

Future Land Use – Mixed-Use

Goals, Objectives, and Policies



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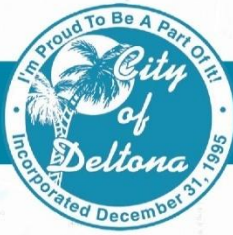
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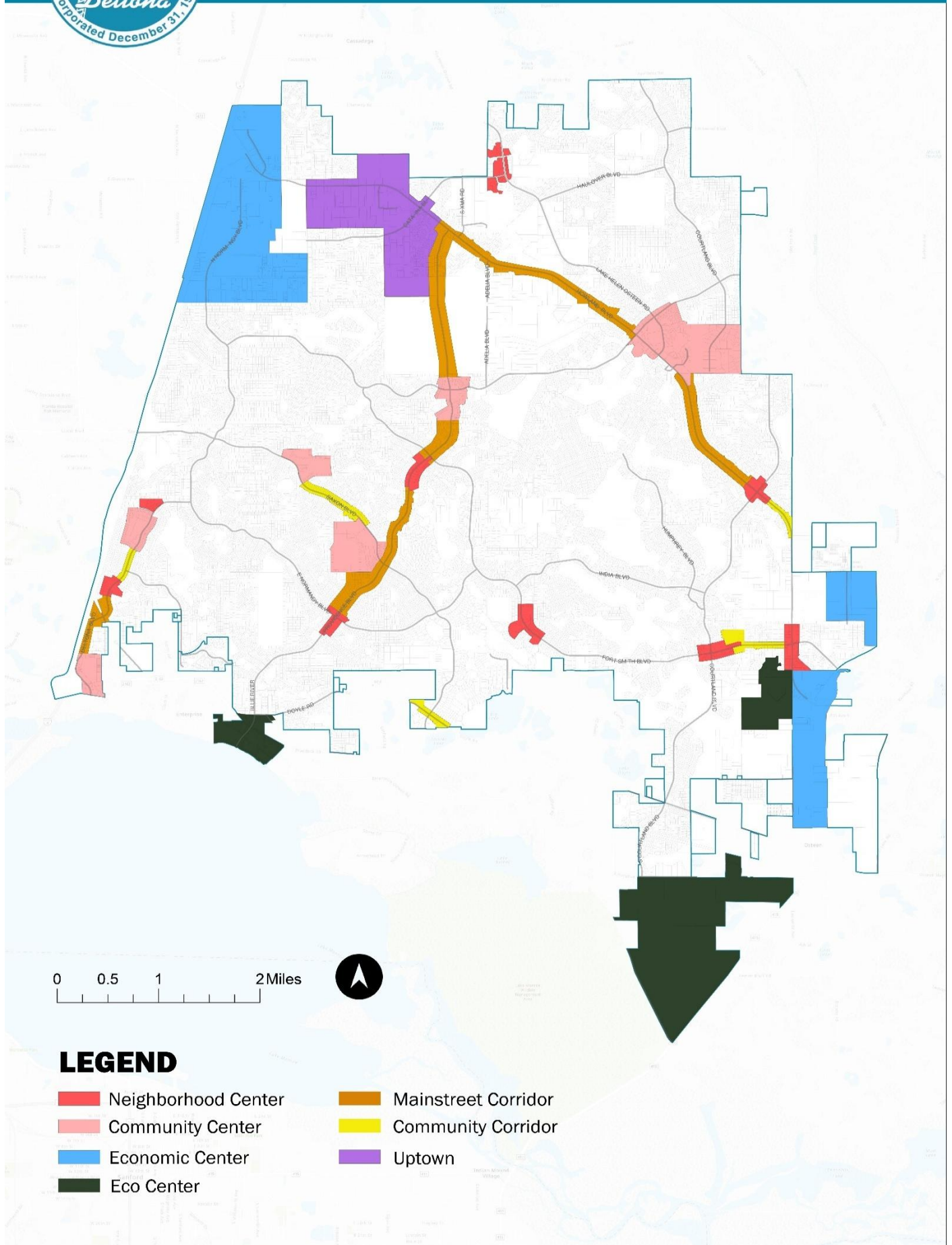
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Deltona Mixed Use Categories



Goal FLU-MU 1

Promote integrated mixed-use Centers and Corridors

Consistent with the City's vision of becoming Central Florida's premier community for family-friendly living, promote an integrated network of vibrant mixed-use centers and corridors. These centers and corridors will support economic growth, foster redevelopment; and connect the City's neighborhoods through a balanced mix of housing, employment, commercial, civic, recreational, and cultural uses.

