

T A B L E 2 - 3
COMPREHENSIVE PLAN FOR UNINCORPORATED PASCO COUNTY
FUTURE LAND USE CLASSIFICATION SYSTEM

FUTURE LAND USE CLASSIFICATION	MAP SYMBOL	DENSITY RESTRICTIONS DWELLING UNITS/ GROSS ACRE	MAXIMUM NONRESIDENTIAL INTENSITY FLOOR AREA RATIO	GENERAL RANGE OF POTENTIAL USES	NOTES
10) Retail/Office/Residential	ROR	24.00 max. Note: Small-Scale Development Amendments to the ROR (Retail/Office/Residential) Future Land Use classification shall be limited to a maximum residential density of 10 du/ga and shall be delineated on the Future Land Use Maps with a symbol/pattern and a footnote.	0.60	Commercial uses, residential uses, hotels/motels, compatible light manufacturing, processing, and assembling of goods.	<p>Intent: To identify established areas exhibiting a broad range of commercial and residential uses and to recognize the continued existence of such areas through the long-range planning time frame. Also, to establish appropriate sites for the development of major future community- or region-serving commercial uses and to permit the land use intensities necessary to achieve this result.</p> <p>No uses which have a primary purpose of distribution of goods shall be permitted in the ROR (Retail/Office/Residential) designation.</p> <p>The mix of uses within the areas designated for future ROR (Retail/Office/Residential) development must contain at least two of the following uses with amounts of each within the ranges shown below:</p> <p>Residential: 0-75 Percent Retail: 0-75 Percent Office: 0-75 Percent</p>