




















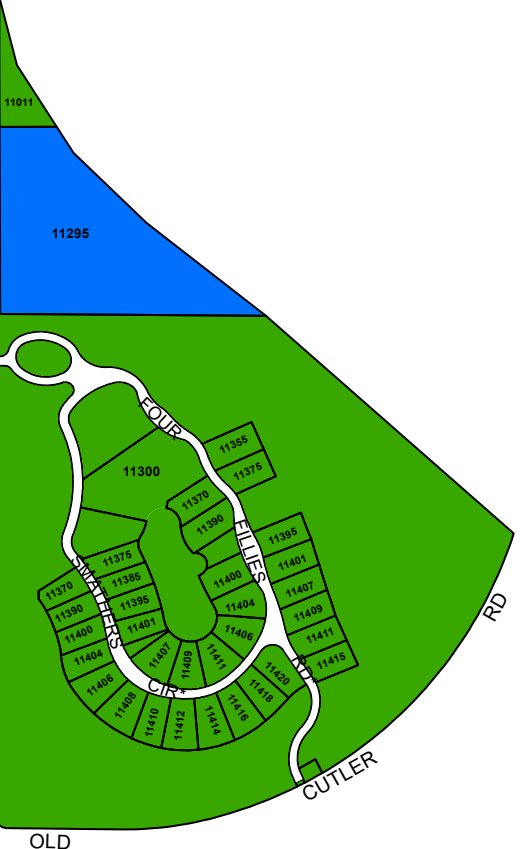
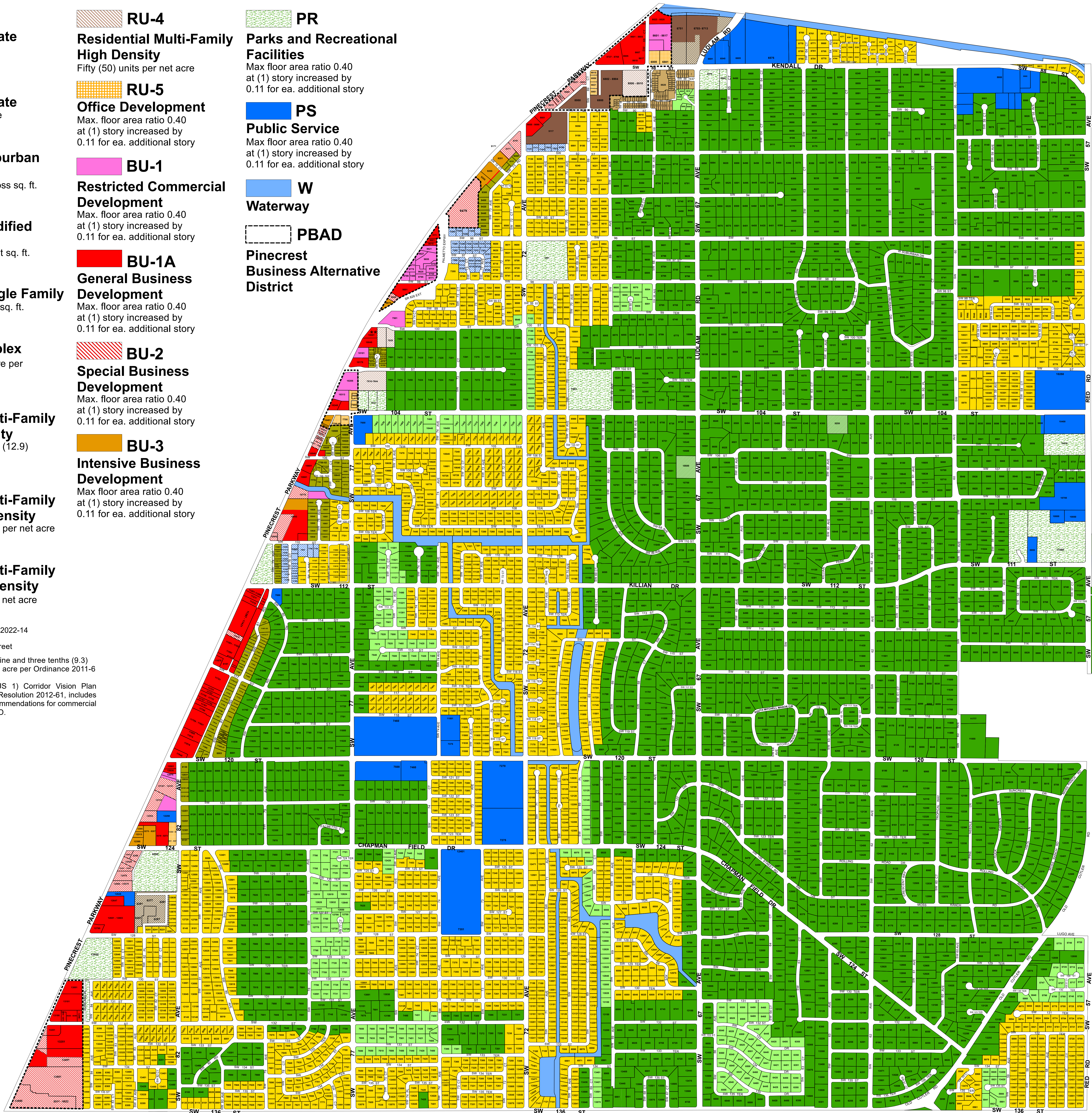
# Village of Pinecrest Future Land Use Map 2025

