



Royster Clark Special Area Plan

Generalized Future Land Use Plan:

RESIDENTIAL DISTRICTS

- LDR Low Density (0 - 15 units/acre)
- MDR Medium Density (16 - 40 units/acre)
- HDR High Density (41 - 60 units/acre)

MIXED USE DISTRICTS

- NMU Neighborhood Mixed-Use
- CMU Community Mixed-Use
- RMU Regional Mixed-Use

COMMERCIAL/EMPLOYMENT DISTRICTS

- GC General Commercial
- RC Regional Commercial
- E Employment
- I Industrial

OPEN SPACE - AGRICULTURE DISTRICTS

- P Park and Open Space
- A Agriculture/Rural Uses

SPECIAL DISTRICTS

- SI Special Institutional
- AP Airport
- C Campus
- NPA Neighborhood Planning Area (TND Encouraged)
- City of Monona

SPECIAL OVERLAY DESIGNATIONS

- TOD Transit-Oriented Development (Conceptual Locations)
- TND Traditional Neighborhood Development (May be applied to NPA and residential districts as specified in neighborhood and special area plans.)

Note (18) - If in the future, the current industrial use no longer operates on this site, alternative residential and mixed-use developments are recommended as more appropriate uses for the property than another industrial use. Redevelopment of the site should be consistent with a City-adopted neighborhood or special area plan, which ensures that development on this site is coordinated with uses in the surrounding neighborhood.