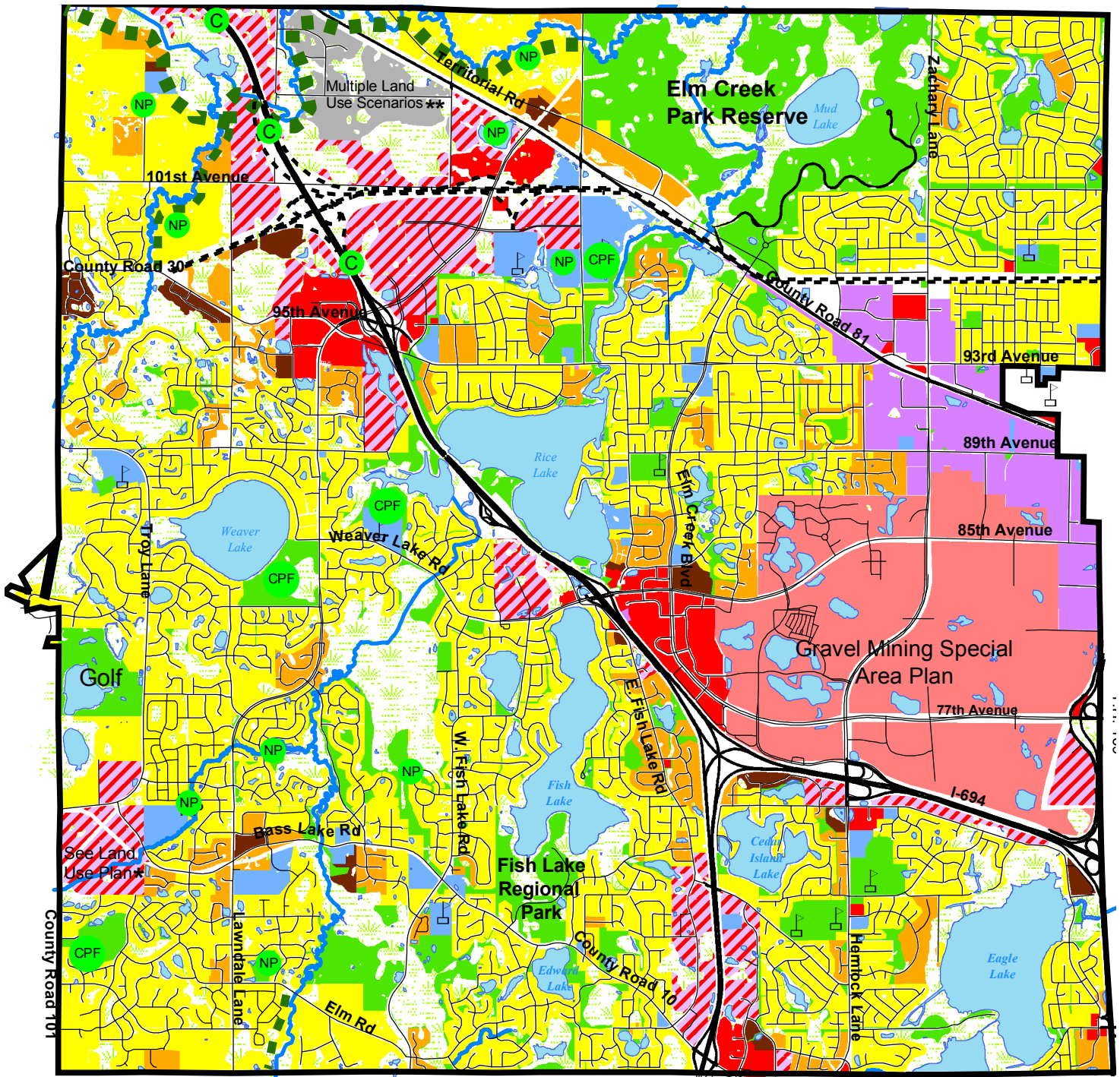


# Maple Grove Land Use Plan



- Low-Medium Density Residential
- Medium-Density Residential
- High-Density Residential
- Commercial
- Industrial
- Mixed-Use Development
- Gravel Mining Special Area Plan
- Public and Semi-Public

- Park, Golf Course or Protected Open Space (Public or Private)
- Wetland or Floodplain
- NP Neighborhood Park
- CPF Community Playfield
- C Conservancy
- Linear Park
- Regional Trail
- Schools

\* See Figure 2.10 and Section 2.4a in Land Use Plan

\*\*See Figures 2.11 & 2.12 and Section 2.4b in Land Use Plan

This map is a general, conceptual guide to land development. It is subject to change and interpretation by the City Council. Further direction is provided by guidelines in the plan text.

October 5, 2009

## Land Use Plan Categories

The categories of land use shown on the Land Use Plan, are described below.

<b>Land Use Category</b>	<b>Range of Dwelling Units per Net Acre</b>	<b>Principal Land Uses</b>
Low-Medium Density Residential	1 to 3.5  May go as high as 4.8 with clearly defined and objective bonuses for affordability.	Single-family detached houses; townhouses; and other residential buildings having an individual exterior entrance for each unit. Townhouses and other attached houses shall be limited to 10% of the total number of units in a particular development.
Medium-Density Residential	4.0 to 10.0  May go as high as 11.0 with clearly defined and objective bonuses for affordability.	Townhouses; other residential buildings having an individual exterior entrance for each unit; apartment buildings; single-family detached houses. (“Apartment building”: a structure containing more than 8 housing units in which each unit has access from an internal corridor.)
High-Density Residential	10+	Multi-story apartment buildings (rental or owner-occupied); cooperative buildings; and condominium buildings, all containing more than 8 housing units in which each unit has access from an internal corridor.
Commercial		Retail and service businesses, and offices.
Industry		Manufacturing, office-warehouse, office-showroom and warehouses
Mixed-Use Development	Allows, but does not require, high density up to 22 units/acre	Office buildings; high-density housing; major retail centers; civic buildings. Vertical mixtures allowed and encouraged. Review as a planned-unit development.
Gravel Mining Special Area	3.2 – 33 for residential uses. See GMA Special Area Plan for details.	Mixed- and multiple-use development including residential, retail, service, office, industrial, park, ponding and other public land uses. (See GMA Special Area Plan for details)
Park or Golf		Parks or golf courses
Linear Park		Public open space with bike-ped paths
Protected Open Space		Land owned by public or private organizations for environmental protection. Includes City of Maple Grove Tree and Open Space Conservancies.
Public and Semi-Public		City Hall/Government Centers; libraries; public schools and other public facilities; places of worship and similar semi-public facilities.
Wetland and Floodplains		Wetlands and floodplains.