Complete Streets
DESIGN Guidelines

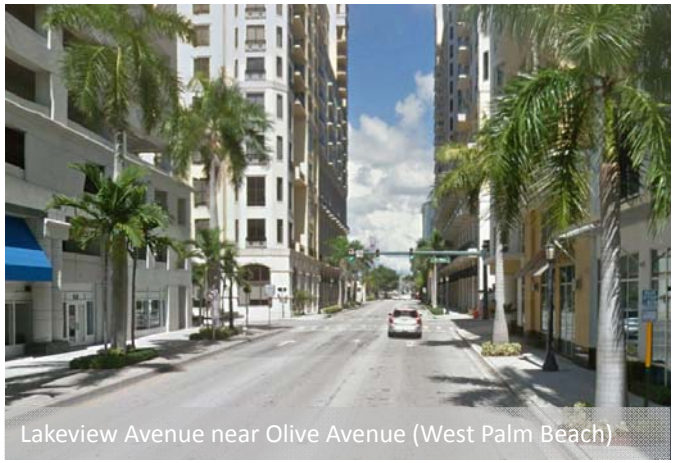
Land Use Context Definitions

Note: The colors to the right of the land use context names refer to the mapset.

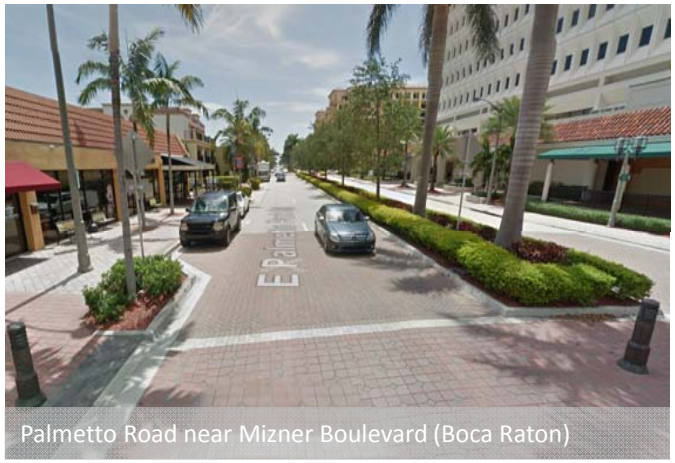
Land Use Context Type	Description	Building Placement and Parking	Land Uses	Data Source
Urban Core	Higher density areas that include a mix of uses with mainly attached buildings. Include areas with a well connected roadway network and high pedestrian activity. They include Central Business Districts or areas with other centers or major destinations. Could include some main streets.	Buildings are built to the street. Parking is typically in the rear or in garage parking with some in front.	Retail, Office, Institutional/Civic, Multi-Family Residential	Developed from area types from the Southeast Florida Regional Planning Model (SERPM) including Central Business District including edits made by stakeholders.
Urban General	Mix of uses primarily including attached and detached residential as well as neighborhood scale businesses and office found in areas with a well connected roadway network. Could include some main streets at a neighborhood scale.	Include lower building setbacks than those found in suburban areas. Parking is typically on the side or rear of the building with some in front.	Single-Family or Multi-Family Residential, Institutional/Civic, Mainly neighborhood scale Retail and Office	Developed from area types from the Southeast Florida Regional Planning Model (SERPM) included High Intensity Areas outside of the Central Business District as well as several additional areas east of I-95 including edits made by stakeholders.
Suburban	Residential and non-residential areas with detached buildings. The roadway network is typically not as densely connected as Urban Core or Urban General areas.	Can include larger setbacks and blocks than those found in Urban Core or Urban General. Commercial parking is typically found in lots in front of the building.	Single-Family or Multi-Family Residential, Retail areas are typically horizontal with large building footprints, Industrial, Institutional/Civic	Developed from Urban/Suburban Tier on the west side of the county from the Palm County Managed Growth Map as well, including areas in the 2010 Federal Highway Administration (FHWA) Adjusted Urban Areas not part of Urban Core or Urban General. The new developments of Westlake, Avenir, and Arden were also included.
Rural Town	A smaller enclave of more developed areas found in rural areas. They could include a smaller number of blocks with a mix of uses consistent with characteristics found in Urban General. Could include some main streets.	Building placements are similar to Urban General. Parking is typically on the side or rear of the building with some in front.	Retail, Office, Institutional/Civic, Single-Family or Multi-Family Residential	Developed from Urban/Suburban Tier on the west side of the county from the Palm County Managed Growth Map, including areas in the 2010 Federal Highway Administration (FHWA) Adjusted Urban Areas not part of Urban Core or Urban General.
Rural	Sparsely developed areas that may include agricultural land and some lower intensity development.	N/A	Agricultural or Single-Family Residential.	All Other areas not part of the other land use context types.
Natural	Conservation and protected lands. May also include larger parkspace or recreational lands.	N/A	Conservation Land, Open Space, or larger parkspace/recreational lands.	Developed from Conservation areas from the Palm County Managed Growth Map.

