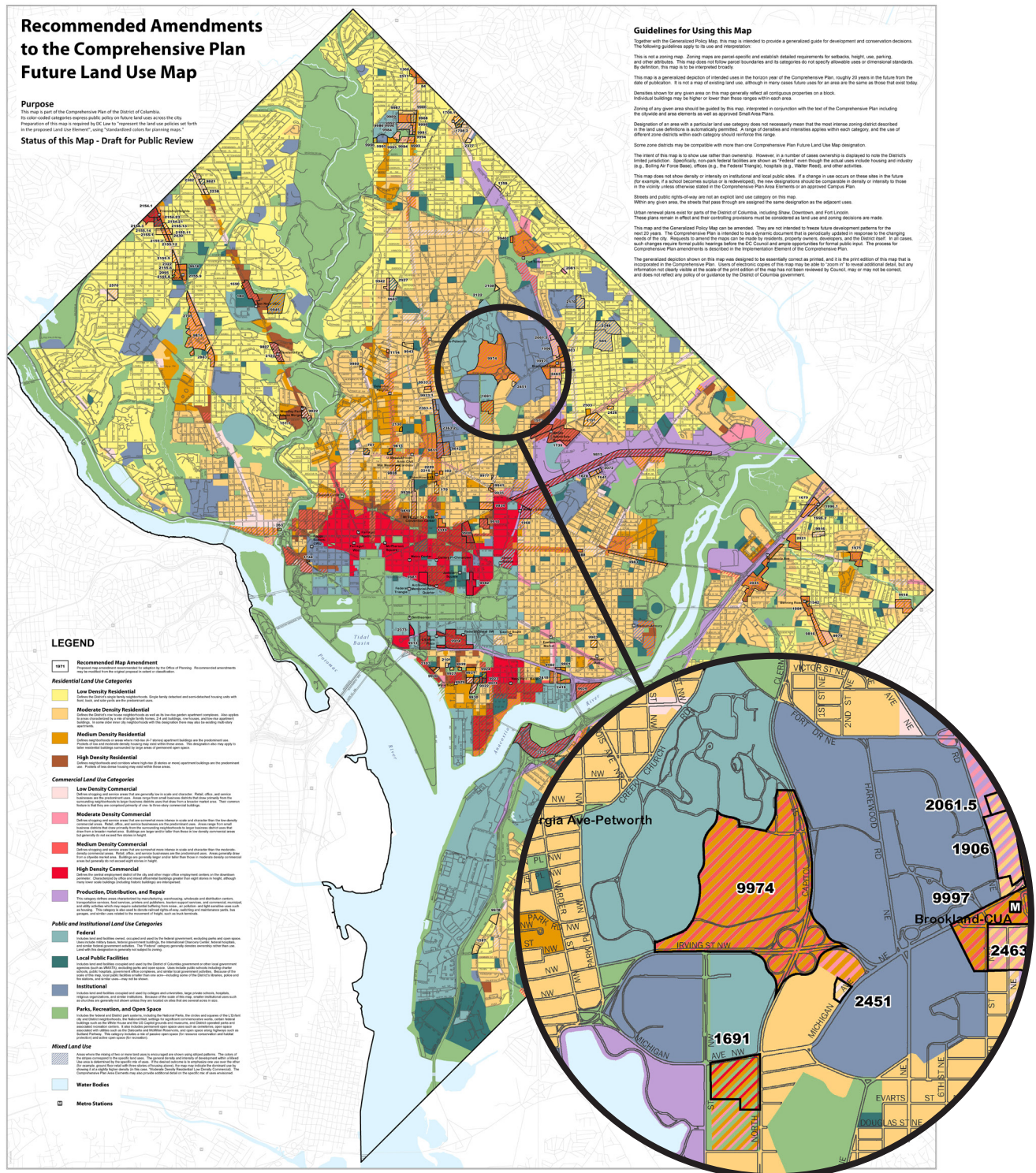


Future Land Use Map



Boundaries of proposed amendments that have been recommended for approval or approval with modification. Amendment numbers that start with 99 and 98 are those proposed by the Office of Planning.

Future Land Use Map

OVERVIEW

The Future Land Use Map (FLUM) is part of the adopted Comprehensive Plan and carries the same legal weight as the Plan document itself. The FLUM generally depicts public policy for future land uses across the city and is intended to be used in concert with Comprehensive Plan policies and actions as well as guidance from approved small area plans.

The FLUM is not a zoning map. Whereas zoning maps are parcel-specific, and establish detailed dimensional standard requirements for setbacks, height, use, parking, and other attributes, the Future Land Use Map is intended to be soft-edged and its categories do not specify allowable uses or dimensional standards. By definition, the Map is to be interpreted broadly.

Each land use category includes a brief description of the category, a reference to the areas for which the category is generally, but not exclusively, suited. The description further identifies representative zone districts that are generally consistent with the category. However, the listed zone districts are not exhaustive, and other zone districts may also apply.

The proposed amendments to the FLUM focus on a number of key elements:

1. Advancing transit-oriented development opportunities and encouraging the development of large underutilized sites, especially near Metro stations.
2. Aligning future land uses to reflect adopted Small Area Plans.
3. Increasing housing opportunities near transit and commercial corridors.