

## **FUTURE LAND USE/ZONING MATRIX**

The following matrix shows each Future Land Use Category with corresponding zoning classifications. The actual zoning for a specific parcel will be determined through consistency review with the Comprehensive Plan. Any rezoning requests must be consistent with the Future Land Use Map designation, including all PUD's.

Any PUD which encompasses more than one Future Land Use designation may not transfer uses or intensity of uses between affected land use designations without a map amendment, except as identified in paragraph 17 above (See Future Land Use Element).

### **MATRIX FOR CONSISTENT ZONING CLASSIFICATION WITH FUTURE LAND USE CATEGORIES**

<b>FLU CATEGORY</b>	<b>A (EXPLANATION BELOW)</b>	<b>B (EXPLANATION)</b>
Conservation (C)	C	All Zoning Classifications
Environmental Systems Corridor (ESC)	C, RC	RPUD, MPUD**1, P, C
Forestry Resource (FR)	FR	FR, RPUD, MPUD**1, BPUD, P, C, RC
Low Impact Urban (LIU)	All PUD's	P, C, existing zoning, provided however, that any development is consistent with applicable provisions of the Comprehensive Plan, RC
Agricultural Resource (AR)	A-1	RPUD, MPUD**1, BPUD, P, C, RC
Rural (R)	A-1, A-2, MH-3	A-3, A-4, MH-4, MH-8, RA, RE, RR, RPUD, MPUD**, BPUD, P, C, RC
Rural Community	Refer to underlying Future Land Use categories for zoning classifications assumed to be compatible	Refer to underlying Future Land Use categories for zoning classifications that may be compatible under certain circumstances and in addition the following classifications: B-2, R-1*, R-3*, R-4*, R-6*, R-7*, MH-1*, MH-5*, B-4*, B-5*, B-7*, B-8*, I-1*
Rural Recreational	Refer to underlying Future Land Use categories for zoning classifications assumed to be compatible	Refer to underlying Future Land Use categories for zoning classifications that may be compatible under certain circumstances and in addition the following classifications: B-2, B-7, R-3*, R-4*, R-7*, MH-1*, MH-5*, B-4*

<b>FLU CATEGORY</b>	<b>A (EXPLANATION BELOW)</b>	<b>B (EXPLANATION)</b>
Rural Village	A-2, MH-3	Zoning classifications existing prior to April 3, 1990. P, C
Urban Low Intensity (ULI)	R-1, R-2, R-3, RPUD, MH-6, MH-7	B-2, B-9, BPUD, MPUD**, RR, RA, RE, R-4, R-9, RE, MH-3, MH-4, MH-8, A-2, A-3, A-4, P, C, RC
Urban Medium Intensity (UMI)	R-4, R-5, R-6, R-9, MH-1, MH-5, RPUD	MH-2, B-2, B-9, BPUD, MPUD**, P, C, RC
Urban High Intensity (UHI)	R-6, R-7, R-8, MH-2, B-8, RPUD	B-1, B-2, B-9, BPUD, MPUD**, P, C, RC
Commercial (COM)	B-1, B-2, B-3, B-4, B-9, BPUD	B-5, B-6, B-7, B-8, MPUD**, P, C
Industrial (I)	I-1, I-3, I-4, IPUD	I-2, MPUD**, P, C
Mixed Use Zone (MXZ)	IPUD, BPUD, MPUD, RPUD	P, C, Existing zoning, provided however, that any new development is consistent with applicable provisions of the Comprehensive Plan ***
Planned Community (PC)	Development of Regional Impact only All PUD's	All development shall require review as a Development of Regional Impact as per Ch. 380, Florida Statutes
Activity Center (AC)	All PUD's	P, C, Existing zoning, with the exception of the Southwest Activity Center, provided however, that any development is consistent with applicable provisions of the Comprehensive Plan
Recreation (REC)	All Zoning Classifications	P, C, RC
Public/Semi-Public (P)	P, C	All Zoning Classifications

\* Only applies to existing zoning at time of approval, April 3, 1990.

\*\* MPUD, development must be consistent with the Future Land Use Map.

\*\*\* As provided by Policy 1.3.1.19, rezoning to PUD is not required under certain circumstances.

1 The RPUD or MPUD classification may only be applied to lands designated ESC, FR and AR on the Future Land Use Map when the RPUD or MPUD meets the requirements outlined in Policy 1.2.3.3 of the Volusia County Comprehensive Plan, Ordinance 90-10, as amended; or when the lands designated as ESC, FR,

and AR included within the RPUD or MPUD comprise 25% or less of the land area of the RPUD or MPUD, providing development of areas designated as ESC, FR and AR is consistent with the Comprehensive Plan Future Land Use category descriptions.

A Group

This column indicates which zoning categories are assumed compatible. They provide the closest approximation to the Future Land Use Category. The existing character of the area is one determinant of the appropriate classification to be accorded on an individual premise.

B Group

This column indicates which zoning categories may be considered compatible under certain circumstances. Stricter consistency requirements may be applied or special criteria may have to be complied with prior to receiving a rezoning. Site conditions in conjunction with the existing character of the surrounding area are the determining factors for rezoning requests.