Objective FLU-MU 1.1

Growth Framework

Establish a growth framework that directs future development and redevelopment to Uptown, designated mixed-use Centers, mixed-use Corridors, Economic Centers, Eco Centers and other strategic locations served by existing or planned infrastructure and public facilities. Development shall be guided by the Future Land Use Map and implemented through the Land Development Code using objective and measurable standards.

Policy FLU-MU 1.1.1:

Growth Prioritization and Redevelopment

The City shall prioritize future residential and non-residential growth within Uptown, designated mixed-use Centers, mixed-use Corridors, and Economic Centers, while supporting the unique environmental functions of Eco Centers. The City shall also prioritize redevelopment, infill development, adaptive reuse, reinvestment, and the voluntary consolidation of pre-platted properties within these areas to promote efficient land use patterns, maximize the use of existing public infrastructure, strengthen the City's tax base, and support long term economic development

Policy FLU-MU 1.1.2:

Administrative Implementation

Development within mixed-Use Future Land Use categories should be reviewed and administered in accordance with objective standards established in the Land Development Code. Administrative decisions shall be based on measurable criteria and shall not rely upon subjective determinations unless expressly authorized by this Comprehensive Plan or Florida law.

Policy FLU-MU 1.1.3:

Future Land Use Map Amendments and Development Proposals

The City should evaluate proposed Future Land Use Map amendments and development proposals based on their ability to:

- support the City's adopted Growth Framework;
- promote efficient use of existing infrastructure or planned infrastructure; and
- be consistent with the goals, objectives and policies of this Comprehensive Plan.

Policy FLU-MU 1.1.4:

Environmental Character Protection

Residential, commercial, institutional, and recreational uses within Eco Centers shall be designed to minimize impacts on the ecological functions of surrounding natural resources.

Policy FLU-MU 1.1.5:

Public Facilities

Future growth within mixed-use Centers, Corridors, Economic Centers, and Eco Centers shall be supported by adequate public facilities, services, and infrastructure consistent with the adopted level of service standards and Capital Improvements Element.

Policy FLU-MU 1.1.6:

Conservation and Protection of Environmentally Sensitive Lands

The City shall support the preservation, restoration, and management of environmentally sensitive lands located within or adjacent to Eco Centers through public acquisition, conservation easements, land stewardship programs, partnerships, Transfer of Development of Rights (TDR) where authorized, and other appropriate conservation mechanisms.

Sub Policy FLU-MU 1.1.6a

The City shall coordinate with local, regional, state, and federal agencies, conservation organizations, educational institutions, and private landowners to advance the conservation, recreation, environmental education, and eco-tourism objectives of Eco Centers.

Sub Policy FLU-MU 1.1.6b

The Land Development Code shall establish objective site design standards that incorporate native landscaping, minimize impervious surfaces, protect natural viewsheds, and preserve environmentally sensitive resources within Eco Centers.

Objective FLU-MU 1.2

Mixed-Use Design and Site Standards

Establish a coordinated network of mixed-use Centers and Corridors to direct future growth, redevelopment, and investment to strategic locations served by existing or planned infrastructure, while supporting compact, integrated, and economically vibrant development patterns. The following design and site standards shall guide development within mixed-Use Centers and Corridors.

Policy FLU-MU 1.2.1

Site Design

The Land Development Code shall establish objective site design and development standards that promote integrated mixed-used development through a complementary mix of land uses, interconnected transportation networks, public spaces, coordinated infrastructure, and protection of natural resources consistent with the purpose of the applicable Future Land Use category.

Policy FLU-MU 1.2.2

Area Density Standards

The maximum residential density established for each mixed-use Future Land Use category shall be administered in accordance with the density allocation methodology established in the Land Development Code.

Policy FLU-MU 1.2.3

Relationship Between Height and Density

Maximum building height and maximum residential density are independent development standards. Authorization of additional building height shall not increase the maximum residential density established for the applicable Future Land Use category unless expressly authorized by this Comprehensive Plan.

