

TOWN OF ATLANTIC BEACH

LAND USE PLAN UPDATES TO JULY 24, 2008 CERTIFIED PLAN

Certified by the CRC on March 24, 2010
Adopted by the TOAB Town Council in December 2009
Adopted by the TOAB Planning Board in October 2009



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Cottage Overlay Districts	Acres
Club Colony District	21,496
Money Island District	19,357
Old Atlantic Beach East	23,856
Old Atlantic Beach West	30,623
TOTAL	95,332

These are overlay districts, the acreages have already been calculated in the Future Land Use Categories Acreage



MAP 20

Town of Atlantic Beach

Land Use Plan

Future Land Use

Legend

- 14 Digit Hydrologic Code
- 8A. Regional Shoreline Access Site
- 8B. Regional Shoreline Access Site
- 8C. Regional Shoreline Access Site
- Least Suitable Land Overlay
- Piers
- Corporate Limits
- Cottage Overlay Districts
 - Club Colony District
 - Money Island District
 - Old Atlantic Beach East
 - Old Atlantic Beach West
- Future Land Use
 - Conservation / Open Space
 - Mixed-Use Commercial
 - Mixed-Use Residential
 - Residential-Low Density
 - Residential-Medium Density
 - Residential-High Density
 - Urban Water-Front Overlay Zone

3. Land Demand Forecast and Infrastructure Carrying Capacity

The Town of Atlantic Beach faces many obstacles with respect to future growth and development throughout its jurisdiction. The town does not currently have much buildable vacant land remaining; however, large scale redevelopment projects are either in the planning stage, or being discussed. The most substantial redevelopment effort will take place within the “Circle District” (see Map 15), and has been established as a special district within the town’s existing zoning ordinance. Redevelopment of this area is still in the planning stages, and it is still unclear as to how this area will be developed with respect to land use. On the Future Land Use Map, this area has been shown as Mixed Use Commercial. The “Circle” at Atlantic Beach has traditionally served as the civic and cultural center for the Town. For this purpose, the Circle Development District is designed to re-establish and preserve the area as the primary civic, retail, office, institutional, cultural and entertainment center for the community.

One of the primary concerns of Atlantic Beach citizens with respect to land use is to either maintain existing densities or reduce density where possible. Establishing a solution to this concern is difficult due to the fact that the town is nearly built out. Based on data established through the Existing Land Use Map (Map 14, page 96), there are currently 466 vacant acres of land within the town’s corporate limits, comprising approximately 35% of its total jurisdiction. Based on the districts outlined on the Future Land Use Map (Map 20, page 197), approximately 314 (67.4%) of these acres are designated as Conservation/Open Space. This leaves only 56.6 acres of vacant buildable land within the town for future development.

The vacant land that does remain within Atlantic Beach falls entirely within two distinct future land use districts: Low Density Residential (1-6 units per acre) and Medium Density Residential (6-10 units per acre). The densities outlined for these districts are to be interpreted as minimum and maximum allowable densities. For the purposes of this plan, the town would like to maintain an average single-family residential density of approximately five units per acre. The town is fully aware of the problems that existing residential density have generated with respect to water quality. These concerns have been documented within the existing community facilities (sewer system) and water quality sections of the plan. Although it is nearly impossible to rectify densities with respect to existing properties, the town can aim to reduce density on the development of new properties, as well within substantial redevelopment projects.

At this time, the town is issuing an average of approximately 20 single-family residential building permits annually dating back to fiscal year 2000. At this rate, the town can expect to see an increase of 100 housing units every five years throughout the infrastructure planning period horizon of 2025. Through 2025 that would result in 400 additional housing units. In an effort to maintain a reasonable density, if you assume an average single-family housing density of five units per acre, as noted above, there is enough vacant land remaining within town to support the construction of approximately 758 additional single-family homes, in excess of the 400 estimated based on historical building permit activity.

Due to the high likelihood for redevelopment, the infrastructure carrying capacity discussion has been based on three primary factors: existing conditions (see Existing Land Use Map, Map 14); future development (single-family residential construction); and redevelopment (“Circle District” and redevelopment of existing mobile home and mobile home park properties). It is assumed based on current market demand that all mobile homes, whether stand alone or within a mobile home park, will be redeveloped during the planning period (2025). Based on the factors outlined above, Table 42 below has been included to establish an estimated number of residential and nonresidential units that can be expected upon build out of Atlantic Beach. It is difficult at this time to determine what and how portions of the town will be redeveloped, outside of the “Circle District” and mobile home park areas. The most significant factor currently acting as an impediment to development is the lack of a central sewer system. The town has struggled with this issue for years, and the current situation is discussed in both the existing community facilities and future demands section of the plan.

