

SECTOR PLAN DEVELOPMENT CHARACTER




CHARACTER TYPES	RESIDENTIAL LAND USES	NON-RESIDENTIAL LAND USES
<p>Natural</p> 	<ul style="list-style-type: none"> None <p>Generally:</p> <ul style="list-style-type: none"> Natural and man-made settings where parks, floodplains, steep slopes, designated wildlife habitat, designated conservation/open space areas are appropriate 	<ul style="list-style-type: none"> None <p>Generally:</p> <ul style="list-style-type: none"> Ancillary uses located within existing and man-made natural areas that supports active and/or passive open space and recreational uses
<p>Country</p> 	<ul style="list-style-type: none"> Residential – Rural Homestead <p>Generally:</p> <ul style="list-style-type: none"> Large tract (10 acres or greater) detached single family housing Served by well water and septic systems <p>Recommended Density: 0.1 DU/AC</p>	<ul style="list-style-type: none"> Agriculture Commercial <p>Generally:</p> <ul style="list-style-type: none"> Outlying areas where small-scale farms or ranches that produce, process, or distribute agricultural products and/or livestock as well as farmers market, nurseries, bed and breakfasts, small restaurants, and other small neighborhood sized stores are appropriate <p>Recommended Intensity: 0.10 – 0.20 FAR</p>
<p>Rural Estate</p> 	<ul style="list-style-type: none"> Residential – Rural Homestead to Very Low <p>Generally:</p> <ul style="list-style-type: none"> Large tract detached single family housing Served by central water and septic systems <p>Recommended Density: 0.1-2.0 DU/AC</p>	<ul style="list-style-type: none"> Commercial <p>Generally:</p> <ul style="list-style-type: none"> Outlying areas where detached and limited retail services such as convenience stores, service stations, professional offices, restaurants, bed and breakfasts, and other small businesses are appropriate <p>Recommended Intensity: 0.10-0.20 FAR</p>
<p>Suburban</p> 	<ul style="list-style-type: none"> Residential – Low to Medium Density <p>Generally:</p> <ul style="list-style-type: none"> Small and large tract attached and detached single family Multifamily housing (mid rise apartments, duplex, triplex, quadplex) Townhomes, garden homes, and condominiums <p>Recommended Density: 2.0-11.0 DU/AC</p>	<ul style="list-style-type: none"> Commercial Office <p>Generally:</p> <ul style="list-style-type: none"> Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate <p>Recommended Intensity: 0.10-0.25 FAR</p>
<p>General Urban</p> 	<ul style="list-style-type: none"> Residential – High Density <p>Generally:</p> <ul style="list-style-type: none"> Multi-Family (apartments, quadplexes, triplexes, and duplexes) Townhomes (condominiums) <p>Recommended Density: 11.0-25.0 DU/AC</p>	<ul style="list-style-type: none"> Commercial Office <p>Generally:</p> <ul style="list-style-type: none"> Urbanized areas where frequent and/or attached walkable retail services such as convenience retail stores, live/work units, cafes, grocery stores, hotels, clinics and other small businesses are appropriate <p>Recommended Intensity: 0.25-1.50 FAR</p>
<p>Urban Core</p> 	<ul style="list-style-type: none"> Residential – High to Very High Density <p>Generally:</p> <ul style="list-style-type: none"> Attached multi-Family (mid to high rise apartment buildings, lofts, condos) Mixed use blocks and buildings <p>Recommended Density: 11.0+ DU/AC</p>	<ul style="list-style-type: none"> Commercial Office <p>Generally:</p> <ul style="list-style-type: none"> Downtown area where a high concentration of attached office, hotels, and retail/ services in mid to high rise buildings are appropriate Mixed use blocks and buildings <p>Recommended Intensity: 1.50+ FAR</p>
<p>Agribusiness</p> 	<ul style="list-style-type: none"> Residential – Farm Homestead <p>Generally:</p> <ul style="list-style-type: none"> Large tract (25 acres or greater) detached single family housing significantly buffered from industrial uses Farm worker housing <p>Recommended Density: 0.04+ DU/AC</p>	<ul style="list-style-type: none"> Agriculture <p>Generally:</p> <ul style="list-style-type: none"> Isolated areas where businesses that produce, process, or distribute agricultural products and/or livestock and conduct related agribusiness activities are appropriate <p>Recommended Intensity: 0.0 – 0.10 FAR</p>
<p>Civic</p> 	<ul style="list-style-type: none"> Residential – High <p>Generally:</p> <ul style="list-style-type: none"> Dormitories and/or student housing <p>Recommended Density: 11.0-25 DU/AC</p>	<ul style="list-style-type: none"> Office Governmental Educational Religious <p>Generally:</p> <ul style="list-style-type: none"> Federal, state, county, or municipal governmental and quasi-governmental uses Public or private school or campus uses Retreat areas or campuses for religious organizations <p>Recommended Intensity: Varies</p>
<p>Mixed Use</p> 	<ul style="list-style-type: none"> Residential – High Density <p>Generally:</p> <ul style="list-style-type: none"> Mid-High rise condominium buildings, apartment complexes, and row houses <p>Recommended Density: 25.0+ DU/AC</p>	<ul style="list-style-type: none"> Commercial Office Civic <p>Generally:</p> <ul style="list-style-type: none"> Frequent or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses <p>Recommended Intensity: 0.25-1.50 FAR</p>
<p>Regional</p> 	<ul style="list-style-type: none"> Residential –High Density <p>Generally:</p> <ul style="list-style-type: none"> Attached single family and multifamily housing Mid-High rise condominium buildings, apartment complexes, and row houses <p>Recommended Density: 25.0+ DU/AC</p>	<ul style="list-style-type: none"> Light Industrial Business Park Office Commercial <p>Generally:</p> <ul style="list-style-type: none"> “Big box” or “power centers” Shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing <p>Recommended Intensity: 0.20-0.50 FAR</p>
<p>Specialized</p> 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Heavy Industrial Light Industrial Business Park Office Commercial – Regional <p>Generally:</p> <ul style="list-style-type: none"> Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services <p>Recommended Intensity: 0.10-0.30 FAR</p>
<p>Military Influence Overlay Area</p> 	<ul style="list-style-type: none"> All Uses within a Military Influence Area (MIA) <p>Recommended Compatible Land Uses</p> <p>Note: See Compatible Development Guidelines</p>	<ul style="list-style-type: none"> All Uses within a Military Influence Area (MIA) <p>Recommended Compatible Land Uses</p> <p>Note: See Compatible Development Guidelines</p>

Residential Densities

Farm Homestead: ≥ 0.04 DU/AC
 Rural Homestead: ≥ 0.1 DU/AC
 Very Low: 1.0-2.0 DU/AC
 Low: 2.0-5.0 DU/AC
 Medium: 5.0-11.0 DU/AC
 High: 11.0-25.0 DU/AC
 Very High: 25.0+ DU/AC

Non-residential Intensities

FAR-Floor Area Ratio

 Military Installation
 Incorporated
 Unincorporated