



# Recommended Land Use Designations and Potential Zoning Implementation

General Plan Land Use	Potential Community Plan Designations	Description	GP Density DU/AC	Potential Zones	Zone Name & Description	Max. Height	Max Floor Area Ratio (FAR)
Park, Open Space, and Recreation	Open Space	Preservation of land that has distinctive scenic, natural or cultural features; contributes to community character and form; or contains environmentally sensitive resources. Undeveloped land or water areas, generally free from development, or developed with very low-intensity uses that respect natural environmental characteristics and are compatible with open space use. 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.	---	Open Space - Conservation Zone <sup>1</sup>		---	---
				OC-1-1	(see description column)		
	Population-based Parks	Passive and/or active recreational uses, such as community parks and neighborhood parks. Allows for facilities and services to meet the recreational needs of the community as defined by the community plan.	---	Open Space - Park Zones <sup>2</sup>		---	---
				OP-1-1 OP-2-1	Allows developed, active parks Allows parks for passive uses with some active uses		
Residential	Residential - Low	Single-family and multifamily housing within a low-density range.	5-9	Single Dwelling Unit <sup>3</sup>		30'	---
				RS-1-5	min.8,000- s.f. lots (5.4 du/ac)		
				RS-1-6 RS-1-7	min.6,000- s.f. lots (7.2 du/ac) min. 5,000- s.f. lots (8.7 du/ac)		
	Residential - Low Medium	Single-family and multifamily housing within a low- medium-density range.	10-14	Single Dwelling Units -- Small Lot <sup>4</sup>		30'	---
				RX-1-1	min. 4,000- s.f. lots (10.9 du/ac)		
				Single Dwelling Unit -- Townhouse <sup>5</sup>		35'	---
	RT-1-1	min. 3,500- s.f. lots (12.4 du/ac)					
	Residential - Medium	Single-family and multifamily housing within a medium-density range.	15-29	Single Dwelling Unit -- Small Lot		30'	---
				RX-1-2	min. 4,000- s.f. lot (10.9 du/ac)		
Single Dwelling Unit -- Townhouse				35'	---		
RT	RT-1-2 min. 3,000- s.f. lot (14.5 du/ac) RT-1-3 min. 2,500- s.f. lot (17.4 du/ac)						

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					RT-1-4 min. 2,200- s.f. lot (19.8 du/ac)			
				Multiple Dwelling Unit <sup>6</sup>				
				RM	RM-1-1 min. 6,000 - s.f. lot (max. 14.5 du/ac)	30'		
					RM-1-2 min. 6,000 - s.f. lot (max. 17.4 du/ac)	30'		
	Residential - Medium High	Multifamily housing within a medium-high-density range.	30-44	RM	RM-1-3 min. 6,000 - s.f. lot (max. 21.7 du/ac)	30'		
	Residential - High	Multifamily housing within a high-density range.	45-74	RM	RM-2-4 min. 6,000 - s.f. lot (max. 24.8 du/ac)	40'		
					RM-2-5 min. 6,000 - s.f. lot (max. 29.0 du/ac)	40'		
					RM-2-6 min. 6,000 - s.f. lot (max. 34.8 du/ac)	40'		
					RM-3-7 min. 7,000 - s.f. lot (max. 43.5 du/ac)	40'		
					RM-3-8 min. 7,000 - s.f. lot (max. 54.4 du/ac)	50'		
					RM-3-9 min. 7,000 - s.f. lot (max. 43.5 du/ac)	60'		
Institutional and Public and Semi-Public Facilities	Institutional	Public or semi-public facilities in community plan that offer public and semi-public services to the community. May include but 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.	---	All are Separately Regulated Uses	Need to first determine the most desirable underlying zone. Based on uses permitted if: <ul style="list-style-type: none"> <li>• An institutional use does not locate on site and</li> <li>• The uses that are permitted, limited or subject to a NUP or CUP by the base zone</li> </ul>	Per base zone		
Multiple Use	Neighborhood Village	<i>Residential Required-</i> Housing and convenience shopping, civic uses, and services in a mixed-use setting serving an approximate three mile radius.	15-44	No Comparable Zone at this Time				
				N/A				
	Community Village	<i>Residential Required-</i> Housing in 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, service businesses, and similar types of uses are allowed.	30-74	No Comparable Zone at this Time				
				N/A				
Commercial	Neighborhood Commercial	<i>Residential Permitted-</i> Local convenience shopping, civic uses and services serving an approximate three mile radius. Housing may be allowed only within a mixed-use setting.	0-44	Neighborhood Commercial <sup>7</sup>		30'	0.5 (see bonus) 0.75 (see bonus)	
				CN-1-1 CN-1-3	min. 2,500 - s.f. lot (max. 14.5 du/ac mixed)(ped) min. 5,000 - s.f. lot (max. 29.0 du/ac mixed)(ped)			
			<i>Residential Prohibited-</i> Local convenience shopping, civic uses and services serving an approximate three mile radius.	---	No Zone	NC zones allow residential mixed use		
	Community Commercial	<i>Residential Permitted-</i> Shopping areas with retail, service, civic, and office uses for the community at large within three to six miles. Can also be applied to Transit Corridors where multifamily residential uses could be added to enhance the viability of existing commercial uses.	0-74	Community Commercial <sup>8</sup>				
				CC-3-4 CC-3-5	min. 1,500 – s.f. lot (max. 29.0 du/ac mixed)(ped)	30'	1.0 (see bonus)	
CC-4-4 CC-4-5				100'		2.0 (see bonus)		
CC-5-4 CC-5-5	30'	1.0 (see bonus)						
	100'	2.0 (see bonus)						
		100'	2.0 (see bonus)					

