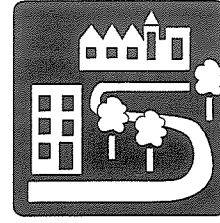


APPENDIX 10.5

LAND USE PLAN DESCRIPTIONS

Goals, Objectives & Policies

Future Land Use Element



IMPROVE THE QUALITY OF LIFE AND ACHIEVE A SUPERIOR, SUSTAINABLE, DEVELOPMENT PATTERN IN THE CITY BY CREATING AND MAINTAINING CHOICES IN HOUSING, OFFICES, RETAIL, AND WORKPLACES, AND ENSURING THAT A PERCENTAGE OF LAND USES ARE MIXED, AND WITHIN WALKING DISTANCE OF IMPORTANT DESTINATIONS.

Adopt city design principles which adhere to timeless (proven successful), traditional principles.

- 1.1.1 To the extent possible, all planning shall be in the form of complete and integrated communities containing housing, shops, work places, schools, parks and civic facilities essential to the daily life of the residents.
- 1.1.2 To the extent possible, neighborhoods should be sized so that housing, jobs, daily needs and other activities are within easy walking distance of each other.
- 1.1.3 Neighborhoods should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.
- 1.1.4 The city and its neighborhoods, to the extent possible, shall have a center focus that combines commercial, civic, cultural and recreational uses.
- 1.1.5 The city, to the extent possible, should contain an ample supply of squares, greens and parks whose frequent use is encouraged through placement, definition and design.
- 1.1.6 The City shall encourage community-serving facilities, such as government offices, farmers markets, and convention centers to be



GOAL 1

Objective 1.1

Policies

Objective 3.5

Ensure that the future plans of State government, the School Board of Alachua County, the University of Florida, and other applicable entities are consistent with this Comprehensive Plan to the extent permitted by law.

Policies

- 3.5.1 The City shall continue to coordinate with governmental entities to ensure that the placement of public facilities promotes compact development and is consistent with the adopted LOS standards.
- 3.5.2 The review of development plans of government entities shall be consistent with the policies of the Intergovernmental Coordination Element of this Comprehensive Plan.

Objective 3.6

Land use designations shall be coordinated with soil conditions and topography.

Policies

- 3.6.1 The City's land development regulations shall continue to require submission of soils and topographic information with any application for developments that require site plan approval or a septic tank permit. The review of development applications shall ensure that the proposed development adequately addresses the particular site conditions.
- 3.6.2 Wherever possible, the natural terrain, drainage, and vegetation of the city should be preserved with superior examples contained within parks or greenbelts.
- 3.6.3 To the extent feasible, all development shall minimize alteration of the existing natural topography.

GOAL 4

THE LAND USE ELEMENT SHALL FOSTER THE UNIQUE CHARACTER OF THE CITY BY DIRECTING GROWTH AND REDEVELOPMENT IN A MANNER THAT USES NEIGHBORHOOD CENTERS TO PROVIDE GOODS AND SERVICES TO CITY RESIDENTS; PROTECTS NEIGHBORHOODS; DISTRIBUTES GROWTH AND ECONOMIC ACTIVITY THROUGHOUT THE CITY IN KEEPING WITH THE DIRECTION OF THIS ELEMENT; PRESERVES QUALITY OPEN SPACE AND PRESERVES THE TREE CANOPY OF THE CITY. THE LAND USE ELEMENT SHALL PROMOTE STATEWIDE GOALS FOR COMPACT DEVELOPMENT AND EFFICIENT USE OF INFRASTRUCTURE.

Objective 4.1

The City shall establish land use designations that allow sufficient acreage for residential, commercial, mixed-use, office, professional uses and industrial uses at appropriate locations to meet the needs of the projected population and which allow flexibility for the City to consider unique, innovative, and carefully construed proposals that are in keeping with the surrounding character and environmental conditions of specific sites.



Education

This category identifies appropriate areas for public and private schools and institutions of higher learning when located outside of neighborhood centers (activity centers). Land development regulations shall address compatibility with surrounding uses and infrastructure needs, except in a special area plan, where there shall be no floor area ratio maximum. The intensity of development on property covered by a special area plan shall be regulated by the Urban Design Standards that include building height, build-to lines, setback requirements and building coverage to determine intensity of use instead of a maximum floor area ratio.

Recreation

This category identifies appropriate areas for public and private leisure activities. Land development regulations shall address the scale, intensity and buffering of structures and outdoor improvements. This category shall meet the appropriate intensities of use as established by the Recreation Element.

Conservation

This category identifies areas environmentally unsuited to urban development, permanent buffers between land uses, areas used for passive recreation and nature parks. Privately held properties within this category shall be allowed to develop at single-family densities of 1 unit per 5 acres. Land development regulations shall determine the appropriate scale of activities, structures and infrastructure that will be allowed.

Agriculture

This category identifies existing lands which are expected to continue in agricultural production and ancillary uses. Land development regulations shall allow single-family densities of 1 unit per 5 acres. It is not expected that lands designated for urban uses will be converted to agricultural production.

Public Facilities

This category identifies administrative and operational governmental functions such as government offices, utility facilities and storage facilities. Maximum lot coverage in this district shall not exceed 80 percent.



Future Land Use Categories and Corresponding/Implementing Zoning Districts:

Land Use Categories	Zoning Districts
Single-Family (SF)	RSF-1, RSF-2, RSF-3, RSF-4, RSF-R, CON, PD, PS
Residential-Low (RL)	RSF-4, RMF-5, MH, RC, PD, CON, PS
Residential-Medium (RM)	RMF-6, RMF-7, RMF-8, PD, CON, PS
Residential-High (RH)	RH-1, RH-2, PD, TND, CON, PS
Mixed Use-Residential (MUR)	RMU, PD, CON, PS
Mixed Use-Low (MUL)	MU-1, PD, TND, CON
Mixed Use-Medium (MUM)	MU-2, CP, PD, TND, CON
Mixed Use-High (MUH)	CCD, PD, TND, CON, PS
Urban Mixed-Use 1 (UMU-1)	UMU-1, CON, PS, PD
Urban Mixed-Use 2 (UMU-2)	UMU-2, CON, PS, PD
Office (O)	OR, OF, MD, PD, CON, PS
Commercial (C)	BA, BT, BUS, W, PD, CON, PS
Business Industrial (BI)	BI
Industrial (IND)	I-1, I-2, W, PD, CON, PS
Education (E)	ED, PD, CON, PS
Recreation (REC)	PS, PD, CON
Conservation (CON)	CON, PD, PS
Agriculture (AGR)	AGR, CON, PS
Public Facilities (PF)	AF, PS, PD, CON
Planned Use District (PUD)	PD, TND, PS or rezoning consistent with the underlying land use designation