

**Table LU&CD 1-1
Land Use Designations: Density and Intensity**

Land Use Type	Land Use	Residential Density (max du/ac)		Non-Residential Intensity (max FAR)		Reinvestment Incentive: Bonus Residential Density **
		Standard	Bonus PD Max*	Standard	Bonus PD Max*	
Residential						
Low Density	A	0.1	--	--	--	N/A
	B	0.1	1	--	--	N/A
	C	1	3	--	--	N/A
Medium Density	D	2	5	--	--	10
	E	3	8	--	--	16
	F	5	12	--	--	24
High Density	G	5	18	--	--	30
	H	5	22	--	--	30
Commercial						
	Commercial (C)	--	--	0.4	0.8	N/A
	Equestrian Commercial Recreation (ECR)	--	--	0.4 0.45	--	N/A
	Open Space Recreation (OSR)	--	--	0.1	--	N/A
Mixed-Use***						
	Mixed-Use (MU) < 60 AC	5	-- <u>10</u>	0.5	0.8	22
	Large-Scale Mixed-Use (LSMU) > 60 AC	6	-- <u>15</u>	0.4	0.8	N/A <u>22</u>
Flex						
	Flex (FLX)	--	--	0.4 <u>5</u>	--	N/A
Community Facility						
	Community Facility (CF)	--	--	0.35	--	N/A
Parks & Preserves						
	Parks (PK)	--	--	0.25	--	N/A
	Conservation (CN)	--	--	0.05	--	N/A

Note:

*~~Maximum Residential Density or Non-Residential Intensity bonus is allowed for planned unit developments maximum density and may be limited by the Land Development Regulations or by Wellington's Council.~~

**~~Reinvestment Incentive: Bonus Residential Density is in addition to the PUD maximum density and may be limited by allowed as part of a program established in the Land Development Regulations or by Wellington's Council as an incentive for reinvestment in defined areas.~~

*** For MU and LSMU the FAR calculations shall include both residential and non-residential uses for the overall project.

All parcels with previously issued development orders shall be governed by the specific densities within the respective development orders.

Policy LU&CD 1.3.3

Equestrian Commercial Recreation Land Use

Apply the Equestrian Commercial Recreation (ECR) land use designation to accommodate commercially-oriented uses, such as arenas/stadiums, show ring facilities, and commercial stables, and equestrian-oriented commercial uses, such as veterinary clinics, feed stores, and tack shops. Equestrian Commercial Recreation land use is limited to the Equestrian Preserve Area, located with frontage on an arterial or collector roadway, and limited to a maximum intensity of ~~0.40~~ 0.45 FAR.

Policy LU&CD 1.4.1

Regional Commercial/Large-Scale Mixed-Use Land Use

Apply the Regional Commercial/Large-Scale Mixed-Use (LSMU) to accommodate a wide range of commercial and residential uses for properties at least 60 acres in size. The uses are intended to service a regional market and further the objectives of balancing land use within Wellington. The allowable land uses within the LSMU may comprise commercial, residential, conservation, public facilities, and parks, and the specific development program shall be as stated in the approved development order, but in no case shall exceed the LSMU maximums. The maximum FAR and density are measured for the gross LSMU acreage. The maximum FAR for all uses, including residential, commercial development, including hotels, is 0.40. ~~and shall~~ The non-residential development shall comprise no less than 60% of the total land area. The maximum density for residential is ~~622~~ dwelling units per acre. The allowable land uses may be allocated anywhere within the subject site in accordance with the approved master development plan.

Policy LU&CD 1.4.2

Mixed-Use Land Use

Apply the Mixed-Use (MU) Land Use designation to new development or redevelopment of existing sites to accommodate a wide range of commercial and residential uses that are interconnected with a complementary mix of uses ~~which that~~ that are sensitive to the surrounding uses and to the natural environment, create neighborhoods with character, promote a walkable built environment, foster improved social and economic sustainability, and reduce infrastructure costs. Maximum ~~commercial~~-FAR for all uses shall not exceed 0.50 and residential density shall not exceed 22 units per acre. The maximum FAR and density are measured for the gross MU acreage.