



FIGURE 4-7: Future Development Guide

Other land uses identified that do not fall within the different intensity levels include:

Greenway/Floodplain: Areas that fall within the FEMA designated floodplain.

Public Recreation: City of Broken Arrow parkland.

Private Recreation: Recreation areas such as private HOA parks or golf courses that are not open to the general public.

Public/Semi-Public: Public facilities, public schools, and cemeteries.

The Future Development Guide is directly integrated with zoning districts in Broken Arrow. In each of the seven LUIS levels, each zoning district is either allowed, possible (provided conditions are met), or not allowed. [Table 4-1](#) shows the updated table.

[Figure 4-7](#) is the updated Future Development Guide for the Broken Arrow Next Comprehensive Plan, followed by a summary of recommended changes (since the last update in 2012) to be incorporated.

Table 4-1: Land Use Intensity System Zoning Districts Table

Zoning Districts	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7
A-1: Agricultural District	Allowed						
RE: Residential Estate District	Allowed						
RS-1: SF Residential District	Allowed						
R-2: SF Residential District	Possible	Allowed	Possible				
RS-2: SF Residential District	Possible	Allowed	Possible				
RS-3: SF Residential District	Possible	Allowed	Possible				
RS-4: SF Residential District		Allowed	Allowed				
RD: Residential Duplex District		Possible	Allowed				
RM: Residential MF District			Allowed	Possible	Possible		
RMH: Residential Mobile Home District			Allowed				
NM: Neighborhood Mixed Use District			Allowed	Allowed			
CM: Community Mixed-Use District			Possible	Allowed			
DM: Downtown Mixed-Use Core District					Allowed		
DF: Downtown Fringe District					Allowed		
ON: Office Neighborhood District		Possible	Allowed	Allowed	Possible		
CN: Commercial Neighborhood District				Allowed	Possible	Allowed	
CG: Commercial General District				Allowed	Possible	Allowed	
CH: Commercial Heavy District						Allowed	Possible
IL: Industrial Light District						Possible	Allowed
IH: Industrial Heavy District							Allowed