Table 42
Estimated Build Out Acreage*(Through 2025)

Land Use	Existing Units	Redevelopment Units	New Construction Units	Total Units**	Average Units Per acre
Mobile Homes	242	0	0	0	N/A
Residential	3,563	513***	400	4,359	5
Commercial/ Mixed Use	176	545****	0	721	50****
Office & Institutional	8	8	0	8	N/A
Total	3,989	4,805	400	5,088	N/A

*Only land use units (structures) that will have an impact on infrastructure carrying capacity have been included.

**Total Units does not include redeveloped mobile homes.

***This figure assumes total redevelopment of all mobile home properties to single-family homes or medium density multi-family units at an average density of five units per acre. This will result in an increase of 513 new residential units based on a total acreage of 151.1 currently occupied by either individual mobile homes or mobile home parks.

****This figure is based on the redevelopment of the town’s established “Circle District”. This district is 10.9 acres in size, and therefore, proposed units (545) have been based on the maximum allowable units for this future land use district as currently established in the Town’s Circle Development District Ordinance. It is anticipated that development within this area will be utilized to the maximum density allowed, pending approval of an on-site wastewater treatment system that will support the development. The maximum allowable density within this district is 50 units/acre. The 545 units will be considered mixed use/commercial for the purposes of the infrastructure forecast listed above. This forecast is based on the maximum allowable density and it is not anticipated that maximum will be achieved. The number of units permitted within the CDD varies depending on a respective property’s square footage and maximum building height. For a determination on density for a specific property, refer to the Town’s Circle Development District Ordinance. At this time, it is difficult to determine how many units will be residential versus non-residential; therefore, the average daily water use/wastewater treatment capacity will be based on commercial development.

*****This acreage figure includes the Mixed Use Residential district as indicated on the Future Land Use Map.

a. *Water System*

As discussed earlier in the plan, Atlantic Beach's water system capacity is currently 2.5 million gallons per day. Utilization of this capacity fluctuates substantially due to seasonal population fluctuations. During the slow season (winter months), the average daily water usage is approximately 482,000 gallons per day (GPD), while during peak summer months water usage reaches as high as 1,645,000 GPD. During summer months the town's water system operates at approximately 65.8% of total capacity. In order to assess what impact new development and redevelopment will have on available system capacity, estimates of increased demand based on Table 42 above have been compiled. These estimates have been based on average daily usage estimate for various land uses as established by the American Water Works Association (AWWA). Estimated average daily usage rates are as follows:

Water System Average Daily Usage Rates(Gallons Per Day)

Residential:	170
Non Residential:	100

Based on these estimates, the town can expect to see the following increases in water system capacity demand due to the land use forecast outlined in Table 42 above.

<u>Type of Development</u>	<u>Increased Units</u>	<u>Increased Demand (GPD)</u>
New Residential Units	913	155,210
New Nonresidential Units	545	54,500
Total		209,710

According to this table, assuming buildout based on the criteria outlined above, the town can expect to see an increase in water system demand of 209,710 GPD. This would result in a total of approximately 1,854,710 GPD demand during peak summer months. Under this scenario, 74.2% of the town's water system will be utilized, leaving nearly 30% of overall plant capacity to account for additional redevelopment efforts.

Section 5.E.7 (Page 138)

7. Zoning

The Atlantic Beach zoning ordinance is included in Chapter 18 of the Municipal Code. The purposes of the zoning ordinance, as stated in the Section 18-1 of the 2008 2008 revisions to the ordinance, are as follows:

“(1) Promoting the public health, safety, morals, and general welfare; (2) Promoting the orderly growth and development of the Town of Atlantic Beach and the surrounding area; (3) Lessening congestion in the street and roads; (4) Providing adequate light and air; (5) Securing safety from fires, panic, and other dangers; (6) Preventing the overcrowding of land; (7) Avoiding undue congestion of population; (8) Facilitating the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.”

