

## **Future Land Use Categories**

### **Envision Jefferson 2020**

The Future Land Use categories are a part of the Future Land Use Plan. General categories have been developed to help in the determination of where development should occur in the next 20 years. These categories are described below:

1. **Low Density Residential (LDR)**- The low density residential land use category includes single family, detached-unit residential development at a maximum net density of up to four (4) dwelling units per acre.
2. **Low-Medium Density Residential (LMR)**- The low-medium density residential land use category includes single family detached-unit residential development up to a maximum net density of nine (9) dwelling units per acre.
3. **Medium Density Residential (MDR)**- The Medium Density Residential land use category includes single-family detached, duplex, triplex, fourplex, townhouses, and condominiums up to a maximum net density of eighteen (18) dwelling units per acre.
4. **Medium-High Density Residential (MHR)**- The Medium High Density Residential land use category includes duplex, triplex, fourplex, townhouses, condominiums, and multi-family apartments developed at a minimum net density of eighteen (18) dwelling units per acre up to a maximum net density of twenty-five (25) dwelling units per acre.
5. **High Density Residential (HDR)**- The High Density Residential land use category includes townhouses, condominiums, and multi-family apartments at a net density greater than twenty-five (25) units per acre up to a maximum net density of sixty-five (65) dwelling units per acre.
6. **Low Intensity Commercial (LIC)**- The Low Intensity Commercial land use category identifies the more traditional suburban neighborhood and community oriented retail, services and offices developed at a residential scale. This use should be developed at the same scale and maintain visual compatibility with adjacent residential neighborhoods.
7. **High Intensity Commercial (HIC)**- The High Intensity Commercial land use classification identifies regional commercial centers, employment centers, and other intensively developed centers and corridors where commercial land uses predominate.
8. **Corporate/Research Park (CRP)**- The Corporate/Research Park land use category identifies more intensive office and professional land uses, as well as supporting uses for employees. Research and development activities, educational facilities, light restricted manufacturing and warehousing, business and professional services, and related commercial uses would be included.
9. **Neighborhood Mixed-Use (NMU)**- The Neighborhood Mixed-Use land use category designates compact, mixed-use development where single-family structures and multi-family residential development are developed with a mixture of smaller, low-density retail and professional offices within walking distance and with convenient access to transit. The neighborhood mixed use category will accommodate a land use mix containing a maximum 95% residential mix with transit stops, commercial, public, recreational, and office uses. The maximum permitted residential density is twelve (12) dwelling units per acre.

10. **Community Mixed-Use (CMU)**- The Community Mixed Use land use category designates medium density developed office, commercial, residential and recreation lands and mixed-use centers. The community mixed use category will accommodate a land use mix containing a maximum 85% residential mix with transit stops and stations, commercial, public, recreational, and office uses. The community mixed use category will accommodate a land use mix containing a maximum 85% residential mix with transit stops and stations, commercial, public, recreational, and office uses. The minimum permitted residential density is eight (8) dwelling units per acre with a maximum permitted residential density of twenty (20) dwelling units per acre. The required maximum residential development and the density requirement will not apply to Planned Developments or areas outside of a quarter-mile (¼ mile) of a transit stop.
11. **Regional Mixed-Use (RMU)**- The Regional Mixed Use land use category designates high density developed with a core of professional offices, hotels, public uses, recreational uses, and retail services. The focus of this category is on offices and retail services that will attract residents from the region. The regional mixed use category will accommodate a land use mix containing a maximum 40% residential mix with transit stations, public uses, recreation, commercial and office uses. The minimum permitted residential density is twenty (20) dwelling units per acre with a maximum of sixty-five (65) dwelling units per acre will be permitted. Minimum densities do not apply to development located on the edges of the regional mixed use designations in order to provide transitional areas to lower-density residential development.
12. **Light Industrial (LI)**- The Light Industrial land use classification identifies light distribution, research and development, warehouse, assembly, light processing and manufacturing uses throughout Jefferson Parish.
13. **Heavy Industrial (HI)**- The Heavy Industrial land use classification identifies heavy warehousing and distribution, landfills, manufacturing, and hazardous material handling and storage.
14. **Public/Quasi-Public/Institutional (PUB)**- Public/Quasi-Public/Institutional land uses identify community facilities and institutions. These lands include: government-owned administration buildings and offices, fire stations, hospitals and health care facilities, utilities, day care centers, schools, colleges and educational research lands.
15. **Resource Lands (RES)**- Resource and lands category includes either publicly or privately owned lands allocated primarily for fishing, hunting, forestry, resource extraction and agriculture. Included in this category are natural lands not currently in use and land not anticipated to develop by 2020.
16. **Recreation (REC)**- Recreation lands category includes either publicly or privately owned lands and/or facilities and may include parks, playgrounds, golf courses, nature preserves, wildlife management areas, recreation centers and similar uses.