Land Use & Development Types

Residential - Very Low
(0 - 4 du/ac)

Very Low Residential is intended for areas with predominantly single-family residential development on large lots, in a "rural-feeling" setting and on hillsides. Single- family homes may be arranged as stand alone detached units, with significant front, rear and side yards. Parking should be integrated into the ground-floor of the units in individually secured garages. Garages may be accessed from the front or rear of the site

Up to 30' Max. Height

Residential - Low
(5 - 9 du/ac)

Low Residential is intended for areas with predominantly single-family residential development on small lots. Single- family homes may be arranged as stand alone detached units, with modest front, rear and side yards. Parking should be integrated into the ground-floor of the units in individually secured garages, preferably accessed from the side or rear of the site.

Up to 30' Max. Height

Residential - Low Medium
(10 -14 du/ac)

Low-Medium Residential allows for an almost equal mix of single-family, town home and multi-family units. This combination of residential types supports a fine-grain, pedestrian scale. Town homes or row homes may be clustered in groups of 4 to 6 units. Parking is integrated into the ground-floor of the units in individually secured garages. Garages are accessed from the rear of the site.

Up to 30' Max. Height

Residential - Medium
(15 - 29 du/ac)

Medium Residential is composed primarily of town homes and garden apartments/ condominiums, with some opportunities for small-lot, town homes. Medium Residential buildings are organized around a central courtyard with individual or collective open space amenities for building residents to use. Parking includes a mixture of garages and surface spaces. Parking spaces should be individually secured and accessed from the rear of the site or a central, landscaped drive court.

Up to 40' Max. Height

Residential - Medium High
(30 - 44 du/ac)

Medium-High Residential supports compact and compatible condominium/apartment buildings that are typically designed with single or double-loaded access corridors. Parking should be integrated into the ground level of the development or below grade, in individually secured garages. Community amenities, such as a gym, bbq deck, playground or computer lab are an integral part of the development. Private and shared open space is provided and a key component of the design.

Up to 40' Max. Height

Neighborhood Village

Neighborhood Village provides housing in a mixed-use setting with convenience shopping, civic uses and services (such as healthy food stores, banks, laundry facilities and "mom and pop" stores) within an approximate three mile radius or less. Residential densities can range between 15 to 29 du/ac townhomes to 30 to 44 du/ac walk-up apartments. These uses are intended to be at the heart of the community where other complementary land uses are synergistically located in close proximity to one another.

Up to 60' Max. Height

Community Village

Community Village encourages community-wide retail and mixed-use development that occurs at critical activity centers. Buildings are typically medium-scaled and integrated into a mixed-use development, with residential densities that can range between 30 to 74 du/ac. This type of development accommodates medium-scale retail, housing, office, civic and entertainment uses, grocery stores, drug stores and supporting uses, such as small-scale hotels, assembly spaces and office.

Up to 60' Max. Height

Southeastern San Diego
Community Plan Update

Encanto Neighborhoods
Community Plan Update

M.W. STEELE
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Land Use & Development Types

Neighborhood Commercial

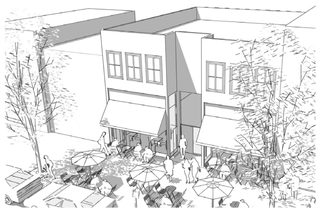
Neighborhood Commercial provides for small-scale, pedestrian-oriented commercial development that primarily serves local neighborhood uses, such as retail, service, civic, and office uses. Horizontal or vertical residential mixed-use is also permitted and retail typically occurs at key street corners within a predominantly residential area. This designation promotes primarily 1 to 2 story retail with moderate office and multi-family as supportive uses. A traditional "corner store" character is encouraged with active storefronts, outdoor seating and pedestrian-oriented design. Residential densities range between 15 to 44 du/ac.

Up to 30' / 60' Max. Height
1.0 - 2.2 Max. F.A.R.

Community Commercial

Community Commercial allows for residential as well as larger format retail that will serve the community at large. The designation is geared primarily towards commercial uses, however, residential, office, public, and community gathering spaces are also allowed, but not required. Residential is permitted at a density range between 15 and 44 du/acre to support transit. Much of this land use area is within a 5-minute walk of a trolley station. A traditional "Main Street" character is encouraged with active storefronts, outdoor seating and pedestrian-oriented design.

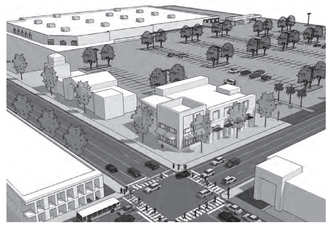
Up to 45' / 60' Max. Height
1.5 Max. F.A.R.



Regional Commercial

Regional Commercial supports regional retail and commercial development that occurs at critical activity centers in the community but also serves the region, within five to 25-plus miles. Buildings are typically larger-footprint and urban-scaled; up to 5 stories in height. Also medium-scale retail, office, civic and entertainment uses, shopping malls and limited industrial uses are permitted. Residential is not permitted in this area.

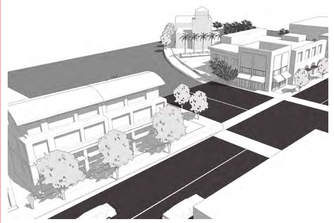
Up to 60' Max. Height
1.0 Max. F.A.R.



Office Commercial

Office Commercial provides for office employment uses with limited, complementary retail uses. Residential uses may occur only as part of a mixed-use (commercial/residential) project at a density range of 0 to 44 du/ac. Buildings tend to be a medium-sized footprint and urban scaled, with one to two stories in height. Office Commercial is limited to a few areas where office uses currently exist in the community and are desired to remain.

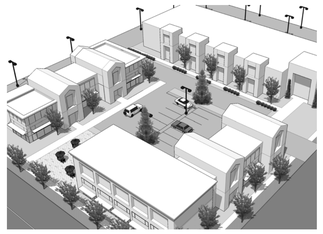
Up to 45' / 60' Max. Height
0.75 - 1.5 Max. F.A.R.



Business Park

The Business Park designation represents the type and character of employment-generating uses that will both create jobs and a pleasant and safe streetscape environment. Intended uses include office, research and development, and light manufacturing. Storage and distribution will be discouraged to minimize truck traffic. Limited retail will be allowed, to augment commercial uses and serve nearby residential areas, but is not intended as a primary use.

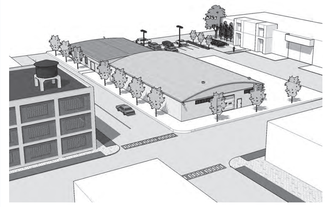
Up to 40' Max. Height



Light Industrial

Light Industrial allows a wider variety of industrial uses by 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 uses are permitted. Otherwise, only limited office or commercial uses should be permitted which are accessory to the primary industrial uses. Heavy industrial uses that have significant nuisance or hazardous effects are excluded.

Max. Height N/A
2.0 Max. F.A.R.



Open Space/ Park/ Institutional

Parks applies to both public and private recreational sites and facilities, including neighborhood parks, recreational centers, and other passive and active open space areas. It will allow for facilities and services to meet the recreational needs of the community as defined by the future Recreation Element.