The zoning ordinance includes the following twelve ten land use districts. Each parcel of land in the Town is included in one of the following districts:

~~*RA-1 Residential District.* The RA-1 residential district is established as a district in which the only use of land is for single-family dwellings.~~

~~*RA-1.5 Residential District.* The RA-1.5 residential district is established as a district in which only single-family dwellings or duplex dwellings will be allowed.~~

~~*RA-1M Residential District.* The RA-1M residential district is established as a district in which the only use of land is for single-family dwellings which shall include conventional houses, modular homes and mobile homes.~~

~~*RA-2 Residential District.* The RA-2 residential district is established as a district in which the principal use of land is for single-family, duplex, triplex, and four-family dwellings.~~

~~*RA-3 Residential District.* The RA-3 residential district is established as a district in which the principal use of the land is for high density residential development in order to provide overnight accommodations.~~

~~*RA-3M Residential District.* The RA-3M residential district is established as a district in which the principal use of the land is for high density residential development in order to provide overnight accommodations.~~

~~*RA-3V Residential District.* The RA-3V residential district is established as a district in which the principal use of land is for high density residential development in order to provide overnight accommodations.~~

~~*RR Resort Residential District.* The RR resort residential district is established as a district to provide areas, which, due to their location, natural features and access, have an extremely high potential for both permanent and tourist types of residential development.~~

~~RC Resort Commercial District.~~ Within a limited business district, it is intended that permitted uses shall be oriented to those businesses and services associated with those tourist related activities which reflect a family atmosphere.

~~RS Recreational Sound District.~~ The RS district is established as a district in which the principal use of land and water is for recreational purposes only.

~~CDD Circle Development District.~~ The CDD district allows a dense mix of commercial and residential uses in "The Circle" redevelopment district as designated by the Town. Development in this district is subject to the requirements of the Town's "Circle Development District" ordinance adopted in 2004.

~~GB General Business Zone.~~ The purpose of this district shall be to create and maintain general businesses and professional offices which are necessary to the residents of Atlantic Beach and also to the tourists who visit Atlantic Beach.

~~CZ Conservation Zone.~~ The purpose of this conservation zone is to provide environmental protection for surface waters and to protect the wildlife and natural features of the property. Any activity in this zone inconsistent with the purposes of this zone is prohibited. The property shall be maintained in its natural, scenic, wooded and open condition and restricted from any development or use that would impair or interfere with the conservation purpose of this conservation zone.

R-1(C) Residential District

- (A) The R-1(C) residential district is established as a district in which the only use of land is for single-family dwellings based on the issuance of a conditional use permit.
- (B) For a detailed table of specified permitted/conditional uses in the R-1(C) zoning district, see Section 5.5

R-1(5) Residential District

- (A) The R-1(5) residential district is established as a district in which the only use of land is for single-family dwellings. The R-1(5) district has a required side yard setback of five feet.
- (B) For a detailed table of specified permitted/conditional uses in the R-1(5) zoning district, see Section 5.5.

R-1(7) Residential District

- (A) The R-1(7) residential district is established as a district in which the only use of land is for single-family dwellings. The R-1(7) district has a required side yard setback of seven feet.
- (B) For a detailed table of specified permitted/conditional uses in the R-1(7) zoning district,

see Section 5.5.

R-1M Residential District

- (A) The R-1M residential district is established as a district in which the only use of land is for single-family dwellings and manufactured homes.
- (B) For a detailed table of specified permitted/conditional uses in the R-1M zoning district, see Section 5.5.

R-2 Residential District

- (A) The R-2 residential district is established as a district in which the principal use of land is for single-family and duplex dwellings.
- (B) For a detailed table of specified permitted/conditional uses in the R-2 zoning district, see Section 5.5.

R-3 Residential District

- (A) The R-3 residential district is established as a district in which the principal use of the land is for high density residential development including single-family, two-family (duplex), three-family (triplex), and four-family (quadraplex) dwelling units.
- (B) For a detailed table of specified permitted/conditional uses in the R-3 zoning district, see Section 5.5.

RMU Resort Mixed Use

- (A) The RMU resort mixed use district is established as a district to provide an area for varying residential building types to support both permanent and transient residences. Additionally, some non-residential uses are allowed either conditionally or by right in an effort to provide development options that will support the tourist industry.
- (B) For a detailed table of specified permitted/conditional uses in the RMU zoning district, see Section 5.5.

RS Resort Service District

- (A) The RS resort service district is established as a district to provide areas, which, due to their location, natural features and access, have an extremely high potential for both permanent and tourist types of residential development. Additionally, commercial uses are permitted and shall be oriented to businesses and services associated with those tourist related activities which reflect a family atmosphere.
- (B) For a detailed table of specified permitted/conditional uses in the RS zoning district, see Section 5.5.

