

FAR = Floor Area Ratio; upa = Units per Acre

NOTE: Development within the Coastal High Hazard Area, as depicted in the FLUM shall not exceed 10 dwelling units per acre. See additional density/intensity restrictions in the Neighborhood Protection sub-area policies.

Future Land Use Categories	Downtown Melbourne Activity Center Maximum Density/Intensity	Eau Gallie Activity Center Maximum Density/Intensity	Community Activity Center Maximum Density/Intensity	Midtown Activity Center Maximum Density/Intensity	Outside Activity Centers Maximum Density/Intensity
Urban Edge	NA	NA	1 unit per 100 acres	NA	1 unit per 100 acres
Residential					
Estate	NA	NA	3 upa	NA	3 upa
Low Density	6 upa	6 upa	6 upa	6 upa	6 upa
Medium Density	15 upa	15 upa	15 upa	15 upa	15 upa
High Density	30 upa	30 upa	30 upa	30 upa	30 upa
Mixed Use	6 FAR 100 upa	6 FAR 100 upa	2 FAR 30 upa	2 FAR 30 upa	1 FAR 15 upa
Commerce					
General Commercial	6 FAR 15 upa	3 FAR 15 upa	2 FAR 15 upa	2 FAR 15 upa	0.7 FAR 15 upa
Office/Professional	0.7 FAR 15 upa	0.7 FAR 15 upa	0.7 FAR 15 upa	0.7 FAR 15 upa	0.7 FAR 10 upa
Heavy Commercial	0.7 FAR	0.7 FAR	0.7 FAR	0.7 FAR	0.7 FAR
Industrial	1 FAR	1 FAR	1 FAR	1 FAR	1 FAR
Public/Institutional	6 FAR	3 FAR	2 FAR	2 FAR	0.5 FAR
Recreation	1 FAR	1 FAR	0.5 FAR	0.5 FAR	0.5 FAR
Agriculture	NA	NA	1 unit/2.5 acres	NA	1 unit/2.5 acres
Conservation	NA	NA	NA	NA	NA