

APPENDIX B – RESIDENTIAL AND MIXED USE LAND USE DENSITIES

A	B	C	D	E	F
Land Use Designation	Land Use Density	Gross Density Example – (including right-of-way land area) ¹	Equivalent Net Development Density (excluding projected right-of-way land area) ¹	Equivalent Net Development Density – Average Lot/Unit Size or Ac. / S.F.	Applicable Zone District (s)
- Agriculture, - Low Density Residential	Low Density 0-3 Units per Acre	0.8	1.0	1.0 / 43,560	A, R-S
- Neighborhood Ag Heritage	Low Density 0-3 Units per Acre	2.3	3.1	0.33 / 14,050	R-S, R-S PRUD
- Low Density Residential - Neighborhood Ag Heritage	Low Density 2-4 Units per Acre	3	4.0	0.25 / 10,890	R-S PRUD, R-1-10, R-1-8
- Neighborhood Ag Heritage - Neighborhood Residential	Low Density 3-6 Units per Acre	4	5.44	0.18 / 8,000	R-1-10, R-1-10 PRUD, R-1-8, R-1-8 PRUD
- Neighborhood Residential - Community Residential	Low Density 3-6 Units per Acre	5.4	7.2	0.14 / 6,000	R-1-6, R-2, R-1-8 PRUD
- Community Residential - Transitional Residential - Mixed Use Corridors ²	Medium Density 6- 12 Units per Acre	8	10	0.092 / 4,000	C-TH, R-2, R-MH
- Transitional Residential - Condo/Townhouse - Town Center ² - Mixed Use Corridors ²	Medium Density 6- 12 Units per Acre	12.0	14.0	0.063 / 2,725	C-TH, R-M1
- Condo/Apartment - Town Center ² - Mixed Use Corridors ²	High Density Over 16 Units per Acre	18 22.5	24 30	N/A	R-M2, R-H MU MU
- Mixed Use ² - Town Center ² - Urban District ³	MU (Mixed Use)	22.5 (3 Story) 33 (4 Story)	30 39	N/A	MU, MU-TOD
- Urban District ³	MU-TOD (Mixed Use – Transit Oriented Development)	40 (4.5 Story) 50 (5 Story) 60 (7 Story)	53 67 80	N/A	MU-TOD

1. Typical Right-of-Way area ranges from 10% to 25% percent of the gross development land area.

2. Mixed Use, Urban District and Town Center areas may include various residential housing types, including moderate to high densities mixed with non-residential uses. See [Chapter 2. Land Use](#), [Chapter 3. Urban Districts](#) and [Chapter 4. Town Centers](#) for specific housing type and building height recommendations.