CDD Circle Development District

- (A) For the purposes of this Ordinance, the Circle Development District Overlay is designed to re-establish and preserve the "Circle" area as the primary civic, retail, office, institutional, cultural and entertainment center for the community.
- (B) For a detailed table of specified permitted/conditional uses in the CDD zoning district, see Section 5.5.

CB Community Business District

- (A) The purpose of this district is to provide broad-based commercial services to both year-round residents and tourists.
- (B) For a detailed table of specified permitted/conditional uses in the CB zoning district, see Section 5.5.

GB General Business District

- (A) The purpose of this district shall be to create and maintain general businesses and professional offices which are necessary to the residents of Atlantic Beach and also to the tourist who visit Atlantic Beach.

~~————— In addition to the twelve aforementioned primary zoning districts, the Town created two "overlay" zones in 2001. These "overlay" zones can be found in any of the twelve primary zoning districts and they impose additional site and building design requirements to those found in the primary zoning categories. The first of these overlay zones is for areas identified as maritime forests. In these areas, significant maritime forests must be preserved. The second overlay zone applies to special flood hazard areas. In these areas, filling, grading and dredging, and the installation of flood barriers are restricted to ensure no negative impacts to nearby properties and foundation elevation requirements are imposed.~~

In addition to the ten aforementioned standard zoning districts, the town has adopted one overlay district, the Causeway Overlay District (COD). The COD allows for the same permissible uses as the general business district, but provides some incentives for mixed use development. The purpose of the Causeway Overlay District (COD) is to:

- (1) Accommodate vertical mixed-use buildings with retail, service, office, institutional, and other uses on the ground floor and residential units above the nonresidential space.
- (2) Encourage development that exhibits the physical design characteristics of pedestrian-oriented, storefront-style shopping streets.
- (3) Promote the health and well-being of residents by encouraging physical activity, interconnectivity through pedestrian facilities, and greater social interaction.

2. Land Use Categories and Acreage

The future land use categories and acreages are provided in Table 40. The future land use map depicts a desired pattern of land uses, which are generally consistent with the Land Suitability Analysis. The land use categories have been coordinated with Atlantic Beach's zoning districts. The zoning districts specify allowable uses for each land use category. Refer to the Town's zoning ordinance for specific uses allowed in each district. The land use categories are intrinsically tied to the policy section of this plan.

Table 40. Town of Atlantic Beach
Future Land Use Acreages

Future Land Use Categories	Residential Density	Corresponding Existing Zoning Districts	Acres
Conservation/Open Space	No units	CON	314.3
Mixed-Use Commercial	7-10 units per acre	CDD*, GB, CB	82.4
Mixed-Use Residential	Over 10 units per acre	RS, RMU	416.3
Residential - Low Density	1-6 units per acre	R-1(5), R-1(7), R-1M	319.9
Residential - Medium Density	7-10 units per acre	R-2	182.8
Residential - High Density	Over 10 units per acre	R-3	9.2
Right-of-way			178.32
Water			147.31
Total			1650.5

*The CDD zoning district is limited in area, but can allow up to 50 residential units per acre.

NOTE: Mixed-use commercial objective - 50% Commercial/50% Residential; Mixed-use residential objective - 25% non-residential/75% residential.

NOTE: The RA-2 and RA-3 zoning districts are very similar. The Town should consider merging these districts in an effort to simplify the Town's existing code.

Source: Holland Consulting Planners, Inc.

The descriptions of each zoning district specified for each land use category are provided on pages 139 and 140. The following summarizes land use categories by type and the corresponding zoning district(s). **NOTE: The existing zoning ordinance must be revised to support the densities which are depicted on the Future Land Use Map, Map 20.**

a. Conservation

The Conservation designation is located on the north side of the island in areas of environmental concern. The designation is intended to be used for the protection and preservation of these environmentally sensitive lands through minimizing development potential.

Corresponding zoning districts: CON - Conservation
RS-Recreational Sound District
CZ-Conservation Zone

Permitted uses: Piers, floating docks, boat lifts, marinas, public accesses, pier houses, open space, and maximum 2,500 SF educational facilities (single structure). Note: Not all uses listed above are permissible in both zoning districts.

Not permitted uses: All uses not listed above

Allowable density: N/A

Maximum height: RS - 20 feet, CZ - 15 feet CON - 15 feet

Minimum lot size: N/A

Maximum lot coverage: None

b. Mixed Use - Commercial

Commercial land uses in Atlantic Beach are primarily located along the Atlantic Beach Causeway and Fort Macon Drive. The majority of future commercial development will be part of a mixed use initiative and be located along Atlantic Beach Causeway and on West Fort Macon Road for approximately five blocks west of the Causeway and on East Fort Macon Road for approximately two blocks east of the Causeway.

