

Table 1: Existing Future Land Use Districts

<i>Future Land Use District</i>	<i>Description</i>	<i>Density</i>	<i>Floor Area Ratio</i>
Residential Low Density	This category consists primarily of single-family residential units on individual lots and accessory uses. Churches may also be included.	0 to 4 du per acre	
Residential Medium Density	This category consists primarily of duplex dwelling units and multi-family dwelling units. Singlefamily dwellings, churches, group homes, housing for the elderly and similar uses shall also be included	4 to 8 du per acre	
Residential High Density	This category includes single-family, duplex and multi-family dwelling units. It also includes churches, nursing homes, convalescence facilities, foster homes, and group care homes.	8 to 12 du per acre	
Residential Riverfront	This category is for property with a minimum of 10 acres or more that is located on the St. Johns River and includes single-family, duplex and multi-family dwelling units. Churches are permitted in this category.	12 to 20 du per acre	
Residential Professional Office	This category consists primarily of residential, business, professional, medical and dental offices services. Churches and retail, in limited situations, may also be included. The maximum Floor Area Ratio shall be .2.	4 to 8 du per acre	0.2
Commercial Medium Intensity	This category consists primarily of retail and service establishments, medical and dental offices and clinics, churches, shopping centers, neighborhood sales.		0.3
Commercial High Intensity	This category consists of a wide array of commercial uses, such as hotels, motels, automobile sales, service and repair, housing above businesses, churches and others		0.4
Central Business District	This category consists of retail and service establishments consistent with the redevelopment of the downtown area		2
Industrial	This category consists primarily of storage, warehousing, manufacturing and distribution.		0.6
Institutional	This category consists of civic, cultural, government, religious, utilities, and other public necessity uses.		0.3

Table 1: Existing Future Land Use Districts (Continued)			
Future Land Use District	Description	Density	Floor Area Ratio
Conservation	Allowable uses in this category are limited to passive public recreation and open space.		0.1
Recreation	Allowable uses are public recreation uses that are compatible with the environmental characteristics of the property No development potential is associated with these lands; however, recreation facilities may be constructed as a part of recreation uses		0.2
Mixed Use Highway	70% industrial and 30% commercial land uses. The industrial land uses primarily consist of storage, warehousing, and light manufacturing facilities. The commercial land uses primarily consist of retail and service establishments, such as business and professional offices.		.3 to .7
Reynolds Park Mixed Use	This category is designed to implement the redevelopment of Reynolds Park		.2 to 4.0

Table 2: Proposed Future Land Use Districts

Future Land Use District	Description	Density	Intensity
Neighborhood	Residential uses and support uses such as public/semi-public uses, recreation sites and schools	4 to 20	0.2
Downtown	Commercial, lodging, office, high density residential, recreation, schools and public/semi-public uses	30 (40 with bonus)	2
Mixed -Use	Commercial, lodging, office, high density residential, recreation, schools and public/semi-public uses	20	1
Mixed-Use Reynolds Park	Residential, commercial, office, lodging, health care, education, industrial, public/semi-public, recreation, and water-dependent uses	16 to 40	0.4 to 4.0
Employment Center	Light and heavy manufacturing, distribution and storage, Heavy Commercial	-	0.6
Public	Civic, cultural, government, religious, utilities, and other public necessity uses	-	0.3

Table 3: Compatibility between Existing Future Land Use District and Proposed Future Land Use Districts

<i>Proposed Future Land Use Districts</i>	Neighborhood	Downtown	Mixed-Use	Mixed-Use Reynolds Park	Employment Center	Public
<i>Existing Future Land Use Districts</i>	Residential Low Density	Central Business District	Commercial Medium Intensity	Residential High Density	Industrial	Institutional (INS)
	Residential Medium Density	Commercial High Intensity	Residential Professional Office	Commercial High Intensity	Mixed Use Highway	Conservation
	Residential High Density			Industrial	Commercial High Intensity	Recreation (REC)
	Residential Riverfront					
	Residential Professional Office					

Table 4: Existing Zoning Districts Allowed Under Each Existing Future Land Use District

Existing Future Land Use District	Residential Low Density (RLD)	Residential Medium Density (RMD)	Residential High Density (RHD)	Residential Riverfront (RRF)	Institutional (INS)	Residential Professional Office (RPO)
Compatible Zoning District	R-1	R-2	R-3	RRF	INS	RPO
	GCR	GCR				GCN

Table 4: Existing Zoning Districts Allowed Under Existing Future Land Use District (Continued)

Existing Future Land Use District	Commercial Medium Intensity (CMI)	Commercial High Intensity (CHI)	Central Business District (CBD)	Industrial	Mixed Use Highway (MUH)	Mixed Use Reynolds Park (MURP)	Conservation	Recreation (REC)
Compatible Zoning District	C-1	C-2	CBD	M-1	M-2 70%	M-2	REC	REC
		GCC		M-2	C-2 30%			

Table 5: Existing Zoning Districts Allowed under each Proposed Future Land Use District

Neighborhood	Mixed use	Downtown	Public	Employment Center	MURP
R-1	R-1	CBD	Ins	M-1	R-1
GCR	GCR	GCC	Rec	M-2	R-2
R-2	R-2	R-1		C-2	R-3
R-3	R-3	R-2			GCC
RRF	RRF	R-3			M-1
RPO	RPO				M-2
	C-1				C-2
	GCN				
	GCC				

Table 6: Zoning District Abbreviations

Zoning District	Abbreviations
Residential Low Density	R-1
Residential Medium Density	R-2
Residential High Density	R-3
Riverfront Residential	RRF
Residential Professional Office	RPO
Institutional	INS
Recreational	REC
Commercial Medium Intensity	C-1
Commercial High Intensity	C-2
Industrial	Ind
Central Business District	CBD
Gateway Corridor Commercial	GCC
Gateway Corridor Neighborhood	GCN
Gateway Corridor Residential	GCR