Land Use Context Examples

Urban Core

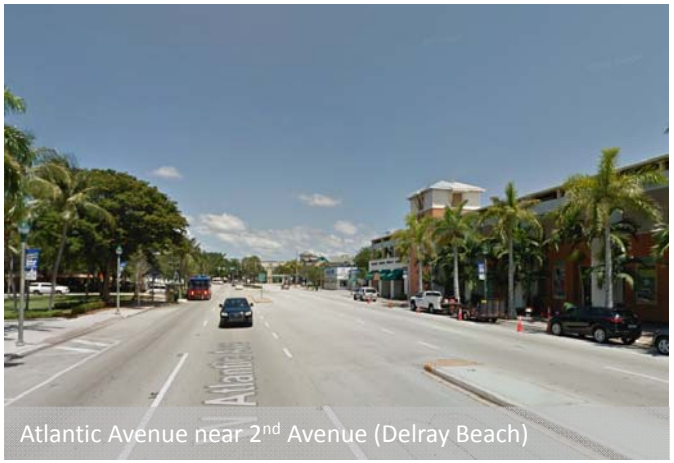


Lakeview Avenue near Olive Avenue (West Palm Beach)

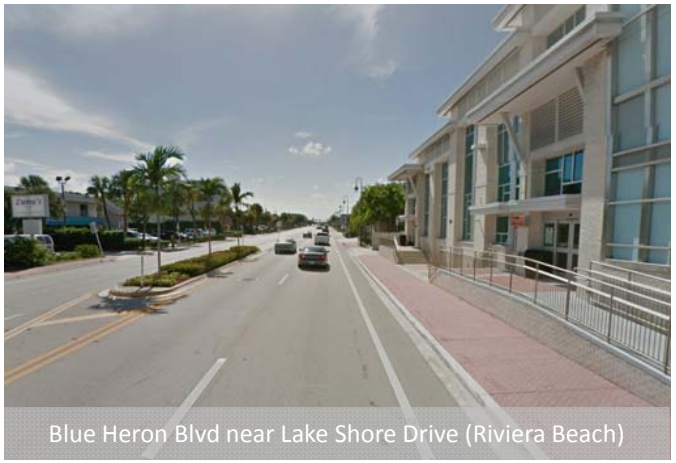


Palmetto Road near Mizner Boulevard (Boca Raton)

Urban General



Atlantic Avenue near 2nd Avenue (Delray Beach)



Blue Heron Blvd near Lake Shore Drive (Riviera Beach)

Suburban

Southern Boulevard near Caroline Drive (County)

10th Avenue near Davis Road (Village of Palm Beach Gardens)

DRAFT: For initial example land use and street type reference only

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Land Use Context Examples

Rural Town

SR 80 near W Avenue B (Belle Glade)

Main Street near Barfield Highway (Pahokee)

