

- Single family detached;
- Multi-family residential;
- Low to medium intensity office uses;
- General and intensive commercial uses;
- Light industrial uses;
- Compatible public, quasi-public, and special uses allowed;
- Maximum Density 24 Units/Net Acre;
- Maximum Intensity: 1.5 FAR.

Transitional Use - 24 Development Standards (TU-24)

This designation provides for:

- Single family detached;
- Multi-family residential;
- Low to medium intensity office uses;
- General and intensive commercial uses;
- Light industrial uses;
- Compatible public, quasi-public, and special uses allowed;
- Maximum Density 24 Units/Net Acre;
- Maximum Intensity: 1.5 FAR.

Municipal Airport Compatibility Plan Category (M-AP)

To promote the appropriate type and intensity of development of land uses surrounding an airport. The purpose of designating land and water areas in this district is to encourage development which is compatible with aircraft operation and to increase safety and limit population by maintaining a lower intensity of development and to promote and protect the utility of the airport. This district shall be applied to airport landing areas and to other surrounding areas in proximity to airport boundaries or operations as designated on the adopted Future Land Use Map.

Key city form characteristics for Municipal Airport Compatibility include:

- Building heights that generally range from 1 to 2 stories within and in close proximity to runways and flight paths. As the distance increases from the runways but still within flight paths, building heights may range to between

CHAPTER 3

Future Land Use	Primary Purpose	Density / Intensity
<i>General Mixed Use (GMU-24) - Overall</i>	A broad range of uses frequently characterized by a mixture of residential, commercial, and light industrial uses with no clear, identifiable development trend. Many of these areas developed prior to zoning and planning regulations, and application of more specialized land use plan categories will create a large number of non-conforming uses and undue hardships.	0-24.0 DUs / gross acre 1.5 FAR
<i>Transitional Use-24 (TU-24)</i>	To facilitate the orderly transition of land uses, through the rezoning process.	0-24.0 DUs / gross acre 1.5 FAR
<i>Urban Mixed Use-60 (UMU-60)</i>	Medium high density residential, professional office and commercial development. Preferred land use category to delineate community center activity centers. To encourage a true mixture of uses, residential development can be guided by either density or FAR.	0-50.0 DUs / gross acre 0-60.0 DUs / gross acre with performance standards 0-2.0 FAR 2-3.25 FAR with performance standards met
<i>Regional Mixed Use-100 (RMU-100)</i>	High-rise residential, major office, and regional serving commercial developments that because of their need for space, significant vehicular access, or intensity of use require locations related to major transportation facilities. To encourage a true mixture of uses, residential development can be guided by either density or FAR.	0-75.0 DUs / gross acre 0-100.0 DUs / gross acre with performance standards met 3.5 FAR with performance standards met