

FUTURE OF HILLSBOROUGH

URBAN LAND USE CLASSIFICATION

Residential - 9 (RES-9)

RESIDENTIAL GROSS DENSITY	TYPICAL USES	MAXIMUM FLOOR AREA RATIO OR SQUARE FEET	SPECIFIC INTENT OF CATEGORY
<p>Up to a maximum of 9.0 dwelling units per gross acre. Alternative methods for calculating density of certain uses are specified in the land development regulations. Density bonuses and credits may be considered in this category and are described in the Plan. This maximum residential density is provided only as a limit for application in situations in which all Goals, Objectives, and Policies, and applicable development regulations are being complied with, especially those regarding compatibility of proposed development with surrounding land uses, existing and/or approved, and with regard to the adequacy and availability of public facilities.</p> <p>No minimum lot size is required to support the concept of clustering and preservation of open spaces left in a natural state. See related policies regarding clustering.</p>	<p>Residential, urban scale neighborhood commercial, office uses, multi-purpose projects and mixed use development. Non-residential uses shall meet established locational criteria for specific land use.</p> <p>Agricultural uses may be permitted pursuant to policies in the agricultural objective areas of the Future Land Use Element.</p>	<p>Urban scale neighborhood commercial, office, multi-purpose, or mixed use projects limited to 175,000 sq. ft. or .50 FAR, whichever is less intense. All non-residential development which exceeds .35 FAR must be for office or residential support uses, not retail. Actual square footage limit is dependent on classification of roadway intersection where project is located.</p> <p>For properties that are located within 0.5 mile of a fixed-guideway transit station (light rail, bus rapid transit, etc.), the allowable densities/intensities and range of uses may be subject to the Goals, Objectives, and Policies related to Fixed-Guideway Transit (See Objectives 54-57 and related policies). The location and type of fixed-guideway transit stations can be found on the MPO Long Range Transportation 2035 Cost Affordable Transit System Map. The Future Transit Envelope can be found on the Future Transit Envelope Map that is adopted as part of the Future Land Use Map Series.</p>	<p>To designate areas that are suitable for low-medium density residential, as well as urban scale neighborhood commercial, office, multi-purpose projects, and mixed use developments when in compliance with the Goals, Objectives, and Policies of the Land Use Element and applicable development regulations and locational criteria for specific land use.</p>