

Future Land Use Categories

Below is a table outlining which zoning designations are most appropriate for each Future Land Use Category, and each category is further described on the following pages and includes: an overview of the general character, features, and amenities; desired primary and secondary uses; examples of representative development types and forms within Eagle, and connections to the surrounding area.

LAND USE	ALLOWED ZONES
<i>Correlates with existing zoning categories as of January 2020</i>	
RURAL RESIDENTIAL	R – Resource RR - Rural Residential PUD - Planned Urban Development
LOW DENSITY HOUSING	RL - Residential Low Density PUD - Planned Urban Development
MEDIUM DENSITY HOUSING	RM - Residential Medium Density RMF – Residential Multi-Family P – Public Area PUD - Planned Urban Development
HIGH DENSITY HOUSING	RMF – Residential Multi-Family RH – Residential High Density P – Public Area CL – Commercial Limited
COMMERCIAL/ LIGHT INDUSTRIAL	CG - Commercial General CL - Commercial Limited I - Industrial
MIXED USE	CL - Commercial Limited P – Public Area PUD - Planned Urban Development RMF - Residential Multi-Family
DOWNTOWN	CBD - Central Business District
DOWNTOWN NEIGHBORHOOD	CL - Commercial Limited RL - Residential Low Density RM – Residential Medium Density RMF – Residential Multi-Family
PUBLIC/INSTITUTIONAL	PA - Public Area
OPEN SPACE	R – Resource

MEDIUM DENSITY RESIDENTIAL



Description:

Single and multi-family neighborhoods built on a traditional development pattern, served by a highly connected street pattern, and interspersed with schools, public facilities, walkable neighborhood amenities, parks, and trails.

PRIMARY USES

Small lot, single-family units, duplexes/triplexes, **multi-family, and townhomes.**

SECONDARY USES

Public uses, neighborhood and community parks.

APPROXIMATE DENSITY

4 - 16 DU/Acre

PUBLIC/INSTITUTIONAL



Description:

The Public/Institutional category identified civic uses, such as schools, government buildings, and public service and recreation facilities, within varied settings, including Downtown, along the Eagle River, and within and adjacent to neighborhoods.

PRIMARY USES

Public and civic uses, including recreational facilities, public services, schools, healthcare, and governmental offices.

SECONDARY USES

Accessory Uses,
Employee Housing