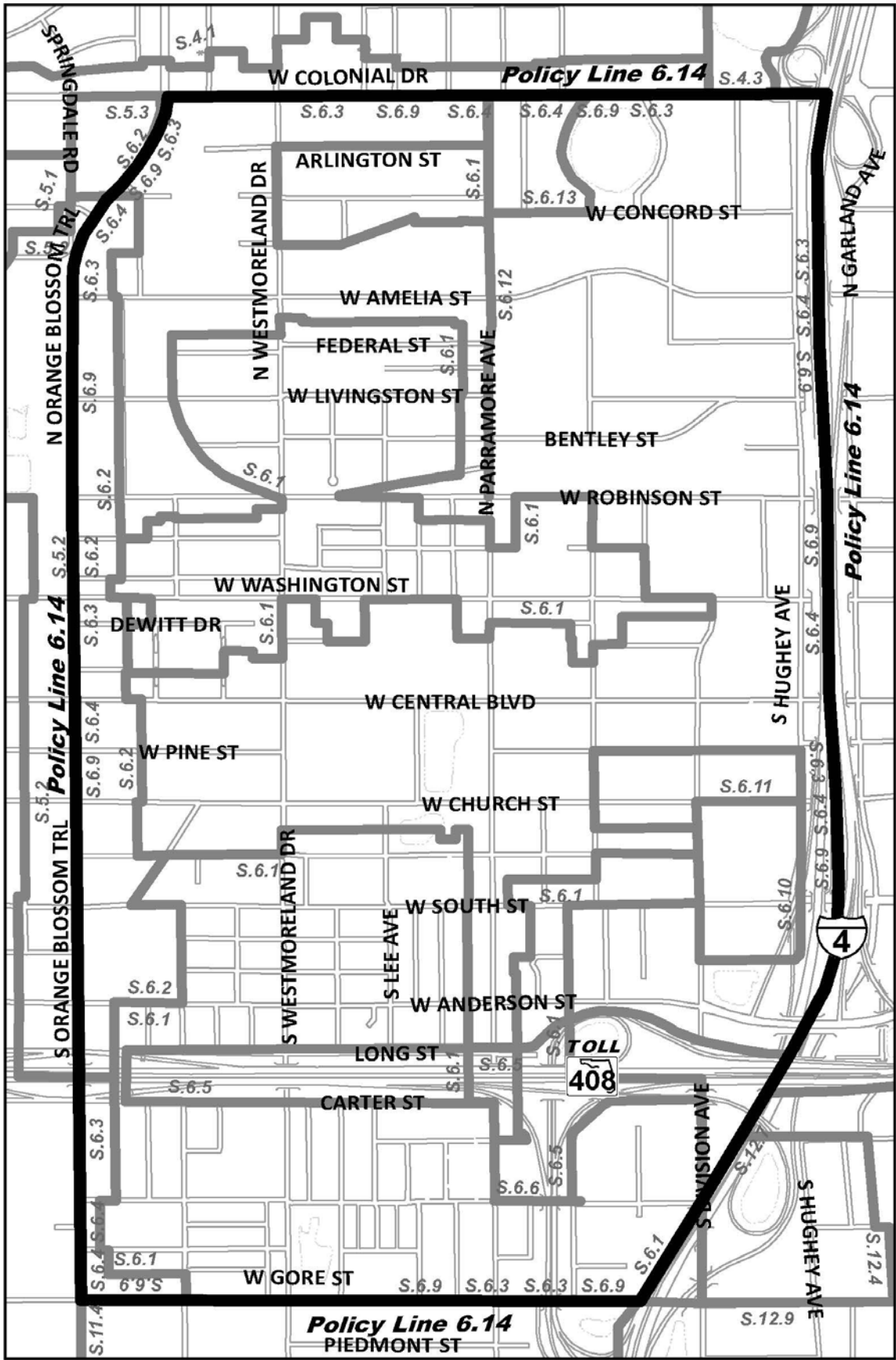


Exhibit  
"A"



Future Land Use - Proposed GMP2015-00004



**FIGURE LU-1: STANDARDS FOR FUTURE LAND USE CATEGORIES**

	<b>ACTIVITY CENTERS:</b>			
	<u>Downtown</u>	<u>Metropolitan</u>	<u>Urban</u>	<u>Community</u>
Max. Intensity (before bonuses)	200 units/ac. and/or 4.0 F.A.R.	200 units/ac. and/or 3.0 F.A.R.	100 units/ac. and/or 1.0 F.A.R.	40 units/ac. and/or 0.7 F.A.R.
Min. Intensity * (before bonuses)	75 units/ac. and/or 0.75 F.A.R.	30 units/ac. and/or 0.75 F.A.R.	30 units/ac. and/or 0.5 F.A.R.	20 units/ac. and/or 0.35 F.A.R.
Min. Land Area	NA	100 acres	40 acres	8 acres
Allowable Uses	Residential Office Commercial Pub, Rec & Inst Industrial	Residential Office Commercial * Pub, Rec & Inst Industrial	Residential Office Commercial * Pub, Rec & Inst Industrial	Residential Office Commercial * Pub, Rec & Inst
Min. Transportation Access **	NA	6LA/8LA 8LA/8LA 8LA/TS TS/TS	4LA/4LA 4LA/6IA 6LA/6LA 4LA/TS TS/TS	4LC/4LA 2LA/4LA 4LA/4LA 4LA/6LA 4LC/TS

**OTHER LAND USE CATEGORIES:**

	<u>Residential Low Intensity</u>	<u>Residential Med. Intensity</u>	<u>Residential High Intensity</u>	<u>Office Low Intensity</u>
Max. Intensity (before bonuses)	12 units/ac. and/or 0.30 F.A.R. <sup>††</sup>	30 units/ac. and/or 0.30 F.A.R.	200 units/ac. and/or 0.35 F.A.R.	21 units/ac. and/or 0.40 F.A.R.
Min. Intensity *	None None	12 units/ac. <sup>***</sup> None	30 units/ac. None	None None
Allowable Uses	Residential Pub, Rec & Inst	Residential Pub Rec & Inst	Residential Office Pub Rec & Inst	Residential Office Pub Rec & Inst

\*Exceptions/Exemptions: For commercial, industrial, and public, recreational, and institutional uses, the minimum F.A.R applies only within the Traditional City (see Urban Design Element, Figure 1). Within the Traditional City, Large Scale Retailers, as defined in the Land Development Code, shall be exempt from minimum F.A.R. requirements. The minimum residential density shall not apply to nursing homes or to one and two family dwellings in existing platted subdivisions. Residential Social Service Facilities (RSSF), as defined in the Land Development Code, shall be exempt from the minimum density requirements in the Residential Medium Intensity and Office Medium Intensity future land use designations.

\*\* 2LC - 2 lane collector      6LA - 6 lane arterial  
 4LC - 4 lane collector      8LA - 8+ lane arterial or limited access facility  
 2LA - 2 lane arterial      TS - transit station  
 4LA - 4 lane arterial

<sup>†</sup>Secondary use only

<sup>††</sup>16 units/ac. for two family dwellings in platted subdivision duplex and townhome units

<sup>†††</sup>Principal Use

† Neighborhood serving use, not to exceed 5% (office and commercial combined) of the total gross acreage of the entire Mixed Use/Neighborhood Development site.

\*\*\*Except the R-2B zoning district, where no minimum is required.