












| 2008 FLU Categories (existing) | 2030 Plan Update Categories (proposed) | Intent | Character | Target Ratio of Land Use Mix | Example Image | Considerations |
|--------------------------------|--|--|--|--------------------------------------|---|--|
| Agricultural Rural Residential | Rural Residential | <p>≤1.0 DUA</p> <p>Retain rural character and "small town feel"</p> <p>Facilitate low-intensity development in areas where utilities do not exist and are not planned</p> | These large lot, low-density areas should preserve the rural atmosphere of Georgetown. Homes should be traditional, single-family residences with large front yard setbacks from roadways and large side yard setbacks separating homes to reinforce the rural openness. Supporting non-residential uses may be located along major thoroughfares with large setbacks and natural buffers from neighboring residential. | 5% non-residential, 95% residential |  | No major changes recommended. |
| Low Density Residential | Neighborhood | <p>≤ 5.0 DUA</p> <p>Facilitate traditional single-family development.</p> | Neighborhood character should focus on maintaining a suburban atmosphere. Conservation subdivisions (also referred to as "clustering") should be encouraged to preserve open space and environmentally-sensitive areas. Development standards should ensure adequate open space and efficient roadway and pedestrian connectivity to schools, neighborhood amenities and parks. Supporting non-residential uses should be similar in scale to the residential properties, include appropriate landscaping and buffering, and be located on major thoroughfares and designed to discourage neighborhood cut-through traffic. | 10% non-residential, 90% residential |  | <p>Increased density better reflects recent development trends (18% of lots are smaller than the current 3.0 DUA). Supports policies of housing variety and more compact development.</p> <p>Potential for community concern on increased densities.</p> |
| Moderate Density Residential | Mixed-Density Neighborhood | <p>≤ 14.0 DUA</p> <p>Enable a variety of low and medium density housing types and supporting nonresidential uses.</p> <p>Create flexibility in residential land uses to accommodate City housing policies. Use zoning regulations to ensure compatability.</p> | Medium density housing options should be consistent with and complementary to the traditional single-family neighborhood with emphasis on connectivity and access to neighborhood amenities including schools and parks. Development standards for medium density housing and any non-residential uses should be in place to ensure this compatibility through increased setbacks for taller buildings, architectural designs that are consistent with the neighborhood, and enhanced landscaping. Additionally, any non-residential uses should be located primarily at larger intersections, designed to discourage neighborhood cut-through traffic, and should include appropriate buffering and pedestrian orientation to support the surrounding residents. | 20% non-residential, 80% residential |  | <p>Increased density better aligns with actual density of mixed density neighborhoods. Increased density supports policies through allowing a mix of single-family, duplexes, and townhomes.</p> <p>Duplexes and townhomes may not be appropriate or desirable in all neighborhoods designated as MDN. Potential for land use incompatibility or conflicts with traditional single-family homes.</p> |
| Special Area Mixed Use | Mixed Use Center | Accommodate traditional mixed-use developments that create a center of activity not only in the day, but also at night and on weekends. | This category encourages the creation of planned areas that integrate a variety of complementary uses, with an emphasis on retail, offices, and entertainment activities. These centers should be unique destinations with emphasis on building design, landscaping and the inclusion of public plazas, green spaces and areas for the public to gather. As the most walkable land use category, these areas should be designed in a pattern of pedestrian-oriented, storefront-style shopping streets, with shared parking and strong pedestrian linkages to the surrounding areas. Consideration should be given to adjacent residential uses to ensure compatibility and minimize impacts on neighborhoods. | 60% non-residential, 40% residential |  | No major changes recommended. |
| Mixed Use Community | Community Center | 14.0+ DUA | These areas are typically configured as "nodes" of smaller scale at the intersection of arterial roads, or at the intersection of arterials and collectors. These developments provide local retail, professional office, and service-oriented businesses that serve the residents of Georgetown. While typically auto-oriented, pedestrian connections to the surrounding neighborhoods should be provided. Well integrated residential developments, which encourage the interaction of residents and businesses, are appropriate and vertical mixed use encouraged. To promote the interaction of intergrated and adjacent residential development, these areas should emphasize quality building and site design, such as enhanced architectural features, landscaping, and prominent pedestrian facilities. | 80% non-residential, 20% residential |  | <p>Note that these categories now include high-density residential/multi-family.</p> <p>Encourages reservation & integration of MF into commercial developments, supports policies of housing variety and compactness.</p> |
| Mixed Use Neighborhood Center | | Create areas which accommodate local retail, professional office, and service-oriented businesses that serve the residents of Georgetown. Moderate and high density residential is appropriate if/when supporting existing commercial or as part of a planned development. | | | | |
| Community Commercial | | | | | | |
| High Density Residential | | | | | | |
| High Density Residential | Regional Center | 14.0+ DUA | Developments may be configured as major shopping centers, stand-alone big-box retailers, or large-scale mixed-use developments, as well as supporting flex office space and office/warehouse development. Well integrated residential developments, which encourage the interaction of residents and businesses, are appropriate and vertical mixed use encouraged. These developments are typically automobile-oriented with convenient access from major transportation routes and highway interchanges, however internal pedestrian connectivity should be maximized and include opportunities for pedestrian activity. | 75% non-residential, 25% residential |  | <p>May need to limit amount of MF to avoid losing key potential retail locations.</p> |
| Regional Commercial | | Accomodate commercial uses that serve or draw regional market. Moderate and high density residential is appropriate if/when supporting existing commercial or as part of a planned development. | | | | |

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| Employment Center | Employment Center | <p>14.0+ DUA</p> <p>Facilitate development of well planned, large-scale employment and business activities, as well as supporting secondary uses, which may include moderate and high density residential options.</p> | <p>These uses should support high quality employment uses with environments that support heightened economic activity through quality architectural design and well-integrated supporting uses such as retail, restaurants. The inclusion of high density residential is appropriate as a supporting use to these areas of commerce and employment. Because these areas often act as a transition between more intensely developed industrial uses and residential neighborhoods, standards should be developed to ensure that development of these activities is compatible with the character of the surrounding area. Care should be taken to protect adjacent uses from adverse impacts potentially associated with existing industrial uses (commercial traffic, outside storage, etc.), using buffering and/or performance-based development standards.</p> | 90% non-residential, 10% residential |  | No major changes recommended, except adding limited amount of MF. |
| Institutional | Institutional | Uses that serve the community | These facilities should project a positive image of the community and should be located to provide ample public access. | 100% non-residential |  | No major changes recommended. |
| Parks, Recreation, Open Space | Parks and Recreation | Public parks and recreational areas | Parks, trails, and other recreational amenities should be integrated into and easily accessible from residential neighborhoods and developments. | 100% non-residential |  | No major changes recommended. |
| | Open Space | Preserved natural areas | Floodplains and other natural areas that are preserved as open space. | 100% non-residential |  | No major changes recommended. |
| Mining | Mining | Current mining operations | Care should be taken to protect adjacent uses from adverse impacts associated with these activities. | 100% non-residential |  | No major changes recommended. |