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		<i>Residential Prohibited</i> - Shopping areas with retail, service, civic, and office uses for the community at large within three to six miles.	---	CC-2-1 CC-2-2 CC-2-3	min. 5,000 - s.f. lot (strip) min. 5,000 - s.f. lot (strip) min. 5,000 - s.f. lot (auto)	30' 60' 45'	0.75 --- 0.75
	Office Commercial	<i>Residential Permitted</i> - Office employment uses with limited, complementary retail uses. Residential uses may occur only as part of a mixed-use (commercial/residential) project.	0-44	Commercial Office <sup>9</sup>		45' 60'	0.75 (see bonus) 1.5 (see bonus)
				CO-1-1 CO-1-2	min. 5,000 - s.f. lot (max. 43.5 du/ac mixed)(neigh) min. 5,000 - s.f. lot (max. 43.5 du/ac mixed)(empl)		
	Visitor Commercial	<i>Residential Permitted</i> - Accommodations, dining, and recreational uses for both tourists and the local population. This designation is intended for land located near employment centers and areas with recreational resources or other visitor attractions. Residential uses may occur only as part of a mixed-use (commercial/residential) project.	0-74	Commercial Visitor <sup>10</sup>		60' 45'	2.0
			CV-1-1 CV-1-2	min. 15,000 - s.f. lot (max. 29.0 du/ac mixed) min. 5,000 - s.f. lot (max. 29.0 du/ac mixed)(ped)			
	Heavy Commercial	<i>Residential Prohibited</i> - Retail sales, commercial services, office uses, and heavier commercial uses such as wholesale, distribution, storage, and vehicular sales and service. Appropriate for transportation corridors where the previous community plan may have allowed for both industrial and commercial uses.	---	Commercial Regional <sup>11</sup>		60'	1.0
				CR-2-1	min. 15,000 - s.f. lot		
Industrial	Light Industrial	<i>Office Use is Limited</i> - Wider variety of industrial uses permitting a full range of light manufacturing and research and development uses, and adding other industrial uses such as storage and distribution and transportation terminals. Multi-tenant industrial uses and corporate headquarters office permitted. Otherwise, only limited office or commercial uses should be permitted which are accessory to the primary industrial use. Heavy industrial uses that have significant nuisance or hazardous effects are excluded.	---	Industrial -- Light <sup>12</sup>		---	2.0
				IL-1-1	min. 15,000 - s.f. lot		
	Heavy Industrial	<i>Office Use is Limited</i> - Industrial uses emphasizing base sector manufacturing, wholesale and distribution, extractive, and primary processing uses with 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.	---	Industrial -- Heavy <sup>13</sup>		---	2.0
				IH-1-1	min. 30,000 - s.f. lot		
Business Park	<i>Office Use is Permitted</i> - Office, research and development, and light manufacturing uses. No storage and distribution uses except as accessory to the primary use. Appropriate in areas of communities primarily characterized by single- and multi-tenant office development with some light industrial uses.	---	Industrial -- Park <sup>14</sup>		---	2.0	
			IP-2-1	min. 40,000 - s.f. lot			
IBT- International Business and Trade	<i>Office Use is Permitted</i> - Combines uses permitted in Business Park and Light Industrial designations. Allows single- and multi-tenant office, research and development, light manufacturing, and storage and distribution uses. Appropriate to apply in areas of communities adjacent to ports of entry, or areas in transition to higher intensity industries.	---	No Comparable Zone at this Time				
				N/A			

