

FIGURE 3. LAND USE INTENSITY TABLE

Use this table to identify the land use intensity class of the proposed use and all contiguous use(s):

Class I if in a residential district, Class III if in a non-residential district

- 1 family dwellings
- 2 family dwellings
- Accessory apartments
- Community Residential Homes & ~~ASLR~~ RCF's (1--14 residents)
- Emergency shelters
- Family day care homes
- Golf courses
- Vacant land zoned: R-1, R-1A, R-1AA, R-1N, R-2A, P, C, H
- Emergency homes for children

Class II

- Attached/multiplex dwellings (Community Residential Homes) & ASLR's (15+ residents)
- Group housing, low intensity
- Multi-family dwellings, up to 30 units/acre
- Vacant land zoned: R-2B, R-3A

Class III

- ~~Adult cong. living facility~~ Assisted living facility
- Group housing, high intensity
- Child & adult day care centers
- Hospitals & clinics, up to FAR 0.7
- Medical & dental labs, up to FAR 0.7
- Mobile home development
- Multi-family dwellings, over 30 units/acre
- Nursing homes
- Offices, up to FAR 0.7
- Residential-office mixed devel.
- Vacant land zoned: R-3B, R-3C, R-3D, MXD-1, O-1, O-2, O-C, MU-1
- Residential-commercial mixed development
- Service, entertainment

Class IV

- Auto service station
- Eating & drinking estabs.
- Hospitals & clinics, over FAR 0.7
- Hotels & Motels
- Medical & dental labs, over FAR 0.7
- Offices, over FAR 0.7
- Parking lot--principal use
- Recreation, outdoor and indoor
- Retailing, light
- Services, personal
- Services, business
- Shopping centers
- Treatment & recovery facilities
- Neighborhood convenience stores
- Vacant land zoned: MXD-2, O-3, MU-2, AC-N, AC-1
- Dwelling Units—Commercial

Class V

- Adult entertainment
- Drive-in facilities
- Heliports
- Manufacturing & Processing, light
- Parking garages, principal or accessory use
- Plasmapheresis facilities
- Retailing, intensive
- RV parks
- Whole blood facilities
- Wholesaling & Warehousing
- Vacant land zoned: AC-2, AC-3, AC-3A, I-P
- Warehouse showrooms

Class VI

- Services, intensive & major vehicle
- Manufacturing & processing, heavy
- Outside storage of materials
- Vacant land zoned: I-G

*Designed Communities exception.

The intensity classification for Public Benefit Uses is determined on a case by case basis using the most similar use listed above.