

### FUTURE LAND USE MAP (FLU) V. ZONING MAP

Fact Sheet

Summer 2019

A required part of the comprehensive plan is the future land use (FLU) map. The FLU map shows the amount and type of development the community would like to see in particular areas at some point (usually 10 years) in the future. As the community's vision of the future, the FLU map does not necessarily reflect how land is being used in the present.

The zoning map, on the other hand, is part of the zoning ordinance and determines how land may be developed now. Although very different from each other, the FLU map and the zoning map are related and must be consistent with each other. Consistency must especially be considered during the drafting or updating of the comprehensive plan and zoning ordinance. In addition, when reviewing rezoning requests, the rezoning may not be granted unless the rezoning would be consistent with the comprehensive plan's FLU map.

#### Consistency

Consistency refers to the relationship between the comprehensive plan and its implementing measures. In determining where development should occur in the future, the comprehensive plan's FLU map may use terms similar to those used for zoning districts, such as "industrial" or "single-family," but may also use terms such as "preferred development areas." Importantly, however, consistency between the FLU map and zoning map does not require that the maps are exactly the same, that a particular area have the same designation, like "single-family," on both maps. Instead, consistency requires that the current zoning map enable the FLU to be realized someday.

Land uses are often considered as having a certain "intensity," which refers to the impact a use has on surrounding uses or infrastructure via nuisance issues like noise or odor, or other issues like traffic generation or size of structures needed. For example, a single-family home is a less intense use than a manufacturing plant. Multi-family housing is a more intense use than single-family housing. Generally speaking, zoning maps are consistent when districting and land uses are the (1) same in intensity or (2) less intense than the designations reflected in the FLU map.

A planning commission may develop a zoning map or make a rezoning determination allowing districting with land uses less intense than those designated in the FLU map for a number of reasons, such as availability of infrastructure or compatibility of surrounding, existing uses. Where a planning commission wants to create or update a zoning map or an individual desires a rezoning that is more intense than, and thus inconsistent with, the FLU map, the FLU map may be changed by amendment to the comprehensive plan to ensure the zoning map is consistent. Note, however, that the planning commission is not required to recommend a rezoning, and the governing body is not required to approve a rezoning, if the rezoning would be inconsistent with the FLU map. The FLU map is a vision for the future, and community may not be ready yet.

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#### Typical Land Use Intensity Hierarchy



Industrial  
Commercial  
Mixed Use  
Multi-family Res.  
Single-family Res.  
Agriculture  
Conservation