LEON COUNTY*
LAND USE DEVELOPMENT MATRIX

FUTURE LAND USES

PROPOSED LAND USE	TYPE	NEIGHBORHOOD BOUNDARY	RURAL	URBAN FRINGE	MIXED USE	CENTRAL URBAN	ACTIVITY CENTER	UNIVERSITY TRANSITION	RURAL COMMUNITY	LAKE PROTECTION	RESIDENTIAL PRESERVATION	LAKE TALQUIN	GOV. OPERATIONAL	REC./OPEN SPACE	EDUCATIONAL	HEAVY INDUSTRIAL
COMMERCIAL	MINOR	25	X	X	X	X	X	X	X	19	0	X	0	0	0	X
	NEIGHBORHOOD	0	0	0	X	X	X	X	X	0	0	X	0	0	0	0
	COMMUNITY	0	0	0	X	X	X	X	0	0	0	0	0	0	0	0
	REGIONAL	0	0	0	0	0	X	0	0	0	0	0	0	0	0	0
	HIGHWAY	0	0	0	X	X	X	X	0	0	0	X	0	0	0	0
OFFICE	MINOR	25	0	X	X	X	X	X	X	19	0	X	0	0	0	0
	MAJOR	0	0	0	X	X	X	X	0	0	0	0	0	0	0	0
	PARK	0	0	0	2	X	X	2	0	0	0	0	0	0	0	0
RESIDENTIAL	LOW	X	X	X	X	X	0	X	X	X	X	X	0	0	0	12
	MEDIUM	0	0	0	X	X	X	X	0	0	0	0	0	0	0	0
	HIGH	0	0	0	X	X	X	X	0	0	0	0	0	0	0	0
RECREATIONAL	PASSIVE	0	X	X	X	X	X	X	X	X	X	X	X	X	X	0
	ACTIVE	0	X	X	X	X	X	X	X	X	X	X	X	X	X	0
COMMUNITY FACILITIES	COMMUNITY SERVICES	X	X	X	X	X	X	X	X	X	X	X	X	X	X	0
	LIGHT INFRASTRUCTURE	0	X	X	X	X	X	X	X	X	X	X	X	X	X	X
	HEAVY INFRASTRUCTURE	0	X	X	X	X	0	X	0	0	0	X	X	0	0	X
	POST-SECONDARY	0	X	X	X	X	X	X	X	0	0	X	0	0	X	0
LIGHT INDUSTRIAL	MINOR	0	10	10	X	X	X	X	10	0	0	0	0	0	0	X
	PARK	0	0	0	X	1	1	0	0	0	0	0	0	0	0	X
HEAVY INDUSTRIAL	HEAVY INDUSTRIAL	0	10	0	2	0	0	0	0	0	0	0	0	0	0	X

EXISTING ADJOINING LAND USES Ⓐ Ⓓ Ⓘ

PROPOSED LAND USE	TYPE	COMMERCIAL: MINOR	COMMERCIAL: NEIGHBORHOOD	COMMERCIAL: COMMUNITY	COMMERCIAL: REGIONAL	COMMERCIAL: HIGHWAY	OFFICE: MINOR	OFFICE: MAJOR	OFFICE: PARK	RES.: LOW	RES.: MEDIUM	RES.: HIGH	REC.: PASSIVE	REC.: ACTIVE	EDUC.: ELEMENTARY	EDUC.: MIDDLE	EDUC.: HIGH	COMMUNITY FACILITIES: COMMUNITY SERVICE	COMMUNITY FACILITIES: LIGHT INFRASTRUCTURE	COMMUNITY FACILITIES: HEAVY INFRASTRUCTURE	COMMUNITY FACILITIES: POST SECONDARY	LGT. IND.: MINOR	LGT. IND.: PARK	HVY. IND.
COMMERCIAL	MINOR	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	0	X	X	X	X
	NEIGHBORHOOD	X	X	X	X	X	X	X	X	0	X	X	X	X	0	X	X	X	X	0	X	X	X	0
	COMMUNITY	X	X	X	X	X	X	X	X	0	X	X	0	X	0	X	X	X	X	X	X	X	X	0
	REGIONAL	X	X	X	X	X	X	X	X	0	0	X	0	0	0	0	X	X	X	X	X	X	X	0
	HIGHWAY	X	X	X	X	X	X	X	X	0	X	X	X	X	0	X	X	X	X	X	X	X	X	X
OFFICE	MINOR	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	0	X	X	X	X	X	13
	MAJOR	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	1
	PARK	X	X	X	X	X	X	X	X	0	X	X	X	X	0	X	X	X	X	1	X	X	X	1
RESIDENTIAL	LOW	X	0	0	0	0	X	X	0	X	X	X	X	X	X	X	X	X	X	0	X	0	0	0
	MEDIUM	X	X	X	9	X	X	X	X	14	X	X	X	X	X	X	X	X	X	0	X	0	0	0
	HIGH	X	X	X	X	X	X	X	X	0	X	X	X	X	X	X	X	X	X	X	X	X	X	0
RECREATIONAL	PASSIVE	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
	ACTIVE	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
COMMUNITY FACILITIES	COMMUNITY SERVICES	X	X	X	X	X	X	X	X	2	X	X	X	X	X	X	X	X	X	X	X	X	X	X
	LIGHT INFRASTRUCTURE	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
	HEAVY INFRASTRUCTURE	0	X	X	X	X	0	1	1	0	0	0	0	X	0	0	0	1	X	X	0	X	X	X
	POST-SECONDARY	X	X	X	X	X	X	X	X	0	X	X	X	X	1	X	X	X	X	X	X	X	X	0
LIGHT INDUSTRIAL	MINOR	X	X	X	X	X	X	X	X	0	0	X	X	X	0	0	0	X	X	X	X	X	X	X
	PARK	X	X	X	X	X	X	X	X	0	0	X	0	X	0	0	0	X	X	X	X	X	X	X
HEAVY INDUSTRIAL	HEAVY INDUSTRIAL	X	0	0	0	X	0	0	0	0	0	0	0	X	0	0	0	X	X	X	0	X	X	X

