall be applied to compact office development. Residential uses in office districts shall be designed as new in-town development, mixed-use, live-work, compound use or shall accommodate existing residential development within the Office zoning district. Densities shall not exceed 20 units per acre, with up to 50% density bonus available for developments that meet or exceed affordable housing, tree preservation requirements, or other bonuses that may be established in the Land Development Code Public and private schools, government offices, institutions of higher learning, places of religious assembly and community facilities are appropriate in this category. Maximum lot coverage within this category shall not exceed 100 percent of the net lot area. Compliance with stormwater, landscaping, height and other dimensional standards shall be as provided in the Land Development Code.

Commercial (C)

The Commercial land use category identifies those areas most appropriate for large scale highway oriented commercial uses. Land development regulations shall determine the appropriate scale of uses. This category is not appropriate for neighborhood centers. Public and private schools, government offices, institutions of higher learning, places of religious assembly and community facilities are appropriate in this category. Maximum lot coverage within this category shall not exceed 100 percent of the net lot area. Compliance with stormwater, landscaping, height and other dimensional standards shall be as provided in the Land Development Code.

Business Industrial (BI)

This land use category is appropriate for office, business, commercial and industrial uses.. Public and private schools, government offices, institutions of higher learning, places of religious assembly and community facilities are appropriate in this category. Maximum lot coverage within this category shall not exceed 100 percent of the net lot area. Compliance with stormwater, landscaping, height and other dimensional standards shall be as provided in the Land Development Code. Land development regulations shall specify the type and distribution of uses, design criteria, landscaping, pedestrian and vehicular access.

Industrial (IND)

The Industrial land use category identifies those areas appropriate for commercial, manufacturing, fabricating, distribution, extraction, wholesaling, warehousing, recycling, and other ancillary uses. Other uses may be allowed in this land use category as specified in an adopted ordinance rezoning property to Planned Development District (PD). Land development regulations shall determine the appropriate scale of uses and consider the externalities of such uses. Public and private schools, government offices, institutions of higher learning, places of religious assembly and community facilities are appropriate in this category. Maximum lot coverage within this category shall not exceed 100 percent of the net lot area. Compliance with stormwater, landscaping, height and other dimensional standards shall be as provided in the Land Development Code.