

Definitions of Land Use Designations (General Plan)

Community Commercial

Residential Permitted

- Provides for shopping areas with retail, service, civic, and office uses for the community at large.
- It can also be applied to Transit Corridors where multifamily residential uses could be added to enhance the viability of existing commercial uses.
- Residential uses may occur only as part of a mixed-use (commercial residential) project.

Residential Prohibited

- Provides for shopping areas with retail, service, civic, and office uses for the community at large.
- Allows for vehicle parking.
- Does not allow residential uses.

Mixed-Commercial / Residential

(Potential New Designation)

- Provides a diverse array of commercial and residential uses that include: residential, live/work spaces, hotels, offices, and retail.
- Community Plans may specify an emphasis on general types of commercial uses.
- Residential may occur as standalone or a part of a vertical or horizontal mixed-use project.

Parks

Resource-based

- Provides for recreational parks to be located at, or centered on, notable natural or man-made features (beaches, canyons, habitat systems, lakes, historic sites, and cultural facilities).
- They are intended to serve the citywide population as well as visitors.

Population-based

- Provides for areas designated for passive and/or active recreational uses, such as community parks and neighborhood parks.
- It will allow for facilities and services to meet the recreational needs of the community as defined by the community plan.

Residential

Low (5 - 9 dwelling unit per acre)

- Provides for both single-family and multifamily housing within a low-density range.

Low Medium (10 - 14 dwelling unit per acre)

- Provides for both single-family and multifamily housing within a low- medium-density range.

Medium (15 - 25 dwelling unit per acre)

- Provides for both single-family and multifamily housing within a medium-density range.

Institutional

- Provides a designation for uses that are identified as public or semi-public facilities in the community plan and which offer public and semi-public services to the community.
- Uses may include but are not limited to: airports, military facilities, community colleges, university campuses, landfills, communication and utilities, transit centers, water sanitation plants, schools, libraries, police and fire facilities, cemeteries, post offices, hospitals, park-and-ride lots, government offices and civic centers.