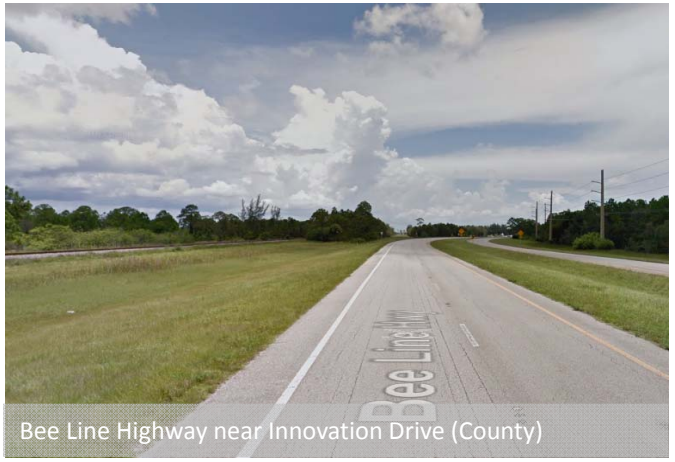
Rural

US 27 near CR 827 (County)

Duda Road near NE I (Belle Glade)

Natural

SR 7 Extension near 60th Street (County)



Bee Line Highway near Innovation Drive (County)

DRAFT: For initial example land use and street type reference only

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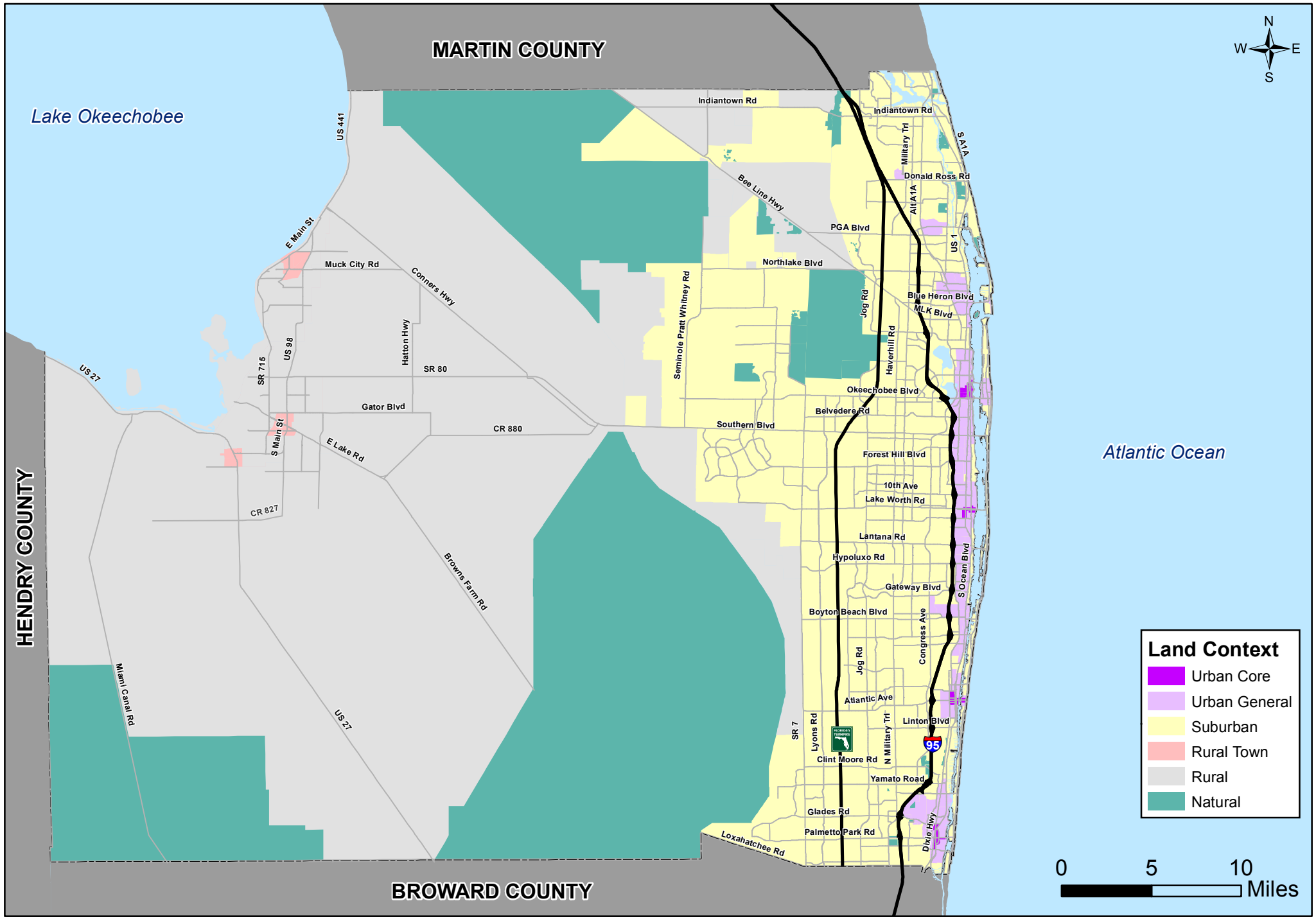
Land Context



