

LEGEND

Diagram 155.3709.E. Use-Areas/Density Regulating Plan

MM (0-24)

MM (0-60)

MM (0-90)

MUR (36-60)

MUR (36-90)

RM24 (7-24)

RM36 (12-36)

P.R.

MIXED-USE MAIN STREET(O.R.) OPTIONAL RESIDENTIAL:
(MIN. 0 UNITS/ACRE NET, MAX 24 UNITS/ACRE NET BY RIGHT)

MIXED-USE MAIN STREET(O.R.) OPTIONAL RESIDENTIAL:
(MIN. 0 UNITS/ACRE NET, MAX 60 UNITS/ACRE NET BY RIGHT)

MIXED-USE MAIN STREET(O.R.) OPTIONAL RESIDENTIAL:
(MIN. 0 UNITS/ACRE NET, MAX 90 UNITS/ACRE NET BY RIGHT)

MIXED USE RESIDENTIAL (R.R.) RESIDENTIAL REQUIRED:
(MIN. 36 UNITS / ACRE NET, MAX 60 UNITS / ACRE NET BY RIGHT)

MIXED USE RESIDENTIAL (R.R.) RESIDENTIAL REQUIRED:
(MIN. 36 UNITS/ACRE NET, MAX 90 UNITS/ACRE NET BY RIGHT)

MULTI FAMILY RESIDENTIAL (R.R.) RESIDENTIAL REQUIRED:
(MIN. 7 UNITS/ACRE NET, MAX 24 UNITS/ACRE NET BY RIGHT)

MULTI FAMILY RESIDENTIAL (R.R.) RESIDENTIAL REQUIRED:
(MIN. 12 UNITS/ACRE NET, MAX 36 UNITS/ACRE NET BY RIGHT)

PARKS AND RECREATION ZONING

CORE SUB-AREA

CENTER SUB-AREA

NOTE: Properties within the Core and Center Sub-Areas may be eligible for a density bonus in accordance with Table 155.3709.E.2.

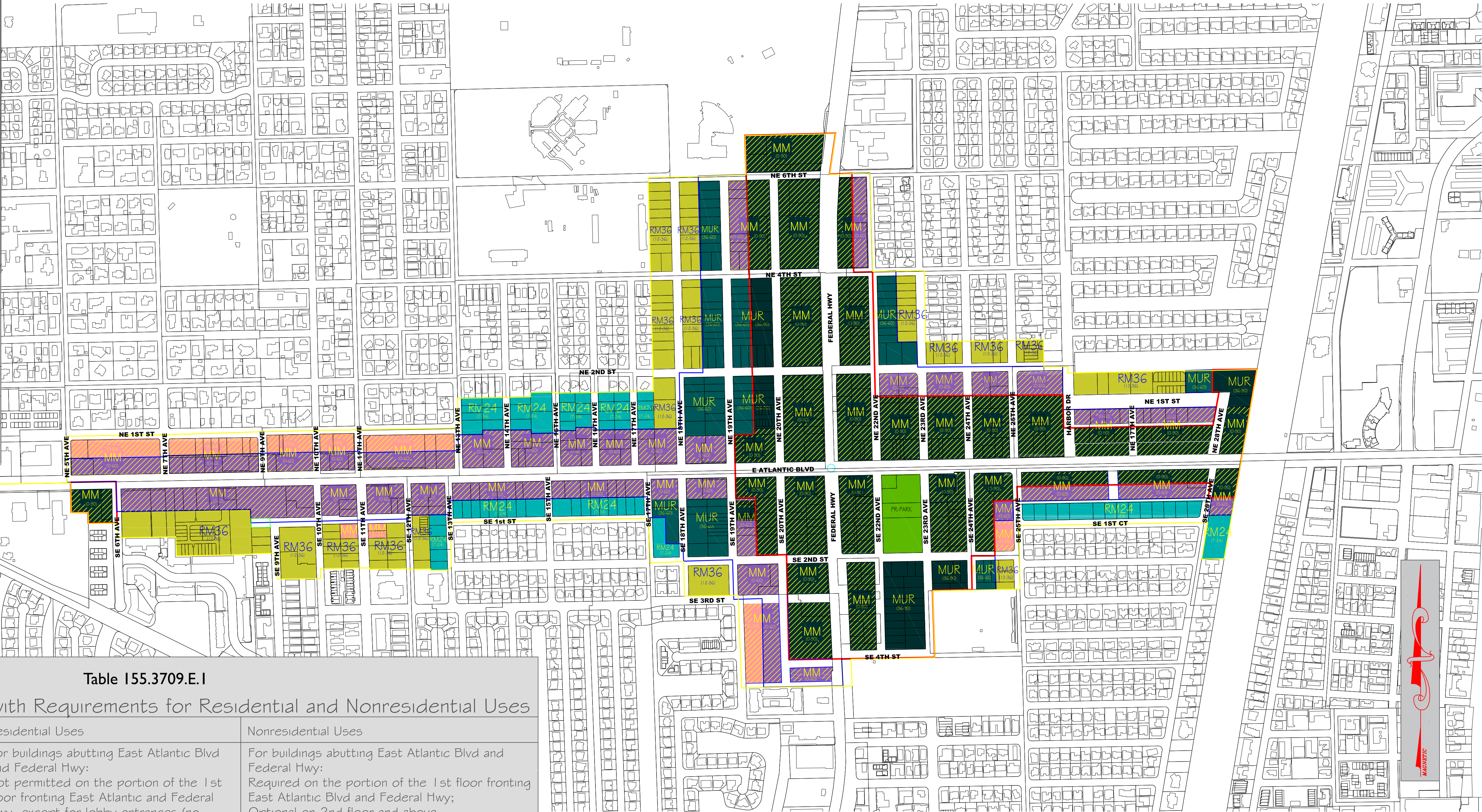


Table 155.3709.E.I		
Mixed-Use Use-Areas with Requirements for Residential and Nonresidential Uses		
Use-Area	Residential Uses	Nonresidential Uses
MM: Mixed-Use Main Street	For buildings abutting East Atlantic Blvd and Federal Hwy: Not permitted on the portion of the 1st floor fronting East Atlantic and Federal Hwy, except for lobby entrances (no greater than 50% of building frontage); Optional on 2nd floor and above. For portions of building not abutting East Atlantic Blvd and Federal Hwy: Optional on 1st floor and above.	For buildings abutting East Atlantic Blvd and Federal Hwy: Required on the portion of the 1st floor fronting East Atlantic Blvd and Federal Hwy; Optional on 2nd floor and above. For portions of buildings not abutting East Atlantic Blvd and Federal Hwy: Optional on 1st floor and above.
MUR: Mixed-Use Residential	Optional on 1st and 2nd floor. Required on 3rd floor and above.	Optional on 1st and 2nd floor.
Note: (1) In RM24 use areas located between NE 18th and NE 13th Ave (between NE 2nd Street and East Atlantic Blvd), the building typologies permitted for new developments shall be Townhouse, or Zero Lot Line only. Except for Zero Lot Line Building Types, the proposed new development shall have a minimum of 230 feet of frontage along the street.		