Corresponding zoning districts: CB - Community Business
RC - Resort Commercial District
CDD - Circle Development District
GB - General Business Zone

Permitted uses: Mixed commercial/residential developments, restaurants, retail establishments, office spaces, and service establishments. Residential uses are not permitted within the CB zoning district.

Not permitted uses: Industrial uses.

Allowable densities: RC and GB - Single family - 8.7 units/acre
Multi-family - 12.1 units/acre
CDD - 50 units/acre

Maximum height: RC CB and GB - 55 feet
CDD - 55-185 feet

Minimum lot size: RC CB and GB - Single family - 5,000 s.f.
Multi-family - 5,000 s.f.
CDD - None
CB - None

Maximum lot coverage: Residential - May not exceed 40%
Commercial - May not exceed 85%

c. *Mixed Use - Residential*

Mixed Use - Residential is located predominantly along the frontage of Fort Macon Road; one on West Fort Macon Road and one on East Fort Macon Road.

Corresponding zoning districts: RR - Resort Residential District
RMU - Resort Mixed Use
RS - Resort Service
CDD - Circle Development District

Permitted uses: Single- and multi-family residences; low impact commercial development such as hotels and motels with restaurants, lounges, gift shops, etc., located within the building; day cares; churches; and recreational uses such as tennis courts, swimming pools, and golf courses. Note: Not all uses listed above are permissible in both zoning districts.

Not permitted uses: Industrial uses and high impact commercial establishments such as strip retail development.

Allowable densities: RR RS and RMU - 6.2 units/acre
CDD - 50 units/acre

Maximum height: RR RS and RMU - 45 feet
Projects with more than 4 units in a single building - 55 ft.
CDD - 55-185 feet

Minimum lot size: RR RS and RMU - 5,000 s.f.
CDD - None

Maximum lot coverage: RR RS and RMU - May not exceed 40%
CDD - None

d. Residential

Residential land uses have been divided into three separate land use categories based on associated variable residential densities. These categories include high, medium, and low density residential. The location of residential land uses by density was based on existing residential development patterns and constraints to development (i.e., floodplains and wetlands).

i. High Density Residential

Corresponding zoning districts: R-3 - Residential District

RA-3 - Residential District

RA-3M - Residential District

RA-3V - Residential District

Permitted uses: Single- and multi-family residences, recreational vehicles, neighborhood commercial uses, hotels and motels, schools, greenhouses, and hospitals. Note: Not all uses listed above are permissible in all zoning districts.

Not permitted uses: Industrial uses

Allowable densities: Single-family - 8.7 units/acre
Multi-family - 12.1 units/acre

Maximum height: 45 feet

Minimum lot size: 5,000 s.f.

Maximum lot coverage: May not exceed 40%.

ii. Medium Density Residential

Corresponding zoning districts: R-2 - Residential
RA-2 - Residential District

Permitted uses: Single- and multi-family development

Not permitted uses: All non-residential development

Allowable densities: Single family - 8.7 units/acre
Multi-family - 12.1 units/acre

Maximum height: 45 feet

Minimum lot size: 5,000 s.f.

Maximum lot coverage: May not exceed 40%

iii. Low Density Residential

Corresponding zoning districts: R-1(5) - Residential
R-1(7) - Residential
R-1M - Residential
RA-1 - Residential District
RA-1.5 - Residential District
RA-1M - Residential District

Permitted uses: Single-family and duplex residences and manufactured homes. Note: Not all uses listed above are permissible in all zoning districts.

Not permitted uses: All non-residential uses

Allowable densities: Single-family - 7.3 units/acre
Multi-family - 12.1 units/acre

Maximum height: 45 feet

Minimum lot size: R-1(5) and R-1M - Residential - 5,000 square feet
R-1(7) - Residential - 6,000 square feet
6,000 s.f.