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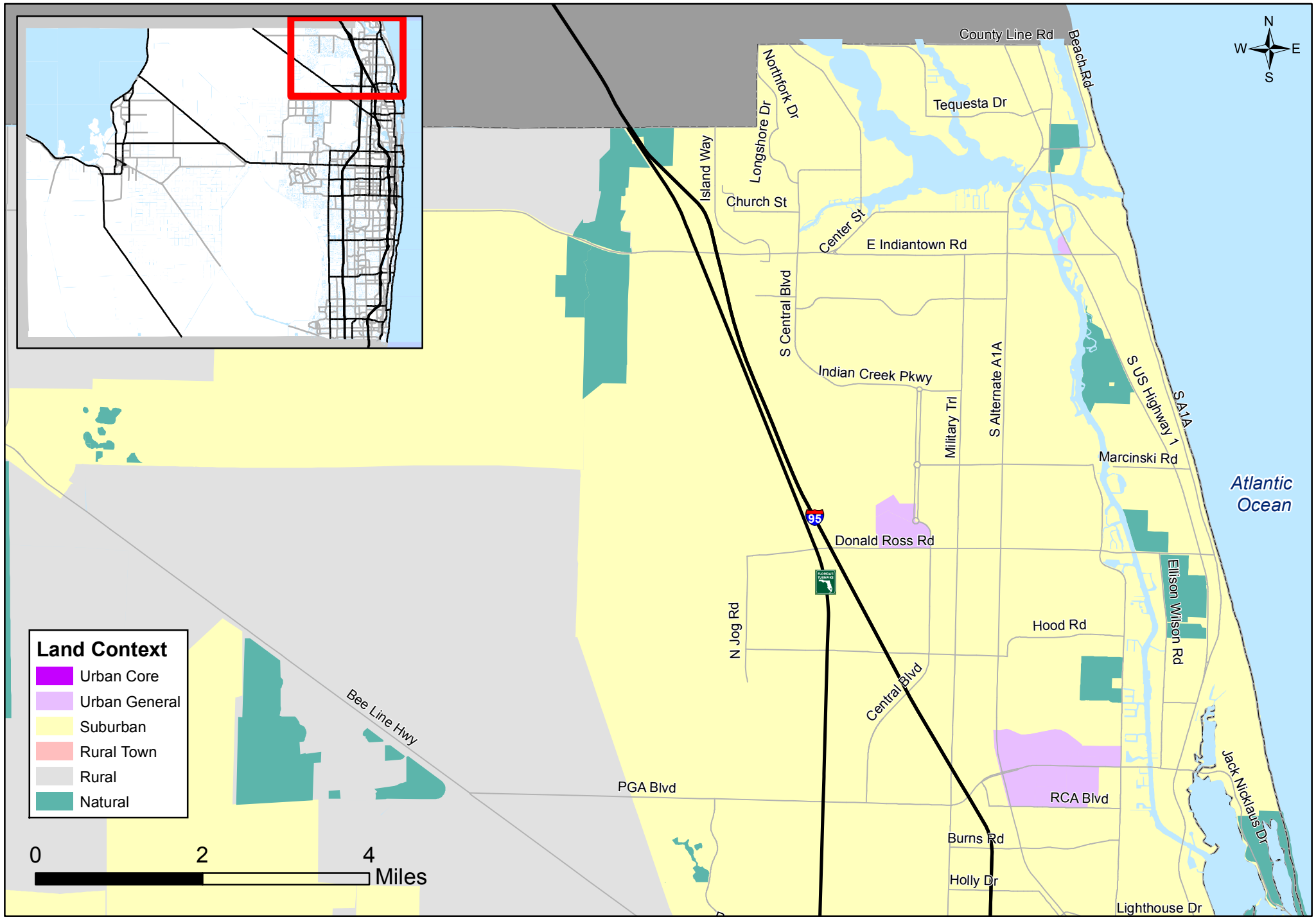
Land Context - Zoom 1



