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**General Plan Land Use Designations  
Draft Industrial Standards Table 11/08/04**

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Additional Category Options

Land Use Designation	Office Use	Purpose	Intensity	Matching Zones	Potential Zone Modification and Additions	Potential Communities	Transportation Requirements	Additional Category Options		
								Public Use	Site Area	# of Establishments in a Center
Business Park	Permitted	This designation is appropriate in areas characterized by office development and also permitting research, product development and testing, engineering and any other basic research functions leading to new product development and manufacturing, with enhanced design features.	TBD	IP-2-1 zone which allows office, research and development uses, and light manufacturing.		Portions of Mira Mesa/Sorrento Mesa north of Mira Mesa Blvd., Carmel Valley	Pedestrian/Bicycle: Transit: Auto:			
Business Park Residential Permitted	Permitted	This designation would be applied in areas where both business park and residential uses are permitted in accordance with the General Plan collocation policy and criteria.	TBD	None	A new IP-4 mixed industrial/residential zone would have to be created which permits research and development, office, manufacturing, and residential uses at densities specified in the community plan.		Pedestrian/Bicycle: Transit: Auto:			
Scientific Research	Prohibited	This designation is appropriate in areas where activities are limited to scientific research, product development and testing, engineering and any other basic research functions leading to new product development with only limited manufacturing. Office uses, including corporate headquarters, would not be permitted, except as accessory to the primary use.	TBD	IP-1-1 zone which allows research and development uses and limited manufacturing.	The code provision which permits corporate headquarters would have to be deleted.	University	Pedestrian/Bicycle: Transit: Auto:			
Light Industrial	Prohibited	This designation allows a wider variety of industrial uses than the business park designation and Scientific Research designation by adding secondary industrial uses such as warehouse storage and transportation terminals and permitting a full-range of manufacturing activities. No office uses are permitted. Only limited office or commercial uses should be permitted which are accessory to the primary industrial use except in high urbanized areas. Heavy industrial uses such as extractive and primary processing industries that have nuisance or hazardous effects are excluded. This would preserve industrial land from encroachment of commercial and office uses and help maintain competitive land prices in industrial areas.	TBD	• The IS zone which permits small scale industrial and commercial uses but only in small lot urbanized areas would be retained.	<ul style="list-style-type: none"> <li>• The IL-2-1 and IL-3-1 zones would be modified to delete office and commercial uses.</li> <li>• A heavy commercial land use designation which may allow limited industrial uses would be established in the Commercial Land Use designation category.</li> <li>• Zones limiting office development in the IL zones may need to be established.</li> </ul>	Portions of Kearny Mesa, Scripps Miramar Ranch, Rancho Bernardo, Sabre Springs, Carmel Mountain Ranch	Pedestrian/Bicycle: Transit: Auto:			
Heavy Industrial	Prohibited	This designation provides for industrial uses emphasizing base-sector manufacturing, warehouse and distribution, extractive, and primary processing uses with nuisance or hazardous characteristics. For reasons of health, safety, environmental effects, or welfare these uses are best segregated from other uses. The presence of non-industrial uses, particularly office uses, should be significantly limited in these areas in order to preserve land that is appropriate for large-scale industrial users.	TBD	• The IH-1-1 zone.	• The intent is to discontinue the use of the IH-2-1 zone which permits office uses as community plans are updated.	Otay Mesa	Pedestrian/Bicycle: Transit: Auto:			

Minimum and maximum FAR's will be established in Community Plans