TRANSPORTATION ACCESS Ⓑ

PROPOSED LAND USE	TYPE	INTERSECTION LOCATION Ⓔ: PRIN. ART./PRIN. ART.	PRIN. ART./MIN. ART.	PRIN. ART./MAJ. COL.	PRIN. ART./MIN. COL.	PRIN. ART./LOCAL	MIN. ART./MIN. ART.	MIN. ART./MAJ. COL.	MIN. ART./MIN. COL.	MIN. ART./LOCAL	MAJ. COL./MAJ. COL.	MAJ. COL./MIN. COL.	MAJ. COL./LOCAL	MIN. COL./MIN. COL.	MIN. COL./LOCAL	LOCAL/LOCAL	STREET ACCESS Ⓕ: PRINCIPAL ARTERIAL	MINOR ARTERIAL	MAJOR COLLECTOR	MINOR COLLECTOR ○	LOCAL ○
COMMERCIAL	MINOR	0	0	X	X	23	0	X	X	23	X	X	0	X	0	0	X	X	X	X	0
	NEIGHBORHOOD	X	X	23	0	0	X	X	0	0	18	0	0	0	0	0	X	X	X	15	0
	COMMUNITY	X	X	0	0	0	X	0	0	0	0	0	0	0	0	0	X	X	0	0	0
	REGIONAL	X	X	X	0	0	X	X	0	0	0	0	0	0	0	0	X	X	15	0	0
	HIGHWAY	6	6	X	0	0	6	X	0	0	0	0	0	0	0	0	X	X	X	O	0
OFFICE	MINOR	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	X	26
	MAJOR	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	O	0
	PARK	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	O	0
RESIDENTIAL	LOW	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	16	16	16	X	X
	MEDIUM	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	X	0
	HIGH	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	O	0
RECREATIONAL	PASSIVE	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	X	X
	ACTIVE	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	X	0
COMMUNITY FACILITIES	COMMUNITY SERVICES	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	X	0
	LIGHT INFRASTRUCTURE	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	X	X
	HEAVY INFRASTRUCTURE	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	O	0
	POST-SECONDARY	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	O	0
LIGHT INDUSTRIAL	MINOR	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	O	0
	PARK	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	O	0
HEAVY INDUSTRIAL	HEAVY INDUSTRIAL	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	X	X	X	O	0

