

EXHIBIT A

LAND USE DEVELOPMENT STANDARDS		
Land Use Category	Allowable Building Density*	Average Population Density (Persons/net acre)**
Residential:		
Very Low Density (VLDR)	2.2 DU/net acre	6
Low Density (LDR – 2.5)	2.5 DU/net acre	7
Low Density (LDR – 4.6)	4.6 DU/net acre	13
Low Density (LDR – 6.2)	6.2 DU/net acre	18
Medium Density (MDR)	6.2 – 14.5 DU/net acre	42
High Density (HDR)	14.5 – 21.8 DU/net acre	63
Commercial:		
Neighborhood (NC)	0.50 FAR	0
Office (OC)	0.75 FAR	0
Old Town (OTC)	2.00 FAR with up to 25% of floor area available for residential use at 14.5 – 21.8 DU/net acre	63
General (GC)	0.50 FAR	0
Mixed Use (MU):		
All Commercial	0.75 FAR	- - -
All Residential	14.5 – 21.8 DU/net acre	63
Commercial & Residential	1.00 FAR with a minimum of 33% of floor area for residential	Varies
Industrial:		
Business Park (BP)	0.75 FAR	Negligible
Light (LI)	0.50 FAR	Negligible
General (GI)	0.50 FAR	Negligible
Community Facility (CF)	1.00 FAR	Negligible
Open Space (OS)	- - -	Negligible
Agriculture (AG)	1 DU/20 acres	Negligible

* DU = Dwelling Unit. The DU/net acre describes the number of DU's permitted on an acre of land less the area required for streets and public right-of-way. The densities identified for the VLDR and LDR categories represent the maximum allowable densities in the respective areas. No minimum density is intended to apply to these categories. Densities which are less than those designated may be appropriate in some areas due to hazards, resources, or the need to achieve land use compatibility. In the MDR and HDR categories, the range sets forth both a minimum and a maximum allowable density in order to ensure a sufficient land supply.

FAR = Floor Area Ratio. The FAR indicates the maximum intensity of development on a parcel. The FAR is expressed as the ratio of building space to land area. For the purposes of this document, building space is defined as enclosed gross leasable space.

** Average population density indicates the expected number of persons per net acre living within residential areas. It is calculated by multiplying the maximum allowable dwelling units per net acre by the average citywide household size (2.88 according to 2000 Census).