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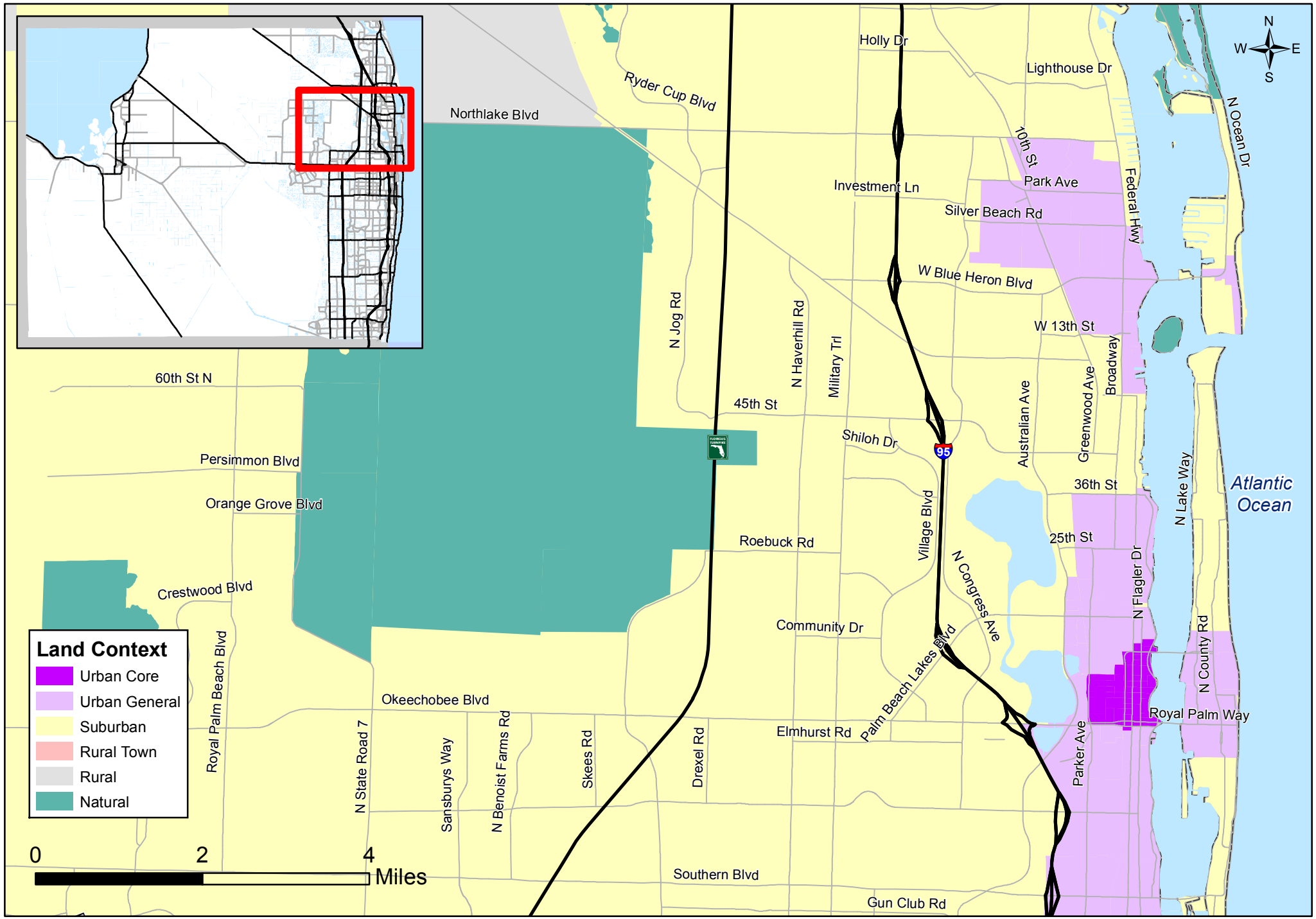
Land Context - Zoom 2