Policy FLU-MU 1.2.4

Site Design Incentives

The Land Development Code may establish incentives, including density bonuses, expedited development review, flexible development standards, and other redevelopment incentives, as appropriate to encourage infill development, adaptive reuse of existing buildings, mixed-use development, live-work units, and other projects that advance the purpose and intent of the applicable mixed-use Center or Corridor, provided such incentives are based on objective eligibility criteria established in the Land Development Code.

Policy FLU-MU 1.2.5

Establish Standards for Building Design and Placement

To establish building design and placement standards that emphasize building form, orientation, frontage design, and the relationship between buildings, streets, and public spaces to create active, pedestrian-oriented mixed-use centers and corridors, reinforce the character of each center and corridor, and provide appropriate transitions to adjacent neighborhoods.

Policy FLU-MU 1.2.6

Mixed-Use Development

Mixed-use development may consist of a combination of residential, commercial, office, employment, civic, institutional, recreational, or other permitted uses integrated within a single building or multiple buildings under unified ownership or control, as provided in the Land Development Code.

Policy FLU-MU 1.2.7

Building Envelope

The City's Land Development Code shall establish building envelope standards and other dimensional requirements that define the intended development intensity and character of each mixed-use Center, Corridor, Economic Center, and Eco Center category.

Sub Policy FLU-MU 1.2.7a.

Site Design Height Standards

The Land Development Code shall establish maximum building height standards, and any building height bonus provisions authorized by the applicable Future Land Use category. Additional building height shall only be permitted where expressly authorized by the applicable Future Land Use Category and implemented through objective standards established in the Land Development Code.

Sub Policy FLU-MU 1.2.7b.

Build to Lines and Setbacks

The Land Development Code shall establish standards for build-to lines, reduced setbacks, building placement, frontage design, pedestrian-oriented entrances, active ground-floor frontages, parking location, streetscape improvements, and other design features that support walkability, bicycle access, and multimodal connectivity, while creating a cohesive network of streets, public spaces, and active, pedestrian-oriented street frontages.

Policy FLU-MU 1.2.8

Non-Residential Ground Floor Uses

The mixed-use Center and Corridor Future Land Use categories do not establish non-residential development standards. Such standards shall be established in the Land Development Code. The Land Development Code shall establish the locations within designated mixed-use zoning districts where non-residential uses are required on the ground floor of buildings to encourage active, walkable street environments.

Policy FLU-MU 1.2.9

Public Space and Streetscape Design Standards

Buildings shall be designed and sited with elements to activate streets, parks, plazas, and other public spaces through the incorporation of landscaping, street trees, public art, pedestrian

amenities, lighting, wayfinding, street furniture, and other placemaking elements that support walkability, community identity, and social interaction.

Sub Policy FLU-MU 1.2.9a

Building design shall contribute to a high-quality pedestrian environment through the use of human-scale architecture, facade articulation, building entrances oriented toward public spaces, active ground-floor frontages, durable materials, and other architectural features that enhance visual interest and reinforce the character of the applicable mixed-use Center or Corridor.

Policy FLU-MU 1.2.10

Building Design and Placement Neighborhood and Development Transitions

The Land Development Code regulations shall provide specific metrics on thresholds for height and transition.

Policy FLU-MU 1.2.11

Building Design and Placement Public Safety Design Standards

The City shall incorporate design features that enhance public safety, encourage natural surveillance, improve visibility of public spaces, and create secure, comfortable, and inviting environments for residents, employees, and visitors of mixed-use Centers and Corridors.

Policy FLU-MU 1.2.12

Block Dimension Standards

The City shall establish through its land development regulations maximum block size and building length dimensions that serve to promote walkability and higher grid density for multimodal connectivity.

Policy FLU-MU 1.2.13

Block Standards

The City shall utilize the mixed-use Centers and Corridors to create a connected network of streets and blocks that support walkability, disperses traffic, improves connectivity, and provides multiple route choices for pedestrians, bicyclists, transit, and vehicles.

Policy FLU-MU 1.2.14

Traffic and Safety Design Standards

Shared parking, on-street parking, parking located behind buildings, shared parking lots accessed from side streets, cross-access connections, coordinated access management, and interconnected internal street networks shall be used to reduce traffic conflicts, improve mobility, and support walkable mixed-use developments as appropriate to the scale and character of the development.