Maximum lot coverage: May not exceed 40%

Notes related to zoning district requirements listed above:

- (1) Maximum lot coverage as noted above assumes that a given property owner will develop an on-site stormwater management system which will manage the first inch and a half of precipitation for a given rain event. Without the installation of a stormwater management system, maximum lot coverage will be 25% for residential properties and 30% for commercial structures.
- (2) Developments that will incorporate greater than four units in a single structure and/or two or more buildings on a single lot will fall under the Town's group housing zoning requirements and must be approved by the Town's Planning Board.
- (3) The minimum lot size requirements listed above are based on an Ordinance amended adopted February 2, 2006. These requirements became effective February 2, 2007.
- (4) Maximum building height listed above is for usable heated square footage only. Proposed developments may incorporate an additional five feet to a respective structure's maximum building height for the addition of ornamental elements. This additional five feet may not be usable square footage.

e. Least Suitable Land Overlay

The Future Land Use Map (Map 20, page 197) includes a least suitable land overlay. These areas parallel the areas that are least suitable as identified during the land suitability analysis (Map 19, page 149). Development of any areas located within the overlay should be sensitive to protection of the environmentally sensitive areas. These areas may have additional regulations for development, if development is allowed.

f. Overlay Districts

Guidelines for development of Cottage Overlay Districts are as follows:

1. Promote renovation of existing structures.
2. Establish Zoning Ordinance language to grandfather existing building footprints or lot coverage if a property owner renovates/expands a structure. This policy will apply even if the cost of improvements exceeds 50% of the structures fair market value.
3. In the event a structure is removed from a lot, setback, lot coverage, and building height regulations of the underlying zoning district will apply.

The future land use map identifies the following Cottage Overlay district areas:

<u>District</u>	<u>Acreage</u>
Club Colony District	21.496
Money Island District	19.357
Old Atlantic Beach East	23.856
Old Atlantic Beach West	<u>30.623</u>
Total	95.332

The identified acreages are included in the land use acreages specified in Table 40. All of the Cottage Districts are located in residential land use categories. The Cottage Districts are not specified in the Town of Atlantic Beach zoning ordinance. These areas are not designated historic districts. However, the character, building scale, and architectural style reflect “old Atlantic Beach.” It is the Town’s intent to preserve the scale/appearance of these areas. To accomplish this, revisions to the Town’s zoning and subdivision ordinances may be required. Potential revisions

will be considered during the Fiscal Year 2007-2008 update of the Town's zoning and subdivision ordinances.

The future land use map emphasizes mixed-use development. Such development is considered essential to the redevelopment which is expected to occur in Atlantic Beach. The desired mix of residential and non-residential use are specified for the mixed-use land use categories in Table 40. Approximately 141.25 acres, or 8.6%, of Atlantic Beach's total area is delineated for mixed-use development. **NOTE: the specified mix of uses is an objective. To accomplish the mixed-use objectives, revision to the Town's zoning and subdivision ordinances will be required in Fiscal Year 2007-2008.**

g. Urban Waterfront Overlay District

The Town of Atlantic Beach will seek urban waterfront designation under 15A NCAC 7H.0209, Urban Waterfronts, for the Atlantic Beach Causeway subsequent to certification of this plan by the Coastal Resources Commission (CRC).

h. Land Use Compatibility Matrix

Each of the land use categories is supported by zoning districts contained in the Town's existing Zoning Ordinance. Table 41 provides a comparison of the land use categories and the Town's existing zoning districts. The reader is cautioned that this is an "overview" and detailed analysis must be based on careful review of the Zoning Ordinance. The existing Zoning Ordinance must be revised to coincide with some of this information.

Table 41. Future Land Use Plan Compatibility Matrix
 Consistency Review of Future Land Use Map Designations and Existing Zoning Districts

Zoning Districts	CON	CDD	CB	GB	RMU	R-3	R-2	R-1(5)	R-1(7)	R-1M
Min. Lot Size (SF)	N/A	None	None	5,000	5,000	5,000	5,000	5,000	6,000	5,000
Max. Bldg. Height (ft.)	15	185	55	55	Note 1	45	45	45	45	45
Lot Coverage (%)	None	5%	5%	lot 2	0%	0%	0%	0%	0%	0%
Designations/Average Density (du per acre)										
Mixed Use-Commercial/8.7-50	x	g	g	g	x	x	x	x	x	x
Mixed Use-Residential/8.7-50	x	c	x	g	g/c	x	x	x	x	x
High Density Residential/8.7-12.1	x	g	x	g	g	g	c	x	x	x
Med. Density Residential/8.7-12.1	x	c	x	g	x	c	g	x	x	x
Low Density Residential/7.3-12.1	x	x	x	g	x	x	x	g	g	g
Conservation/N/A	g	x	x	x	x	x	x	x	x	x

g = generally consistent; c = conditionally consistent; x = inconsistent

Note 1: 45 feet for projects with 4 or fewer units in a single building; 55 feet for projects with more than 4 units in a single building.

Note 2: Residential - may not exceed 40%; commercial - may not exceed 85%.