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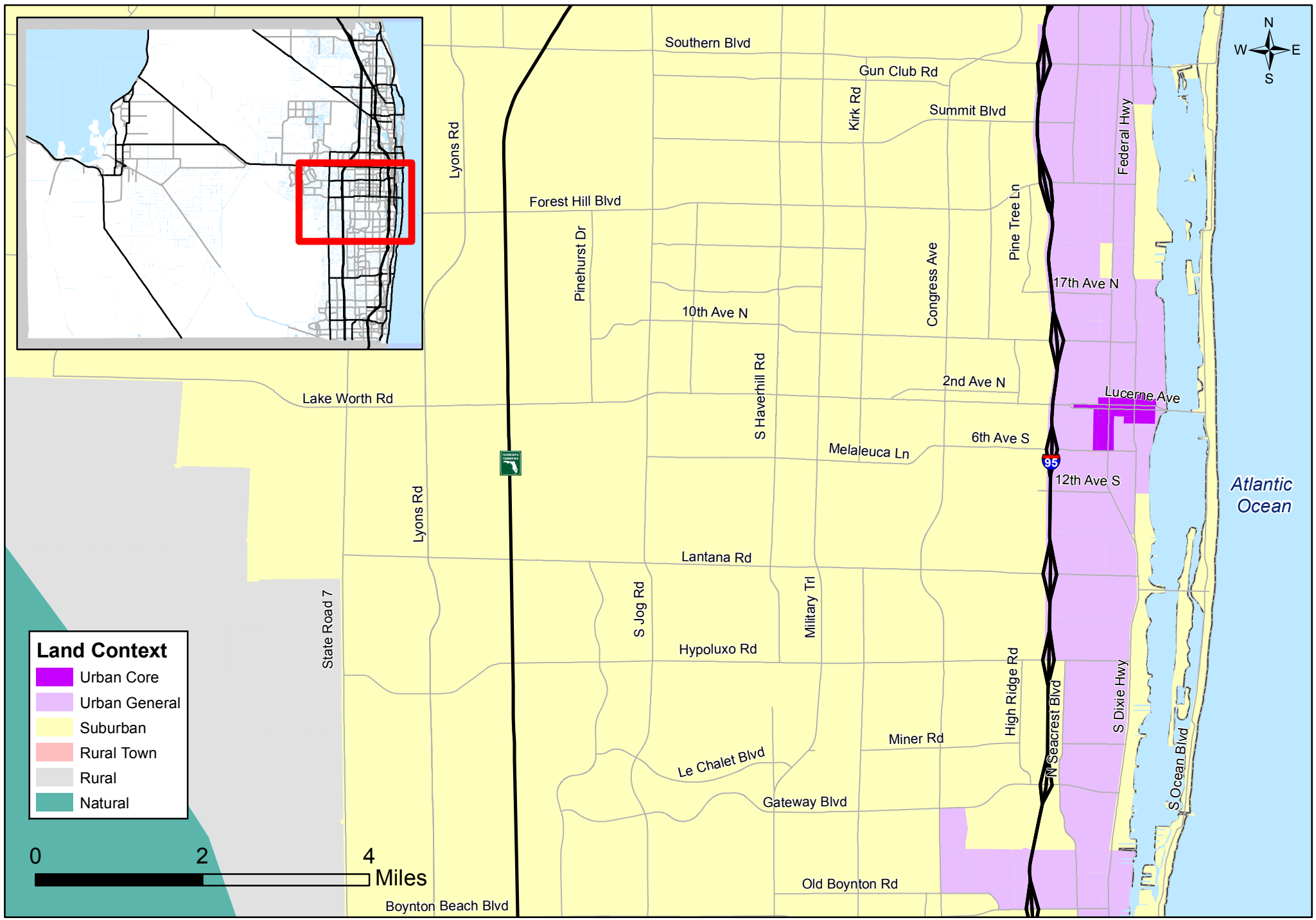
Land Context - Zoom 3