Policy FLU-MU 1.2.15

Sidewalks and Trails Standards

The Land Development Code shall ensure that future developments within mixed-use Centers and Corridors incorporate interconnected street, sidewalk, trail, and bicycle connections to adjacent neighborhoods, commercial areas, schools, parks, and civic destinations.

Policy FLU-MU 1.2.16

Parks, Civic Places, and Open Spaces

The Land Development Code shall establish standards for parks, civic spaces, and open spaces that create an interconnected network of publicly accessible gathering spaces supporting recreation, community events, social interaction, walkability, multimodal connectivity, environmental quality, and the unique character of each mixed-use Center and Corridor.

Policy FLU-MU 1.2.17

Parks, Civic Places, and Open Spaces Design Standards

Mixed-Use Centers and Corridors should incorporate and integrate a network of publicly accessible plazas, greenways, pocket parks, playgrounds, play fields, and civic gathering spaces appropriate to the size, scale, and function of each center or corridor. These spaces shall be designed to support recreation, social interaction, community events, and everyday gatherings while contributing to active mixed-use centers and corridors. Connections to adjacent neighborhoods and other destinations shall be easily accessible via walking, biking, micromobility, and automobiles.

Policy FLU-MU 1.2.18

Natural and Environmental Resource Protection

The Land Development Code shall establish site planning and environmental design standards that conserve natural resources, protect environmentally sensitive areas, promote resiliency, and integrate natural features into the design of mixed-use Centers and Corridors while supporting sustainable development practices.

Policy FLU-MU 1.2.19

Natural and Environmental Resource Site Planning Techniques

The City shall use the Land Development Code to incorporate site planning techniques that protect environmentally sensitive resources, including the use of conservation areas, natural buffers, open space networks, low-impact development practices, and the preservation of significant natural features where feasible, while maintaining ecological connectivity.

Policy FLU-MU 1.2.20

Natural and Environmental Resource Resiliency

The City shall use the Land Development Code to incorporate resiliency measures, including the preservation of natural flood storage areas, enhanced stormwater retention and treatment, low-impact development practices, native and drought-tolerant landscaping, tree canopy preservation, resilient building design, and other site planning techniques that reduce vulnerability to flooding, extreme weather events, and climate-related hazards, while improving long-term environmental sustainability.

Policy FLU-MU 1.2.21

Infrastructure

Establish infrastructure planning and development standards that coordinate public infrastructure, utilities, transportation systems, and stormwater management with the planned growth, redevelopment, and future development of mixed-use Centers and Corridors to support efficient, sustainable, and economically vibrant places.

Policy FLU-MU 1.2.22

Infrastructure Development Support

Capital improvements, utility investments, transportation improvements, and other public infrastructure projects shall support the long-term development and redevelopment of designated mixed-use Centers, Corridors, Economic Centers, and Eco Centers.

Policy FLU-MU 1.2.23

Infrastructure Standards

The Land Development Code shall establish development standards that promote coordinated infrastructure planning, shared infrastructure where appropriate, efficient utility extensions, and integrated stormwater management practices that support compact mixed-use development while minimizing impacts on natural resources.

Policy FLU-MU 1.2.24

Infrastructure Development Priorities

The Land Development Code shall establish regulations and incentives that prioritize infill development and redevelopment within designated mixed-use Centers, Corridors, Economic Centers, and Eco Centers by facilitating the reuse of vacant and underutilized properties, reducing barriers to redevelopment, and encouraging the efficient use of existing infrastructure and public facilities.

Objective FLU-MU 1.3

Future Land Use Categories

Establish mixed-use Center and Corridor Future Land Use categories that guide the creation of vibrant, pedestrian-oriented places by integrating complementary land uses, directing growth and redevelopment to strategic locations, supporting economic activity, and reinforcing

interconnected neighborhoods through coordinated site design, transportation, public spaces, environmental stewardship, and infrastructure planning.

Policy FLU-MU 1.3.1:

Mixed-Use Centers Categories

The Future Land Use categories established below identify the purpose, character, allowable uses, maximum residential density, and maximum building height for each mixed-use category. Development shall comply with the applicable standards of the Comprehensive Plan and the Land Development Code.

Policy FLU-MU 1.3.2

Implementation of Future Land Use Categories

The land uses identified for each mixed-use Future Land Use category represent general land use classifications. The Land Development Code shall establish the specific permitted, conditional, accessory, and prohibited uses, together with the applicable development standards, consistent with the applicable Future Land Use category.

