

ZONING DISTRICT	E1	E2	E3	R1	R2
<b>COMMERCIAL</b>					
<b>Overnight Accommodations</b>					
-Bed & Breakfast	-	-	-	-	-
-Dwelling Rental	-	-	-	C	C
-Hotel/Motel	-	-	-	-	-
-Recreational Vehicle Park	-	-	-	-	-
-Resort Hotel	-	-	-	-	-

**GOP Table 1-1: Future Land Use Density/Intensity Summary Table**

<i>Land Use Category</i>	<i>Residential Density (dwelling units per gross acre)* (Also refer density bonus outlined in Policy 1.1.5)*</i>	<i>Non-Residential Floor Area Ratio (FAR)*</i>	<i>Land Use Breakdown</i>
<b>RESIDENTIAL</b>			
<b>Low Density Residential (RL)</b>	1-6.5 du/ac	-	
<b>Hutchinson Island Residential (HIR)</b>	8 du/ac	-	
<b>Medium Density Residential (RM)</b>	6.5-12 du/ac	-	
<b>High Density Residential (RH)</b>	12-18 du/ac	-	
<b>COMMERCIAL</b>			
<b>Boundary Commercial (BC)</b>	N/A	1.0	N/A
<b>Neighborhood Commercial (NC)</b>	10du/ac	0.5	Residential uses may comprise up to 20% of the total floor area of the Neighborhood Commercial future land use designation.
<b>General Commercial (GC)</b>	15 du/ac	1.0	Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

1.1.3 Policy:  
The City shall ensure that future land use designations are compatible with adjacent land uses both within and outside the City boundary.

1.1.4 Policy:  
The City shall administer Land Development Regulations consistent with the future land uses in this Element. The general description of each land use category is as follows:

## A. Residential

**Low Density Residential (RL):** The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from 1 to 6.5 dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RI) categories.

**Hutchinson Island Residential (HIR):** The Hutchinson Island Residential (HIR) designation is intended for parcels that are best suited for residential development on Hutchinson Island. This future land use category allows single-family detached and attached units, duplexes and multifamily residences at densities ranging up to 8 dwelling units per acre. Limited public uses and commercial uses that are compatible with the surrounding development shall also be allowed. The previous "Medium Density Residential Hutchinson Island (Rmhi)" has been renamed.

**Medium Density Residential (RM):** The Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories.

**High Density Residential (RH):** The High Density Residential (RH) designation is intended for parcels that are best suited for medium to high density multifamily residential uses ranging in density from 12 to 18 dwelling units per acre. This category allows multifamily dwellings including apartments, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed.

**Hutchinson Island Mixed Use (HIMU):** The Hutchinson Island Mixed Use (HIMU) designation is intended for parcels that are best suited for medium to high density and intensity mixed use developments on Hutchinson Island. The maximum residential density allowed within this category is 8 dwelling units per acre and the maximum floor area ratio (FAR) is 1.0. Non-residential uses may comprise no more than 20% of the total floor area of the Hutchinson Island Mixed Use future land use designation. The previous Medium Density Residential Hutchinson

GOP Map 1-1 - Future Land Use Map (2030)

