

Barrio Logan Land Use Categories

General Plan Land Use	Community Plan Designation	Use Considerations	Description	Density Range (du/ac)
Park, Open Space, and Recreation (see the Recreation and Open Space Element)	Open Space	None	Provides for the preservation of land that has distinctive scenic, natural or cultural features; that contributes to community character and form; or that contains environmentally sensitive resources. Applies to land or water areas that are undeveloped, generally free from development, or developed with very low-intensity uses that respect natural environmental characteristics and are compatible with the open space use. Open Space may have utility for: primarily passive park and recreation use; conservation of land, water, or other natural resources; historic or scenic purposes; visual relief; or landform preservation.	N/A
	Population-based Parks	None	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.	N/A
	Resource-based Parks	None	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) and are intended to serve the citywide population as well as visitors.	N/A
Residential	Residential - Low Medium	None	Provides for both single-family and multifamily housing within a low- medium-density range.	10 - 14 du/ac
	Residential - Medium	None	Provides for both single-family and multifamily housing within a medium-density range.	15 - 29 du/ac
	Residential - High	None	Provides for a range of multi-family housing within a high density range of 30 to 44 dwelling units per acre and the opportunity to increase up to a maximum of 74 dwelling units per acre using the density bonus programs outlined in this plan. The maximum building height is 40 feet that it may be increased to 65 feet through the use of the density bonus program(s) provided in this community plan.	30 - 44/74 du/ac
		Commercial Permitted	Provides for a range of multi-family housing opportunities to allow up to a maximum of 74 dwelling units per acre using the density bonus programs outlined in this plan. The maximum building height is 40 feet except that it may be increased to 65 feet through the use of the density bonus program(s) provided in this community plan. Commercial is permitted on the entire ground floor.	30 - 44/74 du/ac
Live/Work	Commercial Permitted	Provides residential units and local convenience shopping, office uses, and commercial services within a residential unit occupied by the business owner/operator.	10 - 14 du/ac	

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Commercial Employment, Retail, and Services	Specialized Retail - Tienditas	Residential Permitted	Provides neighborhood serving retail and commercial services in street level/street facing shops of no more than 200 square feet for each business in addition to shared spaces.	-0-44 du/ac
	Neighborhood Commercial	Residential Permitted	Provides local convenience shopping, civic uses, and commercial services serving an approximate three mile radius. Housing may be allowed only within a mixed-use setting.	0 - 44 du/ac
		Residential Required	Provides local convenience shopping, civic uses, and commercial services serving an approximate three mile radius. Housing is required in a mixed-use setting.	30 - 44 du/ac
		Residential Prohibited	Provides local convenience shopping, civic uses, and commercial services serving an approximate three mile radius.	N/A
	Community Commercial	Residential Prohibited	Provides for shopping areas with retail, service, civic, and office uses for the community at large within three to six miles.	N/A
		Residential Permitted	Provides for shopping areas with retail, service, civic, and office uses for the community at large within three to six miles. Housing may be allowed only within a mixed-use setting.	15 - 29
	Office Commercial	Residential Prohibited	Provides for office employment uses with limited, complementary retail uses.	N/A
Institutional and Public and Semi-Public	Institutional	None	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: military facilities, community colleges, communication and utilities, transit centers, schools, libraries, police and fire facilities, post offices, hospitals, park-and-ride lots, government offices and civic centers.	N/A
Multiple Use	Community Village	Residential Required	Provides housing in a mixed-use setting and serves the commercial needs of the community-at-large, including the industrial and business areas. Integration of commercial and residential use is emphasized; civic uses are an important component. Retail, professional / administrative offices, commercial recreation facilities, services businesses, and similar types of uses allowed.	30 to 74 du/ac
Industrial Employment	International Business and Trade [Note: this is in Alternative 2 only]	Office Use Permitted	The Urban IBT is a select mixture of the uses permitted in both the Business Park and Light Industrial designations. Allows single- and multi-tenant office, research and development, and light manufacturing. It is appropriate to apply in portions of communities adjacent to, ports of entry, or areas in transition to higher intensity industries.	N/A

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	Heavy Industrial	Office Use Limited	Provides for industrial uses emphasizing base sector manufacturing, wholesale and distribution, and primary processing uses that may have nuisance or hazardous characteristics. For reasons of health, safety, environmental effects, or welfare these uses should be segregated from other uses. Non-industrial uses, except corporate headquarters, should be prohibited.	N/A