

Comparison of Residential-9 with Mixed Use

Future Land Use Category →	Res-9 (Medium commercial size limit)	MU (Large commercial size limit)
General Range of Potential Uses	<ul style="list-style-type: none"> • Residential • Neighborhood-Retail • Professional/Personal Service Office • Recreational (neighborhood) Facilities • Small Neighborhood Retail (no wholesale) 	<ul style="list-style-type: none"> • Residential • Hotel/Motel • Neighborhood Retail • Community Serving Retail • Regional Retail** • Office • Light Industrial • Research/Corporate Parks • Warehouse/distribution
Maximum Potential Density in Gross Dwelling-Units/Gross-Acre (DU/GA)	9.0	9.0
Net Dwelling-Units/Net-Acre	16	16
Maximum Potential Intensity – Floor Area Ratio (FAR)*	0.23	1.0

*FAR -The total square feet of a building divided by the total square feet of the lot the building is located on. FAR is used by local governments in zoning codes. Higher FARs tend to indicate more urban (dense) construction.

**Regional Retail - A big-box store (also supercenter, superstore, or megastore) is a physically large retail establishment, usually part of a chain. The term sometimes also refers, by extension, to the company that operates the store. Examples include large department stores such as Wal-Mart and Target.