# FUTURE LAND USE MAP
## (Inside Ames City Limits)

## Summary Text from Land Use Policy Plan

### Residential Land Uses

Low-Density Residential- Single-family residential with a maximum net density of 7.26 dwelling units per net acre.

One- and Two-Family Medium-Density Residential- Single-family and two-family residential uses with a maximum net density 7.26 units per net acre and a minimum net density 6.22 dwelling units per net acre.

Medium-Density Residential - Single-family, two-family, and multi-family residential uses with a minimum net density of 7.26 dwelling units per net acre and a maximum density of 22.31 dwelling units per net acre.

High-Density Residential - All multi-family residential uses that involve more than 11.20 dwelling units per net acre

Suburban Residential - All single-family, two-family, multi-family and manufactured residential uses involving a net density of more than 5.0 dwelling units per acre.

Village Residential - All single-family, two-family, multi-family and manufactured residential uses that involve more than a net density of 8.0 units per acre with supporting convenience/neighborhood-scale commercial uses

### Commercial Land Uses

Highway-Oriented Commercial - commercial uses that are associated with strip developments along major thoroughfares. Floor area ratios are between 0.25 and 0.50 depending on location

Neighborhood Commercial – existing clustered commercial land uses that integrate aesthetically and physically with existing adjacent residential neighborhoods.

Convenience Commercial – clustered convenience commercial land uses in suburban residential areas, integrated aesthetically and physically with new suburban residential subdivisions; designed to accommodate the vehicular mobility associated with conventional residential development while maintaining pedestrian connectivity.

Community Commercial Node - Community-scale commercial uses that are associated with cluster developments and with more specific uses, shared parking and common design features than Highway-Oriented Commercial,. Floor area ratios are between 0.50 and 0.75 depending on location

Regional Commercial - Regional-scale commercial uses that are associated with major retail and service centers near limited - access thoroughfares. Floor area ratios are 0.5 and higher.

Downtown Service Center - Specialized business services, governmental services and retail commercial uses associated with highly intense activities and central location. Floor area ratios are 1.0 and higher.

### Industrial Land Uses

Planned Industrial - Industrial uses that involve a clustered/industrial park setting in order to achieve greater integration of uses, access and appearance. Locations should be near limited-access thoroughfares.

General Industrial - Industrial uses that involve individual siting in designated areas where overall use and appearance requirements are less restrictive.

