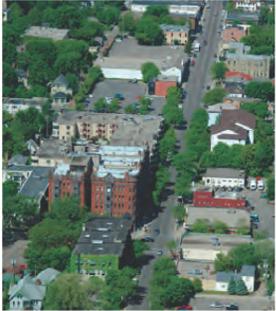
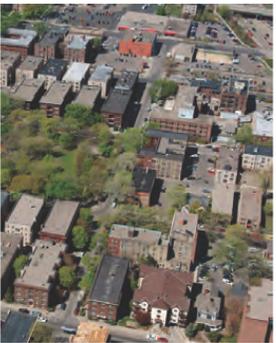


Land Use Designations

Code	Zoning Designation	Floor Area Ratio* (min/max)	Residential Density*			
TC	Town Center  	<i>Town centers provide localized services of tens of thousands of people within a two to three mile radius. One- to three- story buildings for employment and housing are characteristic. Town centers have a strong sense of community identity and are well served by transit.</i>				
	TC-1			Low Density	0.5 -1	10 to 20 units/acre
	TC-2			Medium Density	1-1.5	21 to 35 units/acre
	TC-3			High Density	1.5 or greater	36 to 50 units/acre
SC	Station Community  	<i>Station Communities are geographically small, high-intensity centers surrounding high capacity transit stations, Each helps pedestrians and bicyclists access transit without a car. Station Communities vary in their land use: some feature employment, others focus on housing, and may include a variety of shops and services.</i>				
	SC-1			Low Density	0.5 -1.25	20 to 40 units/acre
	SC-2			Medium Density	1.25.-2.5	41 to 70 units/acre
	SC-3			High Density	2.5 or greater	71 to 100 units/acre
MS	Main Street Community  	<i>Main Streets are a linear town center. Each has a traditional commercial identity but are on a community scale with a strong sense of the immediate neighborhood. Main streets prioritize pedestrian-friendly features, but also benefit from good auto-access and often transit.</i>				
	MS-1			Low Density	0.5 -1	10 to 20 units/acre
	MS-2			Medium Density	1-1.5	21 to 35 units/acre
	MS-3			High Density	1.5 or greater	36 to 50 units/acre

Land Use Designations

Code	Zoning Designation	Floor Area Ratio* (min/max)	Residential Density*	
BC	Boulevard Community  	<i>A Boulevard Community is a linear center couple with a transit route. Unlike a Main Street, a Boulevard Community may not necessary have a commercial identity, but may vary between housing, employment, and retail along any given stretch. Boulevard Communities create positive sense of place for adjacent neighborhoods by ensuring that walking and bicycling are safe and comfortable even as traffic flows are maintained.</i>		
	BC-1	Low Density	0.35 - 0.75	0 to 15 units/acre
	BC-2	Medium Density	0.75 - 1	16 to 30 units/acre
	BC-3	High Density	1 or greater	31 to 50 units/acre
R	Residential  	<i>Residential development as currently being implemented.</i>		
	R-1	Low Density	n/a	1 to 3 units/acre
	R-2	Low-Medium Density	n/a	4 to 6 units/acre
	R-3	Medium Density	n/a	7 to 10 units/acre
	R-4	High Density	n/a	11 to 16 units/acre

* These ranges are preliminary and subject to change.