



# Figure 2.4

## FUTURE LAND USE MAP

The information represented on this map displays the contents of the City of Andover Proposed Land Use Map. This map is a graphical depiction. The Planning Office should be referenced for specific question concerning the content of the map. Land use designations are subject to change. For questions or comments please contact the City of Andover.  
 City of Andover - Planning Department 1685 Crosstown Blvd. NW Andover, MN 55304 (763) 755-5100  
 Map Date: July 2022

### LEGEND

Land Use	Gross Acres	% of Total
RR - Rural Residential	11459.36	51.14%
URL - Urban Residential Low	3241.56	14.49%
URML - Urban Residential Medium Low	113.55	.51%
A - Designates 7.5 Acres of URML		
B - Designates 11 Acres of URML		
C - Designates 3.5 Acres of URML		
D - Designates 7 Acres of URML		
E - Designates 5 Acres of URML		
URM - Urban Residential Medium	44.6	.20%
URHL - Urban Residential High Low	29.3	.13%
URH - Urban Residential High	106.26	.47%
TR - Transitional Residential	1172.59	5.33%
LC/MD - Limited Commercial/Medium Density	7.94	.035%
NC - Neighborhood Commercial	26.0	.12%
GC - General Commercial	271.7	1.22%
TC - Transitional Commercial	7.54	.034%
LI - Light Industrial	65.49	.29%
P - Public	397.24	1.78%
RRR - Rural Reserve Residential	1002.59	4.48%
OS - Open Space	1555.72	6.95%
AG - Agricultural	100.6	.45%
Water	729.06	4.23%
Right of Way	1630.14	7.89%
MUSA Boundary		
City Limits	22,369.36	100%

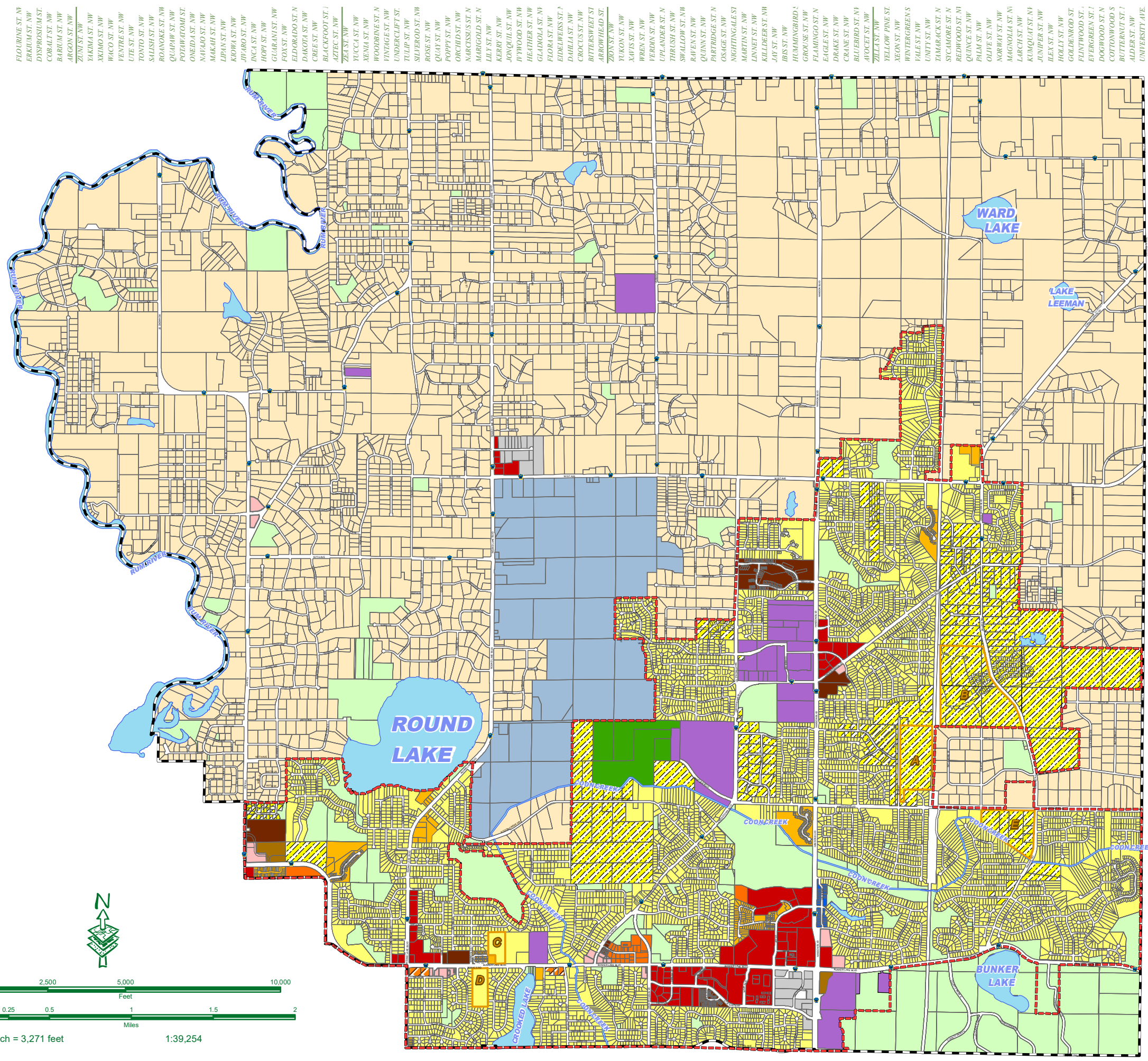
### Gross Residential Density Range by Land Use

