

# Proposed Zoning & Land Use

## College Area Community Plan Update

	Community Plan Land Use	Implementing Zone				
	Land Use Designation	Zone	S.F. of Lot Area / Unit	Max. Density	Max. Height (Ft)	Max. FAR
Residential	Very Low 1 - (1 du/ac)	RS-1-1	40,000	1 du/ac	30	0.45
	Low 2 - (5-9 du/ac)	RS-1-7	5,000	9 du/ac	30	Varies
	Low 3 - (10-15 du/ac)	RM-1-1	3,000	15 du/ac	30	1.25
	Low 4 - (16-29 du/ac)	RM-2-5	1500	29 du/ac	40	1.35
	Medium 1 - (30-44 du/ac)	RM-3-7	1000	44 du/ac	40	1.8
	Medium 2 - (45-54 du/ac)	RM-3-8	800	54 du/ac	50	2.25
	Medium 3 - (55-73 du/ac)	RM-3-9	600	73 du/ac	60	2.70
	Medium 4 - (74-109 du/ac)	RM-4-10	400	109 du/ac	-	3.60
	High 2 - ( 146-218 du/ac)	RM-4-11	200	218 du/ac	-	7.20
Commercial	Community Commercial - (0-109 du/ac)	CC-3-9	400	109 du/ac	-	5.00
	Community Commercial - (0-218 du/ac)	CC-3-10	200	218 du/ac	-	7.50
Mixed-Use	Community Village - (0-109 du/ac)	RMX-1	-	-	120	3.00
	Community Village - (0-145 du/ac)	RMX-2	-	-	240	5.00
Parks & Open Space	Open Space	OR-1-2	-	-	-	0.10
		OC-1-1	-	-	-	-
	Park	OP-1-1	-	-	-	-
Institutional	Institutional Zones for 'Institutional' uses vary based upon surrounding zones					
	Hospital Zones for 'Hospital' uses vary based upon surrounding zones					
	Library Zones for 'Library' uses vary based upon surrounding zones					
	School Zones for 'School' uses vary based upon surrounding zones					
	San Diego State University Zones for 'San Diego State University' vary based upon surrounding zones					
	Utility Zones for 'Utility' uses vary based upon surrounding zones					