

# Figure 7: CITY OF BROOKFIELD FUTURE LAND USE CATEGORIES AND POLICIES MATRIX



Future Land Use Category and Description	Subcategory (color on Future Land Use map)	Typical Implementing Zoning Categories	Typical Density Range	Development Policies
<b>HOUSING FOCUSED:</b>				
Intended for predominantly residential uses and neighborhoods, with housing types reflective of density ranges in different subcategories; may also include home occupations, small community facilities, and parks.	Low Density (light yellow)	R-1, R-2, R-3	<2 housing units per net acre	<ul style="list-style-type: none"> <li>Discourage major land use changes and incompatible land uses in established neighborhoods. Schools, churches, etc. are allowed.</li> <li>Invest in housing and infrastructure as necessary to retain neighborhood value, safety, and visual appeal.</li> <li>Do not allow construction of more houses on pre-existing, deep and/or wide residential lots in platted areas.</li> </ul>
	Medium Density (mustard yellow)	R-4, M-1, M-2	2-6 housing units per net acre	
	Higher Density (brown)	PDD-Residential, Senior CUP, Planned Residential	>6 housing units per net acre	
<b>SHOPPING/SERVICES FOCUSED:</b>				
Intended for mainly commercial service, retail, and hospitality uses, with densities and formats varying depending on land use subcategory and zoning; may also include limited opportunities for offices, residences, and other compatible uses.	Lower Density (lighter red)	B-1, B-1R	Floor Area Ratio < 0.25	<ul style="list-style-type: none"> <li>Emphasize superior quality site design, building materials, and landscaping per TIA plans and zoning standards</li> <li>Continue use of the Modified Suburban Overlay Zoning District and its various options for site and building form direction.</li> <li>Require new development and major redevelopment to address off-site traffic, environmental, neighborhood and other impacts.</li> </ul>
	Higher Density (darker red)	B-2, B-3, PDD-Commercial; TOD (new district)	Floor Area Ratio > 0.25	
<b>EMPLOYMENT FOCUSED:</b>				
Intended for mainly office, light industry, research and development, and data processing, and other job-focused uses; may also include limited opportunities for support uses (e.g., banks, child care), shopping, and other compatible uses.	Lower Density (lighter orange)	O, O&LI	Floor Area Ratio < 0.3	<ul style="list-style-type: none"> <li>Promote a range of job opportunities to advance economic health and quality of life, and buffer against downturns.</li> <li>Emphasize superior quality site design, building materials, and landscaping per TIA plans and zoning standards.</li> <li>Require new development and major redevelopment to address off-site traffic, environmental, neighborhood and other impacts.</li> </ul>
	Higher Density (darker orange)	O&LB, I, LI/Commercial Mixed Use #1	Floor Area Ratio > 0.3	
<b>MIXED USE:</b>				
Intended for a carefully planned, deliberately designed mix of compatible uses within the same site, building, and/or development, including housing, shopping, employment, and recreation uses, with a range of densities and formats depending on the subcategory and zoning.	Lower Density (lighter purple)	some PDD-Mixed Use	FAR < 0.4 and/or < 6 du/acre	<ul style="list-style-type: none"> <li>Support the development of vibrant urban environments in which people can live, work, shop and obtain daily services.</li> <li>Emphasize superior quality site design, building materials, and landscaping per TIA plans and zoning standards.</li> <li>Require site plans designed to accommodate a range of transportation modes (autos, biking, walking, transit).</li> <li>Require new development and major redevelopment to address off-site traffic, environmental, neighborhood and other impacts.</li> </ul>
	Higher Density (darker purple)	some PDD-Mixed Use, O&LR/C, VAB, TOD (new)	FAR > 0.4 and/or > 6 du/acre	
<b>NATURE, RECREATION, &amp; COMMUNITY FACILITIES:</b>				
Other land uses that support the community, including parks and recreation lands (public and private), open space systems that have limitations for development, and larger public and non-profit facilities and services.	Conservancy/Wetland (darker green)	C (not cemetery), UC, Wetland	Not applicable	<ul style="list-style-type: none"> <li>Prohibit new development in mapped Conservancy/Wetland areas to preserve sensitive natural areas.</li> <li>Implement the Park and Open Space Plan, including expanding the park system and maintaining existing facilities.</li> <li>Maintain and enhance community facilities and utilities to meet future needs and changing technologies.</li> <li>In development review and community planning, work to preserve and improve surface and ground water quality.</li> <li>Discourage new development in mapped Floodplain and Upland Woodland areas.</li> </ul>
	Parks & Recreation (lighter green)	most REC		
	Community Facilities (dark blue)	Various CUP, cemetery		
	Surface Water (light blue)	Not applicable		
	Floodplain/Upland Woodland (striped overlay)	FW, FF, UP		