Policy FLU-MU 1.3.3

Objective Development Standards

Development within the mixed-use Future Land Use categories shall be reviewed using objective and measurable standards established in the Land Development Code.

Policy FLU-MU 1.3.4

Interpretation of Land Uses

The land use categories identified within each mixed-use Future Land Use category represent the range of uses that may be permitted within the applicable Future Land Use category. Individual developments are not required to incorporate every listed land use unless specifically required by the Land Development Code.

Policy FLU-MU 1.3.5

Consistency with Future Land Use Categories

Development within each mixed-use Future Land Use category shall be consistent with the purpose, character, maximum residential density, maximum building height, and permitted land use categories established by this Comprehensive Plan.

Policy FLU-MU 1.3.6

Interpretation

The provisions of each mixed-use Future Land Use category shall be interpreted as a whole. The purpose, character, permitted land use categories, maximum residential density, and maximum building height shall collectively guide implementation through the Land Development Code.

Policy FLU-MU 1.3.7

Uptown Center Future Land Use Category

Mixed-Use Category	Maximum Residential Density	Maximum Building Height
Purpose <i>The Uptown Center land use category is intended to serve as Deltona’s primary mixed-used urban center. A diverse mix of residential, civic, commercial, cultural, entertainment, institutional, and employment uses shall support the City’s governmental, economic, civic, and cultural functions while serving as the community’s primary mixed-use destination.</i>		
Character <i>Development with the Uptown Center shall consist of the City’s highest intensity mixed-use development and shall emphasize compact urban form, pedestrian-oriented design, active ground floor uses, structured parking where appropriate and a connected public realm.</i>		
Allowed Land Uses	Up to 65 du/ac	Up to 9 stories <i>Bonus Height: Up to 11 stories, where authorized by the Land Development Code.</i>
Multi-Family Residential		
Retail and Commercial		
Restaurant		
Entertainment		
Public Open Spaces		
Public Parks		
Office		
Medical		
Hotel		
Civic		
Artisan Industrial		

Policy FLU-MU 1.3.8

Community Mixed-Use Centers Future Land Use Category

Mixed-Use Category	Maximum Residential Density	Maximum Building Height
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Purpose

The Community mixed-use Center category is intended to serve as a focal point for surrounding neighborhoods by providing a balanced mix of residential, commercial, office, civic, lodging, and entertainment uses within a compact mixed-use center.

Character

Development within this category shall create a compact mixed-use development, interconnected streets, pedestrian access and coordinated site design consistent with the applicable Land Development Code standards.

Allowed Land Uses	Up to 40 du/ac	Up to 6 stories
Multi-Family Residential		
Retail / Commercial		
Restaurant		
Entertainment		
Public Open Space		
Public Parks		
Office		
Medical		
Hotel		
Civic		
Artisan Industrial		

Policy FLU-MU 1.3.9

Community mixed-use Corridor Future Land Use Category

Mixed-Use Category	Maximum Residential Density	Maximum Building Height
Purpose		
The community mixed-use Corridor category is intended to serve as a major community-serving corridor that provides convenient access to residential, commercial, office, civic, lodging, entertainment, and service uses. These corridors are intended to connect neighborhoods, activity centers, and employment areas while supporting economic activity, community interaction, and a walkable mixed-use environment		
Character		
Development shall transform existing commercial corridors into interconnected mixed-use corridors that support residential, commercial, employment, and civic uses through coordinated access, multimodal transportation and redevelopment.		
Allowed Land Uses	Up to 40 du/ac	Up to 5 stories
Multi-Family Residential		
Retail / Commercial		
Restaurant		
Entertainment		
Public Open Space		
Public Parks		
Office		
Medical Facilities		
Hotel		
Civic		
Artisan Industrial		

Policy FLU-MU 1.3.10

Neighborhood Mixed-Use Center Future Land Use Category

Mixed-Use Category	Maximum Residential Density	Maximum Building Height
Purpose		
The neighborhood mixed-use Center category is intended to serve as a neighborhood-scale activity center that provides convenient access to goods, services, dining, civic uses, and small-scale employment opportunities for surrounding residential areas. Development shall be designed to provide a transition to adjacent residential neighborhoods through objective and measurable development standards established in the Land Development Code.		
Character		
Development within the Neighborhood mixed-use Center shall consist of a compact, pedestrian oriented pattern of neighborhood serving residential, commercial, civic, and employment uses. Buildings, streets and public spaces shall be designed in accordance with the objective standards established in the Land Development Code to support walkability and provide appropriate transitions to adjacent residential development.		
Allowed Land Uses	Up to 25 du/ac	Up to 3 stories
Office		
Restaurant		
Entertainment		
Small-scale Retail		
Personal Services		
Live-Work Units		
Civic		
Bed and Breakfast Inns		

