

Density and Intensity Established

Future Land Use Categories	Maximum Density/Intensity*				
	Activity Centers				Outside Activity Centers
	DMAC	EGAC	CAC	MAC	
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	3 FAR 50 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

DMAC = Downtown Melbourne Activity Center; **EGAC** = Eau Gallie Activity Center; **CAC** = Community Activity Center; **MAC** = Midtown Activity Center.

FAR = Floor Area Ratio; upa = Units per Acre

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