

- DES MOINES' PlanDSM FUTURE LAND USE MAP LEGEND -

-  **LOW DENSITY RESIDENTIAL**
Areas developed with primarily single family and two family residential units with up to 6 dwelling units per net acre.
-  **LOW-MEDIUM DENSITY RESIDENTIAL**
Areas developed with a mix of single family, duplex and small multi-family units up to 12 units per net acre.
-  **MEDIUM DENSITY RESIDENTIAL**
Areas developed with mix of single family, two family and multi-family residential up to 17 dwelling units per net acre.
-  **HIGH DENSITY RESIDENTIAL**
Areas developed with primarily higher intensity multi-family housing with a minimum density over 17 dwelling units per net acre.
-  **NEIGHBORHOOD MIXED USE**
Small scale mixed use development typically located at the intersections of collector and/or arterial streets and along transportation corridors. Non-residential development is designed to serve the immediate neighborhood and include small retail, offices, restaurants, and service oriented development. Low-medium density residential may be included in mixed use development.
-  **COMMUNITY MIXED USE**
Small- to medium-scale mixed use development, located on high capacity transit corridors or at the intersection of transportation corridors. Community mixed use areas include both a mix of medium density residential and a mix of retail and service establishments designed to attract customers from a large service area encompassing multiple neighborhoods and may include specialty retail that attracts regional customers.
-  **REGIONAL MIXED USE**
Large-scale mixed use development, located on or at crossroads of major transportation corridors, emphasizing commercial, retail, and parking. High density residential may be incorporated within a development or along edges as transition to adjacent lower density residential. Mixed use may be horizontal as well as vertical, so there is no requirement that every building be mixed. May emphasize active uses (e.g. retail) on the ground floor, particularly at key intersections.
-  **DOWNTOWN MIXED USE**
Allows mixed-use, high density residential uses, and compact combinations of pedestrian-oriented retail, office, residential, and parking in downtown. Should include active uses (e.g. retail) on ground floor, particularly at key intersections.
-  **BUSINESS PARK**
Accommodates light industrial, office and employment uses along with limited complementary retail uses. Industrial uses in this category would produce little or no noise, odor, vibration, glare, or other objectionable influences and would have little or no adverse effect on surrounding properties.
-  **INDUSTRIAL**
Accommodates industrial development and limited supporting commercial uses. Development in this classification could have a large impact on adjoining properties and the environment which would need to be mitigated.

PARKS AND OPEN SPACE

Land or water areas generally free from development. Primarily used for park and recreation purposes but may also indicate public or private open spaces reserved for natural resource conservation.

PUBLIC / SEMI-PUBLIC

Areas that are mostly open to public use or public access. May include government facilities, schools, hospitals, libraries and community facilities.

AIRPORT

Includes all facilities related to the operation of the Des Moines International Airport including those of tenants on airport property.

DEVELOPMENT CONTROL ZONE

Areas that are sensitive to development, such as airport runway protection zones, flood hazard areas, etc.

DEVELOPMENT RESERVE

Accommodates areas within city's corporate limits that are currently underserved or not served by public infrastructure.

NEIGHBORHOOD NODE

These nodes are the smallest in size and offer services that provide for basic daily needs of the local population in the surrounding neighborhood. May include restaurants, shops and smaller scale businesses. Residential development including low-medium and medium densities may occur.



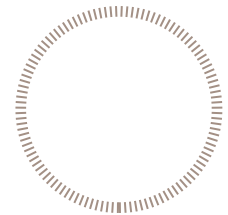
COMMUNITY NODE

Mid-sized centers providing a range of daily needs and specialized services within a larger neighborhood context. Consist of a mix of housing, retail and offices serving a larger population and geographical area than a neighborhood node. May include a shopping district including a grocery and drug store. Residential development including medium and high densities may occur.



REGIONAL NODE

The largest node, regional nodes are concentrations of employment, retail and housing and may include light industrial uses. They serve the widest geographical area and attract people from throughout the City and region. High density residential development is appropriate at regional nodes.



RESIDENTIAL LAND USE DENSITY

CORRIDOR	NODE			
	NONE	NEIGHBORHOOD	COMMUNITY	REGIONAL
Neighborhood Mixed Use	Low-Medium Density	Low-Medium & Medium Density	Medium Density	
Community Mixed Use	Medium Density	Medium & High Density	High Density	
Regional Mixed Use	High Density		High Density	High Density