

ORANGE COUNTY FUTURE LAND USE AND ZONING CORRELATION

This handout illustrates the correlation between zoning districts and future land use designations. The Planning Division uses this correlation to determine the consistency of land use activities with the Future Land Use Map (FLUM) of the Comprehensive Policy Plan. Land use compatibility, the location, availability and capacity of public services and facilities, market demand and environmental features shall also be used in determining which specific zoning district is most appropriate. Development activity within a land use designation is restricted to the maximum density and/or intensity allowed by the FLUM designation regardless of zoning.

<u>FUTURE LAND USE</u>	<u>Max Density/FAR</u>	<u>ZONING</u>
Rural/Agricultural	1 DU/10 acre	A-1, A-2, A-R, R-CE
Rural Settlement 1/5*	1 DU/5 acre	R-CE-5, A-1***, A-2***, P-D****
Rural Settlement 1/2*	1 DU/2 acre	R-CE-2, R-CE-5, A-R, A-1***, A-2***, P-D****
Rural Settlement 1/1*	1 DU/acre	R-CE, R-CE Cluster, R-CE-2, R-CE-5, A-1***, A-2***, P-D****, A-R
Rural Settlement Low Density*	2 DU/acre	R-CE, R-CE Cluster, R-CE-2, R-CE-5, P-D****
Low Density Residential	4 DU/acre	R-CE*, R-1, R-1A, R-1AA, R-1AAA, R-1AAAA, R-2**, R-T-1, R-T-2, R-L-D, P-D
Low-Medium Density Residential	10 DU/acre	R-1, R-2, R-T, R-T-1, P-D
Medium Density Residential	20 DU/acre	R-2, R-3, U-R-3, P-D
High Density Residential	50 DU/acre	R-2, R-3, U-R-3, P-D
Neighborhood Residential	20 DU/acre	NR
Neighborhood Activity Corridor	25 DU/acre	NAC
Neighborhood Center	40 DU/acre	NC
Office	3.0	P-O, P-D
Commercial	3.0	C-1, C-2, C-3, P-O, P-D
Industrial	0.5	Ind-1A, Ind-1/Ind-5, Ind-2/Ind-3, Ind-4, P-D
Institutional	2.0	Any
Activity Center Mixed-Use/Activity Center Residential		P-D
Growth Center		P-D
Village (Horizon West)		P-D required within approved Specific Area Plan (SAP); A-1, A-2, A-R, R-CE (within overlay classification)
Community Village Center (Four Corners)		P-D
Traditional Neighborhood Development (Avalon Park)		P-D
Planned Development - X		P-D

In making the transition from the Future Land Use Map designation to the most appropriate zoning district classification, it shall be permissible to require the use of a P-D district that provides for fewer uses than permitted with a standard zoning district classification. Furthermore, in making the transition for residential development, the Future Land Use map shall only establish the maximum permitted density and intensity of development. It is permissible to impose a more restrictive zoning district classification as an interim use until such time as the property is found through an administrative decision making process to be suitable and ready for ultimate development.

- * Rural Settlement Only
- ** Limited to 4 Dwelling Units Per Acre
- *** Residential Uses Only (see exception outlined in FLUE Policy 1.1.14.1)
- **** Consistent with FLUE Policy 2.1.6
- *****X is the Future Land Use Designation