

with 50-120 units/acre

- Very-high density residential – Primarily very high intensity multi-family, with more than 120 units/acre, with upper limit determined as described in the chart below

The future land use map also includes land use features that guide and direct future growth and density. These are described below.

In Appendix B, there are maps and tables which further illustrate the plan for future land use and where density and growth will be accommodated throughout the city. While these are not intended to specifically guide parcel-level land use decisions, they demonstrate that the city is able to accommodate planned development consistent with stated goals and policies. The chart below shows the general relationship between the land use features and the density levels. Actual densities within these features may vary depending on a variety of conditions, including site size and orientation, surrounding neighborhood character, unit mix, and other factors.

Land Use Feature	Description	Density Range (est.)
Urban neighborhood	Predominantly residential area with a range of densities. May include other small-scale uses, including neighborhood-serving commercial, and institutional and semi-public uses (for example, schools, community centers, religious institutions, public safety facilities, etc.) scattered throughout. More intensive non-residential uses may be located in neighborhoods closer to Downtown and around Growth Centers.	Varies, but predominantly low density (8-20 du/acre); not intended to accommodate significant new growth or density
Community corridor	Primarily residential with intermittent commercial uses clustered at intersections in nodes. Commercial uses, generally small-scale retail sales and services, serving the immediate	Medium density (20-50 du/acre), transitioning to low density in surrounding areas

	neighborhood	
Neighborhood commercial node	Generally provide retail or service uses on at least three corners of an intersection. Serve the surrounding neighborhood, with a limited number of businesses serving a larger area. Mix of uses occurs within and among structures	High density (50-120 du/acre), transitioning down to medium density in surrounding areas
Commercial corridor	Historically have been prominent destinations. Mix of uses, with commercial uses dominating	High density (50-120 du/acre), transitioning down to medium density in surrounding areas
Activity centers and growth centers	Mix of uses with citywide and regional draw. High intensity of uses, including employment, commercial, office, and residential uses.	High density (50-120 du/acre) and very high density (120-200 du/acre), dependent on context. <u>Densities up to 800 du/acre may be allowed in or near all designated Growth Centers, and the following designated Activity Centers in or near the Growth Centers: Cedar Riverside, Dinkytown, East Hennepin, Mill District, Stadium Village, and Warehouse District.</u>
General commercial	Includes a broad range of commercial uses. This designation is reserved for areas that are less suited for mixed use development that includes residential. Typically located within other land	Residential generally not appropriate for these areas.