

Policy 1-1.2.8: - Low Density Residential FLUM Designation Defined.



Low Density Residential (LDR)

This designation is for newly developing residential areas within the Urban Infill Area of the adopted UGB.

1. This category is intended primarily for single-family residential neighborhoods, which may include detached or attached housing, with integrated neighborhood support uses such as schools, parks, and places of worship.
2. With the exception of existing development, residential density shall range from three to eight units per acre.
3. Densities can be modified through the Transfer of Development Rights as identified in the LDC.
4. Ancillary non-residential support uses shall be allowed in the LDR when integrated into a Site Development Plan.

Policy 1-1.2.9: - Medium Density and Intensity FLUM Designation Defined.



Medium Density and Intensity (MDI)

1. This designation is intended for a mixture of residential and non-residential development that supports commercial areas and transit, and provides a transition to higher intensities and densities, or transportation corridors within the Urban Infill Area of the UGB.
2. Residential density must be greater than eight and less than 18 units per acre.
3. In addition to residential development, uses such as offices and professional services, as well as ancillary commercial, may be permitted based on compatibility, access, and development standards identified in the Land Development Code. Non-residential uses shall be limited to a maximum 1.0 FAR. Support Uses such as schools, parks, and places of worship shall be permitted.