

MEDIUM DENSITY RESIDENTIAL

Medium density residential land uses are generally located within the extraterritorial planning jurisdiction (ETJ) boundary and are, for the most part, existing residential subdivisions and nearby vacant properties not designated for commercial use. Appropriate uses include single-family residences and subdivisions, duplexes, community recreation and open space uses like golf courses and pools, and neighborhood-scale institutional uses such as religious and civic organizations.

Planned communities may also include well-integrated multi-family and single-family attached residences and limited neighborhood-scale commercial and office uses. Industrial and manufacturing uses, as well as commercial and office uses not located within a planned community are inappropriate. Large institutional uses, such as high schools, community colleges, and mega-churches are also generally inappropriate. Target densities are between four (4) and six (6) dwelling units per acre.

Medium Density Residential

Desired Uses:

- Single-family residential uses
- Two-family residential uses
- Townhouse development
- Age appropriate retirement housing
- Recreation, parks, and open space

Inappropriate Uses:

- Multi-family residential uses
- Commercial, office, and institutional development
- Industrial development

Desired Density:

- Residential uses: 6 dwelling units per acre