Land Use	Density Range
RRR - Rural Reserve Residential	1 unit per 10 acres with developable land reserved for future urban development
RR - Rural Residential	0.0 to 0.4 units per acre

### Net Residential Density Range by Land Use

Land Use	Density Range	Net Developable Acres
URL - Urban Residential Low	2.4 to 4 units per acre	738.9
URML - Urban Residential Medium Low	4 to 8 units per acre	70.8
URM - Urban Residential Medium	8 to 12 units per acre	24.7
URHL - Urban Residential High Low	12 to 20 units per acre	8.8
URH - Urban Residential High	20 to 25 units per acre	10.0

\* Areas within musa are calculated at Net Density vs. Gross Density



181ST AVE. NW  
 180TH AVE. NW  
 179TH AVE. NW  
 178TH AVE. NW  
 177TH AVE. NW  
 176TH AVE. NW  
 175TH AVE. NW  
 174TH AVE. NW  
 173RD AVE. NW  
 172ND AVE. NW  
 171ST AVE. NW  
 170TH AVE. NW  
 169TH AVE. NW  
 168TH AVE. NW  
 167TH AVE. NW  
 166TH AVE. NW  
 165TH AVE. NW  
 164TH AVE. NW  
 163RD AVE. NW  
 162ND AVE. NW  
 161ST AVE. NW  
 160TH AVE. NW  
 159TH AVE. NW  
 158TH AVE. NW  
 157TH AVE. NW  
 156TH AVE. NW  
 155TH AVE. NW  
 154TH AVE. NW  
 153RD AVE. NW  
 152ND AVE. NW  
 151ST AVE. NW  
 150TH AVE. NW  
 149TH AVE. NW  
 148TH AVE. NW  
 147TH AVE. NW  
 146TH AVE. NW  
 145TH AVE. NW  
 144TH AVE. NW  
 143RD AVE. NW  
 142ND AVE. NW  
 141ST AVE. NW  
 140TH AVE. NW  
 139TH AVE. NW  
 138TH AVE. NW  
 BUNKER LAKE BLVD.  
 136TH AVE. NW  
 135TH AVE. NW  
 134TH AVE. NW  
 133RD AVE. NW