### Other Land Uses

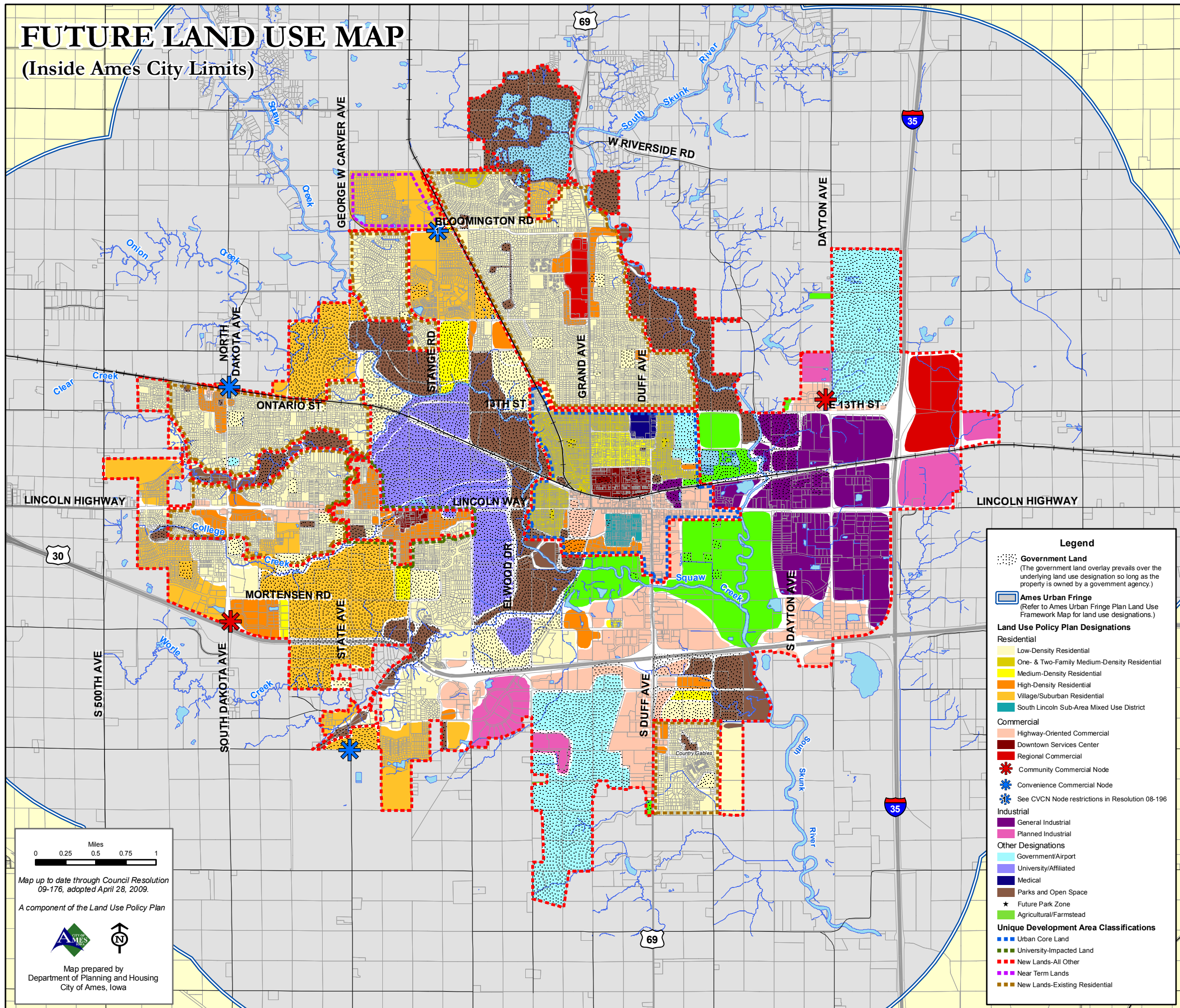Government/Airport - Typical uses include public-owned facilities for administration and services, plus general aviation.

University/Affiliated - Facilities associated with the Iowa State University campus and affiliated research and agricultural farms.

Medical - Typical uses include hospital, out-patient diagnostic and surgical centers and specialized treatment facilities that involve extended stay.

Parks and Open Space - public-controlled areas for recreation, involving facilities and/or structured programs for a variety of recreational opportunities. The term "Open Space" refers to primarily undeveloped areas (maintained and natural) - for passive recreational opportunities.

Future Park Zone - general areas (or zones)- wherein future parks may be located.

Agricultural/Farmstead - areas associated with crop production and animal husbandry; fallow areas are also included. The term "Farmstead" refers to the presence of a dwelling unit associated with a specific area for agriculture.



Miles
0    0.25    0.5    0.75    1

Map up to date through Council Resolution 09-176, adopted April 28, 2009.

A component of the Land Use Policy Plan

Map prepared by
Department of Planning and Housing
City of Ames, Iowa

### Legend

**Government Land**
(The government land overlay prevails over the underlying land use designation so long as the property is owned by a government agency.)

**Ames Urban Fringe**
(Refer to Ames Urban Fringe Plan Land Use Framework Map for land use designations.)

**Land Use Policy Plan Designations**

Residential
- Low-Density Residential
- One- & Two-Family Medium-Density Residential
- Medium-Density Residential
- High-Density Residential
- Village/Suburban Residential
- South Lincoln Sub-Area Mixed Use District

Commercial
- Highway-Oriented Commercial
- Downtown Services Center
- Regional Commercial
- Community Commercial Node
- Convenience Commercial Node
- See CVCN Node restrictions in Resolution 08-196

Industrial
- General Industrial
- Planned Industrial

Other Designations
- Government/Airport
- University/Affiliated
- Medical
- Parks and Open Space
- Future Park Zone
- Agricultural/Farmstead

**Unique Development Area Classifications**
- Urban Core Land
- University-Impacted Land
- New Lands-All Other
- Near Term Lands
- New Lands-Existing Residential