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- <sup>1</sup> **OC - Open Space - Conservation** - Protect natural and cultural resources and environmentally sensitive lands. Uses permitted in this zone limited to aid in the preservation of the natural character of the land, thereby implementing land use plans.
- <sup>2</sup> **OP - Open Space - Park** - Applied to public parks and facilities, once dedicated as park land pursuant to City Charter Section 55 to promote recreation and facilitate implementation of land use plans. Uses permitted in these zones will provide for various types of recreational needs of the community.
- <sup>3</sup> **RS - Single Dwelling Unit** - Development that accommodates a variety of lot sizes and residential dwelling types and promotes neighborhood quality, character, and livability.
- <sup>4</sup> **RX - Single Dwelling Unit** - Attached and detached on smaller lots than are required in RS zones. Intended to provide an alternative to multiple dwelling unit developments where single dwelling unit developments could be developed at similar densities.
- <sup>5</sup> **RT - Single Dwelling Unit** - Attached development on small lots with alley access. Intended to provide more urbanized, single-unit living at densities historically typical of multiple-unit zones. RT provides transition between single-unit neighborhoods and higher density multiple-unit neighborhoods and may replace multiple-unit zones at similar densities. RT zones are intended to be applied on subdivided blocks with alleys that are within or close to highly urbanized areas, transit areas, and redevelopment areas.
- <sup>6</sup> **RM - Multiple Dwelling Unit** - Provide for multiple dwelling unit development at varying densities. RM zones individually accommodate developments with similar densities and characteristics. Each RM zones is intended to establish development criteria that consolidates common development regulations, accommodates specific dwelling types, and responds to locational issues regarding adjacent land uses.
- <sup>7</sup> **CN - Neighborhood Commercial** - Provide residential areas with access to a limited number of convenient retail and personal service uses. The CN zones are intended to provide areas for smaller scale, lower intensity *developments* that are consistent with the character of the surrounding residential areas. The zones in this category may include residential *development*. Property within the CN zones will be primarily located along local and selected collector *streets*.
- <sup>8</sup> **CC - Community Commercial** - Accommodate community-serving commercial services, retail uses, and limited industrial uses of moderate intensity and small to medium scale. The CC zones are intended to provide for a range of *development* patterns from pedestrian-friendly commercial *streets* to shopping centers and auto-oriented strip commercial *streets*. Some of the CC zones may include residential *development*. Property within the CC zones will be primarily located along collector *streets*, major *streets*, and public transportation lines.
- <sup>9</sup> **CO - Commercial Office** - Provide areas for employment uses with limited, complementary retail uses and medium to high *density* residential *development*. The CO zones are intended to apply in larger activity centers or in specialized areas where a full range of commercial activities is not desirable.
- <sup>10</sup> **CV - Commercial Visitor** - Provide areas for establishments catering to the lodging, dining, and recreational needs of both tourists and the local population. The CV zones are intended for areas located near employment centers and areas with recreational resources or other visitor attractions.
- <sup>11</sup> **CR - Commercial Regional** - Provide areas for a broad mix of business/professional office, commercial service, retail, wholesale, and limited manufacturing uses. The CR zones are intended to accommodate large-scale, high intensity *developments*. Property within these zones will be primarily located along major *streets*, primary arterials, and major public transportation lines.
- <sup>12</sup> **IL - Industrial--Light** - Provide for a wide range of manufacturing and distribution activities. The *development* standards of this zone are intended to encourage sound industrial *development* by providing an attractive environment free from adverse impacts associated with some heavy industrial uses. The IL zones are intended to permit a range of uses, including nonindustrial uses in some instances.
- <sup>13</sup> **IH - Industrial—Heavy** - Provide space for land-intensive industrial activities emphasizing base-sector manufacturing. The IH zones are intended to promote efficient industrial land use with minimal *development* standards, while providing proper safeguards for adjoining properties and the community in general. It is the intent of these zones to limit the presence of nonindustrial uses in order to preserve land that is appropriate for large-scale industrial users.
- <sup>14</sup> **IP - Industrial--Park** - Provide for high quality science and business park *development*. The property *development* standards of this zone are intended to create a campus-like environment characterized by comprehensive site design and substantial landscaping. Restrictions on permitted uses and *signs* are provided to minimize commercial influence.