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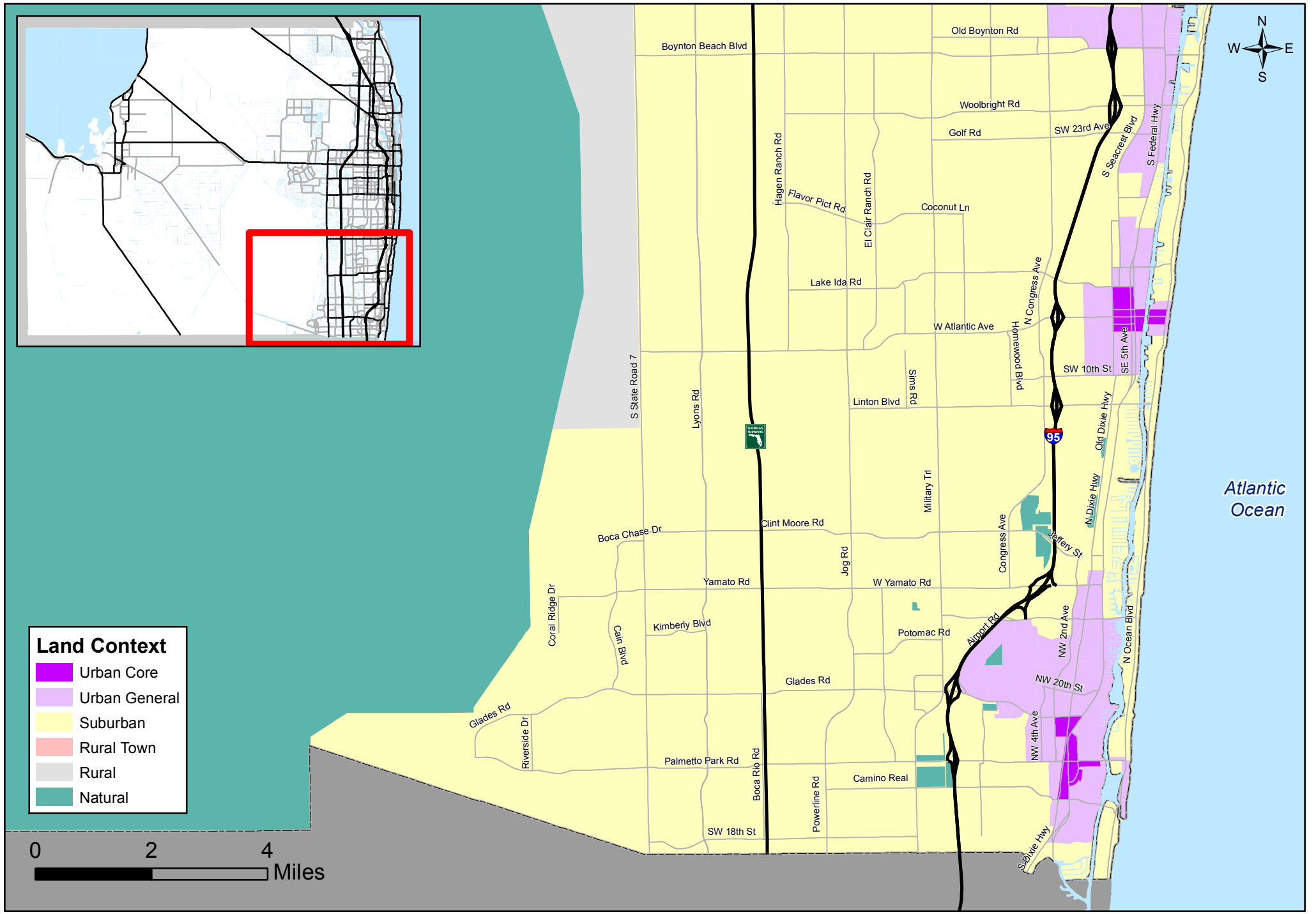
Land Context - Zoom 4



