

## 2040 FUTURE LAND USE DESIGNATION DESCRIPTIONS

NAME	DESCRIPTION & VISION	CORRESPONDING ZONING
<b>Low Density Residential (Less than 3 units/acre)</b>	Comprised almost exclusively of single family residential neighborhoods. The vision for this character is one of preservation and enhancement: Preservation from commercial encroachment, incompatible uses and traffic, and enhancement through support of public services, recreational and small scale institutional uses.	R-30, R-20, R-15 (if built on lots, greater than 1/3 of an acre)
<b>Moderate Density Residential (Under 4.5 units/acre)</b>	Single-family detached housing at a slightly higher density than Low Density Residential neighborhoods. This Future Land Use designation is characterized by a high level of pedestrian orientation and traditional neighborhood development (TND) principles.	R-15 (if built on less than 1/3 of an acre), OI,
<b>Medium Density Residential (6 units/acre and under)</b>	Medium Density Residential areas provide for both small attached and detached housing and may include a mixture of owner and renter occupied housing. This future land use category also provides opportunities for innovative master-planned communities, such as Planned-Unit Developments (PUDs) and Conservation Subdivisions.	R-12, RAD (or revision to the RAD limiting density to 6 units and under), RD, RD-4, PUD, OI
<b>Medium-High Density Residential (10 units/acre and under)</b>	Attached housing of both owner-occupied and rental tenure. This future land use category includes townhomes, condominiums, as well as apartment developments.	RMC-8, RM-10, TD, OI
<b>High Density Residential (more than 10 units/acre)</b>	Includes areas that provide opportunities for attached housing of both owner-occupied and rental tenure, such as apartment developments, and high rise residential, and supportive uses.	RM-12, RM-15, RHR, OI
<b>Neighborhood Activity Center</b>	Neighborhood focal points with a concentration of small commercial, civic, and public activities. Uses within Neighborhood Activity Centers are intended to be local-serving.	LC, NS, FC, OI
<b>Community Activity Center</b>	Community gathering places containing a mix of commercial, professional, civic, and public uses. Community Activity Centers are designed to accommodate commercial uses serving several adjacent neighborhoods.	GC, MU, NS, TS, OI
<b>Regional Activity Center</b>	Regional destinations containing a mix of mid to high rise commercial, professional, civil and public uses. Includes the area designated as Core Area character areas in the Spring Road LCI Study, and the plan will incorporate final Council Action on density recommendations from that Study.	GC, MU, OI, (new categories designed to allow higher density development than currently allowed in the City)

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<b>Mixed-Use</b>	A mixed-use, live/work/play district that provides a venue for gatherings, events, and civic activities. A prime example of the mixed use Future Development Area is the Smyrna Market Village.	CBD, MU
<b>Office/ Professional</b>	The Office / Professional Future Development Area seek to encourage office park development in an effort to diversify and strengthen the City's economic base. Supportive commercial retail and services are also considered appropriate within these areas.	OI, OD
<b>Industrial</b>	Industrial Future Development Areas provide suitable locations for industrial employment which do not conflict with residential areas. Clean, light industrial uses that have minimal impact on nearby residential use are encouraged, as well as transportation/ warehousing/ distribution uses carefully planned to avoid freight traffic impacts on residential areas.	LI, OD
<b>Industrial Mixed Use</b>	Industrial Mixed-Use Future Development Areas are suitable for adaptive reuse of older industrial uses for variety of residential, limited commercial, light industrial, and office.	LI, OD, New Category to allow maker spaces, OI, LC, MU
<b>Public/ Institutional</b>	Public/Institutional areas consist of government and civic nodes that provide services to surrounding neighborhoods.	Any
<b>Transportation/ Communication/ Utilities (TCU)</b>	Power Stations, Airports, Public Utility Facilities, communication towers (if located on their own parcel)	Any
<b>Rights-way (sub category of TCU)</b>	Rights-of-way for roadways and rail.	Any
<b>Public Parks</b>	PRC areas are primarily public parks, and private recreation areas held in common ownership, as well as conservations areas legally protected from future land disturbance.	Any
<b>Private Recreation and Conservation Areas</b>	Private recreation areas held in common ownership, as well as conservations areas legally protected from future land disturbance	Any residential category, must be the same zoning as the residential development the private recreation area is associated with.