

**Comparison Between  
Future Development Plan Land Use Categories  
and the Corresponding Districts of the Zoning Map**

<b>Future Development Plan Land Use Categories</b>		<b>Zoning Map Zoning Districts</b>	
1.	Very-Low-Density Residential (Less than or equal to 1 unit per acre)*	1.	A RE RP-OE Agricultural Residential Estates Planned Open Space Estate Residential
2.	Low-Density Residential (Greater than 1 and less than or equal to 5 units per acre)*	2.	RP-OS R-1 RP-1 R-1A RP-1A RP-1N R-2 RP-2 RP-4 Planned Open Space Single-Family Residential Single-Family Residential Planned Single-Family Family Residential Small-Lot Single-Family Residential Planned Small-Lot Single-Family Residential Planned Single-Family Infill Residential Two-Family Residential Planned Two-Family Residential Planned Cluster Housing
3.	Medium-Density Residential (Greater than five and less than or equal to 12.5 units per acre)*	3.	RP-1N R-2 RP-2 R-3 RP-3 RP-4 Planned Single-Family Infill Residential Two-Family Residential Planned Two-Family Residential Garden Apartment Planned Garden Apartment Planned Cluster Housing

<b>Future Development Plan Land Use Categories</b>		<b>Zoning Map Zoning Districts</b>	
4.	Medium-High Density Residential (Greater than 12.5 and less than or equal to 16.5 units per acre)*	4.	RP-5 Planned Apartment House
5.	High-Density Residential (Greater than 16.5 and less than or equal to 43 units per acre)*	5.	RP-6 Planned High-Rise Apartment
6.	Commercial	6.	C-O CP-O C-1 CP-1 C-2 CP-2 C-3 CP-3 MXD Office Building Planned Office Building Restricted Business Planned Restricted Business General Business Planned General Business Commercial Planned Commercial Planned Mixed Use District
7.	Mixed-Use	7.	MXD Planned Mixed Use
8.	151 <sup>st</sup> Street Corridor Design Concept Plan Area (Will also include a new mixed-use district that introduces a residential component to the area)	8.	C-O CP-O C-1 CP-1 MXD Office Building Planned Office Building Restricted Business Planned Restricted Business Planned Mixed Use
9.	Office	9.	C-O CP-O MXD Office Building Planned Office Building Planned Mixed Use
10.	Light Industrial/Business Park	10.	BP M-1 MP-1 Business Park Industrial Park Planned Industrial Park

<b>Future Development Plan Land Use Categories</b>		<b>Zoning Map Zoning Districts</b>	
11.	Industrial	11.	BP M-1 MP-1 M-2 MP-2 Business Park Industrial Park Planned Industrial Park General Industrial Planned General Industrial
12.	Public and Semipublic	12.	R-1 –RP-6 All Residential Districts
13.	Parks, Recreation and Open Space	13.	R-1 RP-1 Single-Family Residential Planned Single-Family Residential
14.	Rural Policy Area	14.	A RE Agricultural Residential Estates
15.	Hotels and Motels	15.	SUP Special Use Permit
16.	May Occur in Any Category (Depending on use requested)	16.	SUP Special Use Permit in All Categories
17.	Destination Downtown Master Plan Area	17.	MS1 MS2 SFD MD DND DD Main Street District 1 Main Street District 2 Santa Fe District Metcalf District Downtown Neighborhood District Downtown District
18.	Proposed Mixed-Use	18.	MXD Planned Mixed Use
19.	Research and Development**	19.	Refer to Johnson County’s Zoning and Subdivision Regulations
20.	Transition Area**	20.	Refer to Johnson County’s Zoning and Subdivision Regulations
21.	Growth Policy Area:	21.	Refer to Johnson

- \* Residential density is calculated using either gross or net land acreage, depending upon which is specified in the approved zoning district.
- \*\* These categories are currently found only in the unincorporated portion of Johnson County identified on the map as the Blue Valley Plan – Urban Fringe Area.