

Figure 1

Land Use Compatibility Matrix

Land Use Category	REC	RCC	FEC	EI	GC	CEC	O	NC	SRH	SRM	SRL	CR	SRR	A/E	RRC
Regional Employment Center (REC)	○														
Regional Commercial Center (RCC)	⊗	○													
Flexible Employment Center (FEC)	⊗	⊗	○												
Industrial Employment (EI)	⊗	⊗	⊗	○											
General Commercial (GC)	⊗	⊗	⊗	⊗	○										
Community Employment Center (CEC)	⊗	⊗	⊗	⊗	⊗	○									
Office (O)	⊗	⊗	⊗	⊗	⊗	○	○								
Neighborhood Commercial (NC)	⊗	⊗	⊗	⊗	⊗	⊗	⊗	○							
Suburban Residential-High (SRH)	⊗	⊗	●	●	⊗	⊗	⊗	⊗	○						
Suburban Residential-Moderate (SRM)	⊗	⊗	●	●	⊗	⊗	⊗	⊗	⊗	○					
Suburban Residential-Low (SRL)	⊗	⊗	●	●	⊗	⊗	⊗	⊗	⊗	⊗	○				
Convenience Retail (CR)	⊗	⊗	●	●	●	●	●	●	●	●	●	○	⊗	⊗	●
Semi-Rural Residential (SRR)	●	●	●	●	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	○	⊗	●
Agricultural Estate (A/E)	●	●	●	●	●	●	●	⊗	⊗	⊗	⊗	⊗	⊗	○	●
Regional Recreation Center (RRC)	⊗	⊗	⊗	⊗	⊗	●	●	●	●	●	●	●	●	●	○

LEGEND: ○ - Compatible ⊗ - Compatible with Mitigation Measures ● - Incompatible

Figure 2

COMPATIBILITY MATRIX
ZONING AND COMPREHENSIVE PLAN DESIGNATIONS
RESIDENTIAL¹

		C O M P R E H E N S I V E P L A N D E S I G N A T I O N S								
		AE	SRR	SRL	SRM	SRH	REC	CEC	RCC	RPC
ZONING DISTRICTS	A-1	•								
	RR-7.5 ²									
	RR-5		•							
	SRR-3		•							
	SRR-1		• ³	•						
	R-20			•						
	R-10			•	•			•		
	RD				•					
	SR-6				•			• ⁴		
	RM-1					•		•	• ⁵	
	RM-2						•		• ⁶	
	RE					•	•		•	
	PMR ⁷			•	•	•		•		
	RPC									•

¹ Subject to the phasing and maximum area guidelines in the Comprehensive Plan, and to the use and development guidelines and land area limitations in the Long-Range Land Use Plan.

² No new rezonings to the RR-7.5 zoning district will be permitted, but previous rezonings will be grandfathered. RR-7.5 zoning district is not compatible with either AE or SRR Comprehensive Plan designation.

³ Subject to the 2.5 acres/dwelling unit guidelines in the Comprehensive Plan.

⁴ Single-family uses only.

⁵ Apartments can be part of mixed-use buildings in RCC.

⁶ Ibid

⁷ PMR density proposed must meet appropriate Comprehensive Plan designation density and land use; i.e., as shown in Section 32-306.10 of the Zoning Ordinance. PMR developments in SRL areas must be single-family detached, at a density of no greater than four units/acre.

Figure 3

COMPATIBILITY MATRIX
ZONING AND COMPREHENSIVE PLAN DESIGNATIONS

NONRESIDENTIAL⁸

		C O M P R E H E N S I V E P L A N D E S I G N A T I O N S									
		CEC	REC	RCC	RRC	O	FEC	EI	GC	NC	CR
ZONING DISTRICTS	B-1			•					•		
	B-2									•	
	B-3										•
	B-R			•							
	O(L)	•				•	•		•		
	O(M)	•	•		•	•	•				
	O(H)		•		•	•					
	O(F)		• ⁹			• ¹⁰	•	•			
	M-1							•			
	M-2						•	• ¹¹			
	MT							•			
	PBD		•			•	•				
	PMD	•	•								
	RC				•						

⁸ Subject to the phasing and maximum area guidelines in the Comprehensive Plan, and to the use and development guidelines and land area limitations in the Long-Range Land Use Plan.

⁹ Only as part of a PBD/mixed-use zoning/development. Proffers would be requested to limit O(F) uses in these designations to office and office-like/office-compatible uses.

¹⁰ Ibid.

¹¹ Only as transition area and transition uses within EI planned area.