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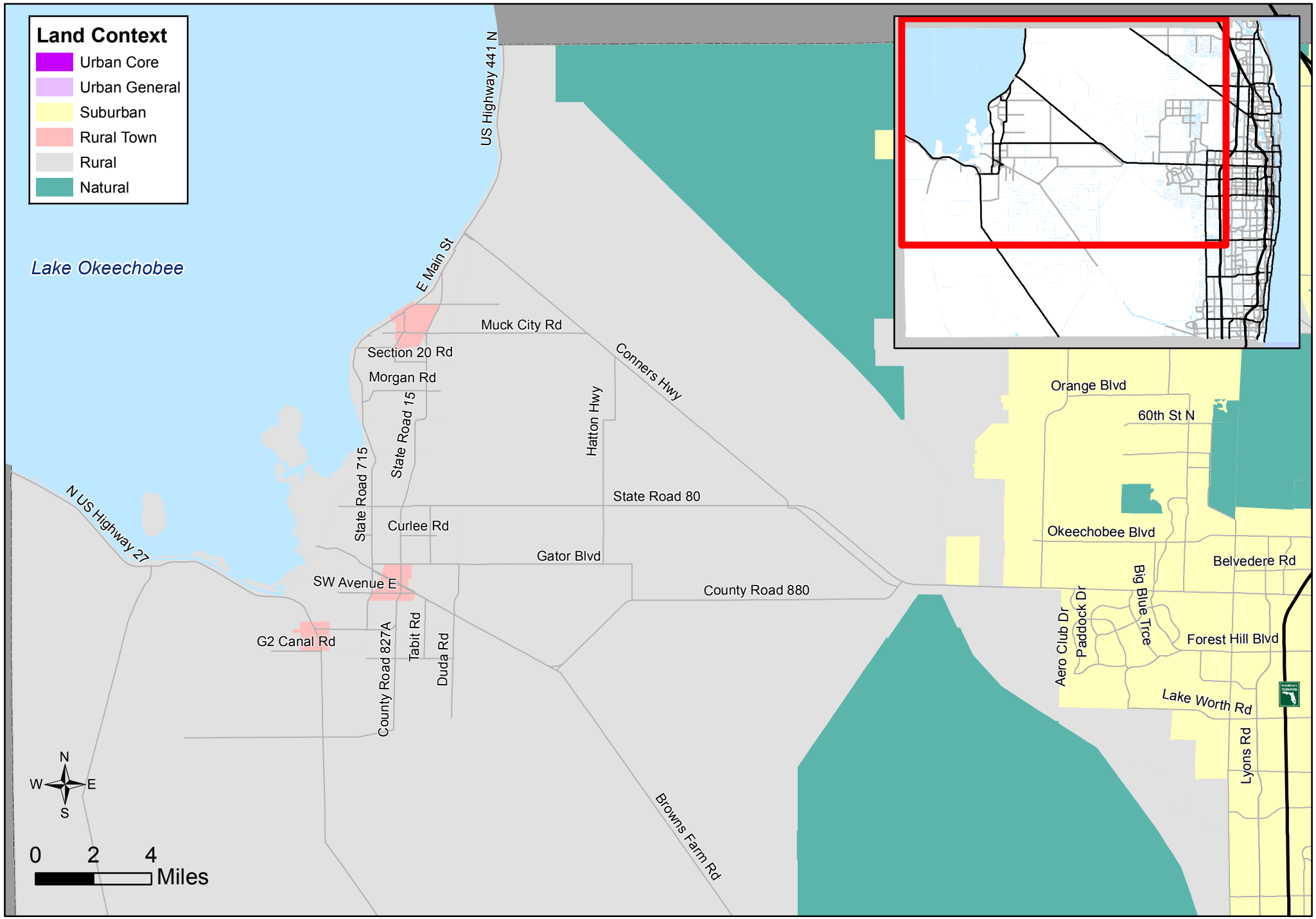
Land Context - Zoom 3