

## Comprehensive Plan Elements Update Future Land Use Element Terms and Terminology

### The Planning Corner



Planning and zoning can be highly confusing and complex; however, the underlying concepts are fairly simple. A governing body (the City) enacts laws to create districts within its jurisdiction and regulations to govern the uses and structures inside those districts. The creation of these districts and regulations are designed to serve the jurisdiction's general welfare by promoting growth and development in accordance with the body's planning policies. To accomplish this, the City regulates the types of uses permitted, the design or layout of developments, and the design of structures within each district. While the concept is straightforward, the terms used in the planning and zoning to describe the uses and types of buildings permitted numerous.

### Land Use

The land use is how land is being used by different kinds of activities (for example, residential or commercial). It also lays out a plan for the future, showing how land will be used for different activities. The land use component of a plan not only looks into what areas of the community are most suitable for future development or need to be conserved, but also helps a community establish zoning codes and other land use regulations to guide future development. The most common type of land use include:

- **Residential** use is any land on which the primary use is dwelling units. This category is further broken down into subcategories representing the primary dwelling types. Examples Single Family, Mobile Home, and Multi-Family.
- **Commercial** use is any land on which the primary use is commercial uses including office and retail.
- **Mixed Use** is any land on which a variety of commercial and residential uses can occur in a coherent often walkable way, like in a historic downtown or neighborhood.
- **Industrial** use is any land on which the primary use is industrial in nature including manufacturing facilities, warehouses, or open storage.
- **Recreational** use is any land on which the primary use is recreational in nature. It is further broken down into Public use - land held by federal, state or local government and Private use for which land is developed for recreational use
- **Vacant Land** use is any land not containing an existing structure but is otherwise developable.



Site Area:	12 acres
Net Area:	8 acres (less roads)
Units:	240 units
Density:	240 units/8 acres = <b>30 du/ac</b>

### Density

The amount of development per acre permitted on a parcel under the applicable zoning. Density may be defined by ratios such as the number of units per given area of land. Existing City density types include:

- **Low-Density** permits residential structures other than mobile homes at densities up to 5.0 units per acre.
- **Medium Density** permits residential structures other than mobile homes at densities up to 10.0 units per acre.

- **High Density** permits residential structures other than mobile homes at densities up to 15.0 units per acre.
- **Mobile Home** permits residential structures and mobile homes at densities of up to 6.0 units per acre.

These existing density types are a legacy of the joint City-County Comprehensive Plan first created in the 1980's. These density types did not really account for existing development within the downtown and traditional neighborhoods of Punta Gorda.

### **Mixed-Use Development**

A type of development that residential, commercial, cultural, institutional and entertainment uses; especially where those functions are physically and functionally integrated in a way that provides pedestrian connections. While there are many forms of mixed-use development, it can be categorized three ways:

- Vertical Mixed-Use Development combines different uses within the same building.
- Horizontal Mixed-Use Development consist of single-use buildings on a parcel
- Mixed-Use Walkable Areas combines both vertical and horizontal mix uses in an area, usually within walking distance to core activities.

Currently the City offers four (4) mixed use land use categories that permit horizontally and vertically mixed-uses of both commercial intensity and residential density:

- **Urban Village** traditional commercial core of the City permits residential density up to 3.5 units per acre.
- **Highway Commercial Corridor** allow residential density in areas where residential uses will promote affordable housing or compact and contiguous development at densities up to 3.5 units per acre.
- **Professional Office Lands** primarily intended for office, professional, medical and institutional uses permits residential density up to 3.5 units per acre.
- **Light Industrial Lands** are intended for activities predominantly connected with manufacturing, assembly, processing, distribution, or storage of material goods. Residential uses may be permitted where found to be compatible.