

Future Land Use Map

The Future Land Use Map (FLUM) is a parcel-level land use map illustrating how each place in the SCTC Station Area should evolve or be preserved to support the vision. It is the plan's primary land use decision-making tool and balances the community's needs, objectives, and priorities, while supporting ETOD in the area. Although it guides land use decisions, the FLUM is not a zoning map. When used for land use decisions, it should be used in conjunction with other plan elements to guide decisions about proposed zoning cases and the design and application of new development regulations.

*Previously adopted neighborhood plans include Future Land Use Maps that govern portions of the station area. The SCTC Future Land Use Map shall take precedence over the land use within the station area in the event of a conflict.

- TOD Mixed-Use** will include the highest level of development activity, ideally with a mix of ground floor commercial or other active uses with residential, commercial, and/or office uses on the upper floors.
- Mixed-Use Industrial** will include low impact industrial uses with added options for retail, office, and attached multi-family residential development.
- Neighborhood Transition** will include a variety of building sizes such as multifamily, duplexes, townhomes, or small-scale offices and commercial buildings. It serves as a transition between less intense single-family and more intense mixed-use, or commercial buildings.

Legend

- SCTC Site Boundary
- Future South Congress Multimodal Transit Complex
- Existing Income-Restricted Housing
- Mobile Homes

Development Character

- TOD Mixed-Use
- Mixed-Use Industrial
- Neighborhood Transition

The future land use map also indicates areas within 1/2 mile of the transit center that will continue to be governed by the Future Land Use Map contained within a previously adopted neighborhood plan for the area.

**The base zoning districts that are consistent with each category are further elaborated on the following pages.*

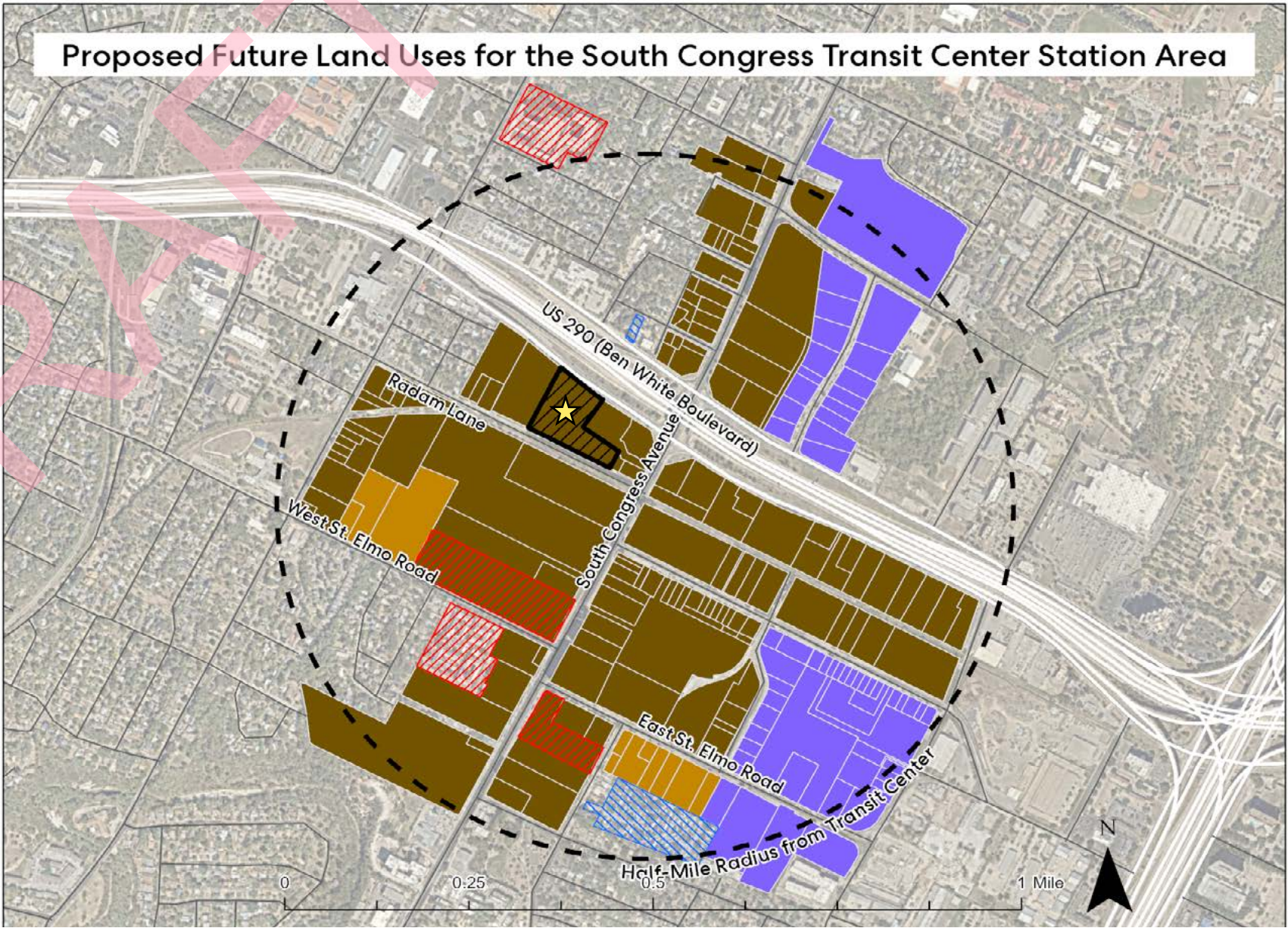


Figure 9: Proposed Future Land Use Map

Future Land Use Map

Consistent Base Zone Districts

	TOD Mixed-Use	Mixed-Use Industrial	Neighborhood Transition
SF-5			SF-5
SF-6			SF-6
MF-1			MF-1
MF-2			MF-2
MF-3			MF-3
MF-4	MF-4		MF-4
MF-5	MF-5		
MF-6	MF-6		
MH			MH
NO		NO	NO
LO		LO	LO
LR		LR	LR
GO	GO	GO	
GR	GR	GR	
CS	CS	CS	
CS-1	CS-1	CS-1	
CH	CH	CH	
LI		LI	
IP		IP	
W/LO		W/LO	
R&D		R&D	
P	P	P	P
PUD	PUD	PUD	PUD

Additional combining districts and density bonus programs may be applied when regulatory requirements and procedures are met. To participate, applicants must submit a rezoning application.

Figure 10: Consistent Base Zone Districts for Land Use Map