

University Community Plan Update - Proposed Zones

March 14, 2024

	Proposed Land Use Plan		Proposed Zone				
	Land Use Designation	Density Range	Zone	S.F. of Lot Area / Unit	Max. Density	Max. Height (ft)	Max. FAR
Mixed Use	Urban Village High-3	0-218 du/ac	RMX-3	-	-	-	7.0
	Urban Employment Village High-3	0-218 du/ac	EMX-3	-	-	-	7.0
	Urban Village High-2	0-145 du/ac	RMX-2	-	-	240	5.0
	Urban Employment Village High-2	0-145 du/ac	EMX-2	-	-	240	5.0
	Urban Village High-1	0-109 du/ac	RMX-1	-	-	120	3.0
	Urban Employment Village High-1	0-109 du/ac	EMX-1	-	-	120	3.0
	Urban Employment Village Med-2	0-54 du/ac	EMX-1	-	-	-	3.0
	Community Village High-1	0-73 du/ac	CC-3-8	600	73 du/ac	100	2.5 ⁽¹⁾
	Commercial Office-Med-3	0-73 du/ac	CO-3-3	600	73 du/ac	70	2.5 ⁽¹⁾
	Visitor Commercial Low-4	0-29 du/ac	CV-1-1	1500	29 du/ac	60	2.0
Residential	Residential High-1	74-109 du/ac	RM-4-10	400	109 du/ac	-	3.6
	Residential Medium-3	55-73 du/ac	RM-3-9	600	73 du/ac	60	2.7
	Residential Medium-1	30-44 du/ac	RM-3-7	1000	44 du/ac	40	1.8
	Residential Low-4	15-29 du/ac	RM-1-1	3000	15 du/ac	30	1.25
			RM-1-2	2500	17 du/ac	30	1.25
			RM-2-5	1500	29 du/ac	40	1.35
	Residential Low-3	10-14 du/ac	RM-1-1	3000	14 du/ac	30	1.25
	Residential Low-2	5-9 du/ac	RS-1-7	5000	9 du/ac	30	Varies
Institutional	UC San Diego	-	RS-1-7	5000	9 du/ac	30	Varies
	Hospital	-	EMX-2	-	-	240	5.0
			IP-1-1	1000	44 du/ac	-	2.0
			RS-1-7	5000	9 du/ac	30	Varies
	Institutional	-	CC-3-8	600	73 du/ac	100	2.5 ⁽¹⁾
Employment / Industrial	Light Industrial	-	IL-2-1	-	-	-	2.0
			OR-1-1	-	1 du / lot	30	0.45
			IP-1-1	1000	44 du/ac	-	2.0
	Scientific Research	-	CO-3-3	600	73 du/ac	70	2.5 ⁽¹⁾
			IL-2-1	-	-	-	2.0
			RS-1-7	5000	9 du/ac	30	Varies
	Utility	-	CO-3-3	600	73 du/ac	70	2.5 ⁽¹⁾
Parks and Open Space	Community Park & Rec. Center	-	OP-1-1	-	-	-	-
	Golf Course	-	OP-1-1	-	-	-	-
	Mini Park	-	IP-1-1	1000	44 du/ac	-	2.0
			OP-2-1	-	-	-	-
	Neighborhood Park	-	OP-1-1	-	-	-	-
	Open Space	-	EMX-1	-	-	120	3.0
			IL-2-1	-	-	-	2.0
			IP-1-1	1000	44 du/ac	-	2.0
			OC-1-1	-	-	-	-
			OP-2-1	-	-	-	-
			OR-1-1	-	1 du / lot	30	0.45
			OR-1-2	-	1 du / lot	30	0.1
			RM-1-1	3000	15 du/ac	30	1.25
			RM-2-5	1500	29 du/ac	40	1.35
			RS-1-7	5000	9 du/ac	30	Varies
	Resource Based Park	-	OP-1-1	-	-	-	-
			OP-2-1	-	-	-	-

(1): This represents the maximum FAR, including the mixed-use FAR bonus