ENVIRONMENTAL CONSTRAINTS Ⓒ **/ INFRA-STRUCTURE**

PROPOSED LAND USE	TYPE	FLOODWAY/FLOODPLAIN UNDETERMINED	SEVERE GRADES	SIGNIFICANT GRADES 10 - 20%	WETLAND	REGULATED CLOSED BASIN	HIGH QUALITY SUCCESSIONAL FOREST	NATIVE FOREST	GROUNDWATER RESOURCE PROTECTION	CANOPY ROAD	SEWER SYSTEM PACKAGE PLANT	SEPTIC TANK	WATER SYSTEM	WATER WELL
COMMERCIAL	MINOR	0	0	1	0	3	1	0	X	17	X	X	X	X
	NEIGHBORHOOD	0	0	0	0	3	1	0	4	11	X	0	X	0
	COMMUNITY	0	0	0	0	3	1	0	0	0	X	0	X	0
	REGIONAL	0	0	0	0	3	0	0	0	0	X	0	X	0
	HIGHWAY	0	0	1	0	3	1	0	4	0	X	0	X	0
OFFICE	MINOR	0	X	X	0	3	X	0	X	X	X	X	X	X
	MAJOR	0	0	1	0	3	1	0	X	17	X	0	X	0
	PARK	0	0	0	0	3	1	0	4	17	X	0	X	0
RESIDENTIAL	LOW	1	X	X	0	3	X	8	X	17	X	20	X	X
	MEDIUM	0	0	8	0	3	1	0	4	17	X	0	X	0
	HIGH	0	0	0	0	3	1	0	0	17	X	0	X	0
RECREATIONAL	PASSIVE	X	X	X	X	X	X	X	X	X	X	X	X	X
	ACTIVE	X	0	1	0	3	1	0	X	X	X	X	X	5
COMMUNITY FACILITIES	COMMUNITY SERVICES	0	0	X	0	3	X	0	X	X	X	X	X	5
	LIGHT INFRASTRUCTURE	0	0	X	0	X	1	0	X	X	X	X	X	5
	HEAVY INFRASTRUCTURE	0	0	0	0	3	1	0	4	17	X	21	X	21
	POST-SECONDARY	0	0	1	0	3	1	0	X	X	X	0	X	0
LIGHT INDUSTRIAL	MINOR	0	0	1	0	3	1	0	4	0	X	10	X	10
	PARK	0	0	0	0	3	1	0	4	0	X	0	X	0
HEAVY INDUSTRIAL	HEAVY INDUSTRIAL	0	0	0	0	3	1	0	0	0	X	22	X	22

Adopted 5/11/04

X = Land use is compatible/allowable
0 = Land use incompatible/not allowable
1 = PUD or site plan review
2 = Planned unit development required, except for cemeteries or for religious facilities to be used solely for religious functions. P.U.D. requirement will apply if ancillary facilities are proposed in in conjunction with religious facilities.
3 = Permitted where sufficient stormwater management capacity exists within the basin
4 = Consistent with aquifer recharge policies contained within the Conservation Element
5 = Permitted outside of Urban Service Boundary
6 = Permitted only at those intersections which previously have been developed
7 = Permitted in conjunction with [illegible] project (footnote deleted)
8 = Cluster development required (Max. 12 DU/AC)
10 = Agricultural related only
11 = No access to canopy road
12 = Residence for security or caretaker personnel allowed
13 = Office use permitted if ancillary to industrial use
14 = Intended for lower level of density range
15 = Secondary access only approved in conjunction with site plan, PUD or DRI
16 = Direct access allowed outside urban service area or on previously platted lot
17 = Primary access to canopy road permitted only when alternate access to non-canopy roads is unavailable. Primary access shall be restricted to one driveway designed to mitigate impacts. Planned development required for approval.
18 = Commercial restricted to 50,000 sq ft
19 = Permitted in county portion of category. (Rainfall runoff must be retained on site) P.U.D. required
20 = Permitted on lots greater than 1/2 acre (Sewer Policy 2.1.3)
21 = Permitted for appropriate facilities located outside of Urban Service Area (Sewer Policy 1.1.7)
22 = May be permitted for sandmines or borrow pits (Conservation Policy 3.2.3)
23 = Commercial limited to one quadrant of the intersection
24 = Access allowed outside the Urban Service Area for Community Services operated by public agencies
★ 25 = Commercial and Office restricted to 5000 sq ft of gross building floor area per parcel and 10,000 sq ft of gross building floor area per acre provided BOTH standards are met.
★ 26 = Minor Offices permitted access onto local streets within Neighborhood Boundary category only

NA = Not applicable
* = To be used in conjunction with Future Land Use Map and applicable goals, objectives and policies contained within the Comprehensive Plan

★ Proposed

Ⓐ - An incompatible land use may be permitted with an adequate buffer when its incompatibility with an adjoining land use is along rear property lines. This does not apply to heavy industrial adjoining residential.

Ⓑ - Non-residential uses permitted on all streets and intersections designated as non-residential streets.

Ⓒ - Applies to the specific environmentally significant area on site and the plan requires the specific assessment of development impact on endangered, threatened and species of special concern (plants and animals)

Ⓓ - This portion of the matrix does not apply when existing land use is nonconforming

Ⓔ - May be waived pursuant to land use policy 1.1.5, or if commercial contained within Mixed Use PUD or DRI development

Ⓕ - See Transportation Policy 1.6.4

Ⓖ - Up to 50 DU/AC allowed in University Transition

Ⓗ - Up to 25 DU/AC Allowed in University Transition

Ⓘ - Existing adjoining land uses are not a factor for proposed medium and high density residential in University Transition.

Note:
Matrx is intended to be a pictorial representation of existing policies in the Comprehensive Plan.

DOES NOT APPLY TO MIXED USE, DOWNTOWN AND WOODVILLE RURAL COMMUNITY

County Ord.# 04-10
City Ord.# 04-O-35

Attachment # 10
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