Policy FLU-MU 1.3.11

Mainstreet mixed-use Corridor Future Land Use Category

Mixed-Use Category	Maximum Residential Density	Maximum Building Height
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Purpose

The Mainstreet mixed-use corridor category is intended to create walkable, neighborhood-serving corridors that provide convenient access to small-scale commercial, office, residential, civic, and service uses along community streets. Development within this category shall support neighborhood serving businesses, housing, civic uses, and reinvestment along existing corridors.

Character

The Mainstreet mixed-use corridor is envisioned as a compact, pedestrian oriented corridor consisting of small-scale businesses, neighborhood services, housing, and civic uses. Development shall emphasize interconnected pedestrian facilities, building orientation toward the street, and transitions to adjacent residential development through objective standards established in the Land Development Code.

Allowed Land Uses	Up to 25 du/ac	Up to 3 stories
Office		
Restaurant		
Entertainment		
Retail		
Personal Services		
Artisan/Maker Space		
Live-Work Units		
Multi-Family Residential		
Bed and Breakfast Inns		

Policy FLU-MU 1.3.12

Economic Centers Future Land Use Category

Mixed-Use Category	Maximum Residential Density	Maximum Building Height
Purpose		
The Economic Center category is intended to serve as the City's primary employment district by accommodating light industrial, office, research and development, corporate, civic, institutional, and complementary commercial uses. These areas are intended to support employment, business investment, and economic development. Multifamily residential may be incorporated as part of a mixed-use development where consistent with the purpose of the applicable Future Land Use category.		
Character		
Development shall emphasize coordinate site planning, multimodal access, and infrastructure capable of supporting employment generating uses in accordance with the objective standards established in the Land Development Code.		
Allowed Land Uses	Up to 24 du/ac	Up to 5 stories
Civic and Institutional		
Medical		
Research and Development		
Corporate Campus		
Light Industrial		
Flex Space		
Retail / Commercial		
Restaurant		
Entertainment		
Structured Parking		
Multi-Family Residential		

Policy FLU-MU 1.3.13

Eco Centers Future Land Use Category

Mixed-Use Category	Maximum Residential Density	Maximum Building Height
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Purpose

The Eco Center category is intended to support environmentally focused development that integrates conservation, recreation, education, eco-tourism, and residential and commercial uses designed to protect environmentally sensitive resources. Development shall preserve and enhance natural resources while accommodating outdoor recreation, environmental education, eco-tourism, and other low impact uses consistent with the protection of environmentally sensitive lands.

Character

The Eco Center is envisioned as a network of natural areas, open spaces, and low intensity development that supports conservation, recreation, education and eco-tourism. Development shall be designed to minimize impacts on natural resources and ecological systems in accordance with the objective standards established in the Land Development Code.

Allowed Land Uses	Up to 10 du/ac	Up to 3 stories
<i>Civic and Institutional</i>		
<i>Public Space</i>		
<i>Public Parks</i>		
<i>Retail / Commercial</i>		
<i>Restaurant</i>		
<i>Multi-Family Residential</i>		
<i>Bed and Breakfast Inns</i>		
<i>Hotel</i>		
<i>Boat, Bike, Canoe Rental</i>		
<i>Marina</i>		

Sub Policy FLU-MU 1.3.13a

The City shall maintain Eco Centers in locations containing significant natural resources, environmental features, recreational assets, or opportunities for environmental education and nature-based tourism.

Sub Policy FLU-MU 1.3.13b

The City shall promote land use patterns and development designs within Eco Centers that preserve, protect, and enhance wetlands, lakes, wildlife habitat, native vegetation, floodplains, ecological corridors, and other environmentally sensitive resources.

Sub Policy FLU-MU 1.3.13c

The City shall support eco-tourism, outdoor recreation, and nature-based economic activities that are compatible with the protection of environmental resources and the long-term sustainability of Eco Centers.