

EXHIBIT A

EXISTING FLU	DENSITY DU/ACRE	RECOMMENDED FLU	DENSITY DU/ACRE	CHANGE
RESIDENTIAL CLASSIFICATIONS				
Low Density (LDR)	5	Low Density (LDR)	7.5	Merged into one category
Moderate Density (MODR)	7.5			
Medium Density (MEDR)	10	Medium Density (MEDR)	11	Merged into one category
High Density (HDR)	11			
Special High Density (SHDR)	20	High Density (HDR)	15	Create a new HDR; SHDR remains
		Special High Density (SHDR)	20	
URBAN MIXED USE CLASSIFICATIONS				
Mixed Use (MX)	n/a	Mixed Use Low	20	NEW FLU
	40	Mixed Use Medium	50	Increased Density
Mixed Use Core (MX-C)	80	Mixed Use High	80	Renamed. Corresponds with previous Mixed Use Core

Table 1: Proposed Changes to the Future Land Use (FLU) Classifications

RECOMMENDED LAND USE	DENSITY DU/ACRE	ZONING DISTRICTS	DENSITY CAPS	MAX HEIGHT	CHANGE TO ZONING DISTRICTS
RESIDENTIAL					
Low Density (LDR)	7.5	R1-AAA, R1-AAB, R1-AA, R-1A, R-1, PUD	5 TO 7.5	30' (2 stories)	Merged zoning districts corresponding to existing LDR and MODR FLU categories
Medium Density (MEDR)	11	R2	10	30' (2 stories)	Corresponding to the existing MEDR
		R3, PUD, IPUD	11	45' (4 stories)	Previously under the HDR FLU
High Density (HDR)	15	R-4, IPUD, PUD	15	45' (4 stories)	NEW district R-4
Special High Density (SHDR)	20	IPUD, PUD	20	45' (4 stories)	No change
URBAN MIXED USE					
Mixed Use Low	20	MU-1	20	45' (4 stories)	Density and height same as the MUL-1 zoning district under the existing MX FLU
Mixed Use Medium	50	MU-2	40	65' (6 stories)	Increased density: existing MUL-2 under MX FLU at 30 du/acre
		MU-3	50	75' (7 stories)	NEW district
Mixed Use High	80	MU-4	60	100' (10 stories)	NEW district
		MU Core	80	150' (15 stories)	Renamed district. Corresponds with previous MU-H.

Table 2: Land Use Structure and Corresponding Zoning