-  **EU-1C**  
**Residential Estate**  
One unit per two and one half gross acre
-  **EU-1**  
**Residential Estate**  
One unit per gross acre
-  **EU-S**  
**Residential Suburban Estate**  
One unit per 25,000 gross sq. ft.
-  **EU-M**  
**Residential Modified Estate**  
One unit per 15,000 net sq. ft.
-  **RU-1**  
**Residential Single Family**  
One unit per 7,500 net sq. ft.
-  **RU-2**  
**Residential Duplex**  
One two-family structure per 7,500 net sq. ft.
-  **RU-3M**  
**Residential Multi-Family Moderate Density**  
Twelve and nine tenths (12.9) units per net acre
-  **RU-4L**  
**Residential Multi-Family Low-Medium Density**  
Twenty-three (23) units per net acre
-  **RU-4M**  
**Residential Multi-Family Medium-High Density**  
Thirty-six (36) units per net acre
-  **RU-4**  
**Residential Multi-Family High Density**  
Fifty (50) units per net acre
-  **RU-5**  
**Office Development**  
Max. floor area ratio 0.40 at (1) story increased by 0.11 for ea. additional story
-  **BU-1**  
**Restricted Commercial Development**  
Max. floor area ratio 0.40 at (1) story increased by 0.11 for ea. additional story
-  **BU-1A**  
**General Business Development**  
Max. floor area ratio 0.40 at (1) story increased by 0.11 for ea. additional story
-  **BU-2**  
**Special Business Development**  
Max. floor area ratio 0.40 at (1) story increased by 0.11 for ea. additional story
-  **BU-3**  
**Intensive Business Development**  
Max. floor area ratio 0.40 at (1) story increased by 0.11 for ea. additional story
-  **PR**  
**Parks and Recreational Facilities**  
Max floor area ratio 0.40 at (1) story increased by 0.11 for ea. additional story
-  **PS**  
**Public Service**  
Max floor area ratio 0.40 at (1) story increased by 0.11 for ea. additional story
-  **W**  
**Waterway**
-  **PBAD**  
**Pinecrest Business Alternative District**

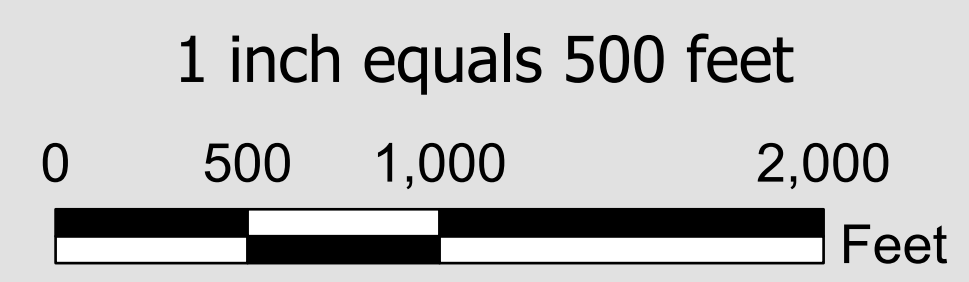
Amended through Ordinance 2022-14

- \* - Denotes Private Street
- \*\* - Density limited to nine and three tenths (9.3) dwelling units per net acre per Ordinance 2011-6

Note: Pinecrest Parkway (US 1) Corridor Vision Plan adopted October 9, 2012 by Resolution 2012-61, includes additional standards and recommendations for commercial properties outside of the PBAD.



PINECREST



Amended through Ordinance 2022-16  
Printed: DECEMBER 2022

