



Ocean Beach

Existing Conditions

Land Use

Legend

LAND USE

- Single Family Residential
- Multi-Family Residential
- Group Quarters
- Commercial
- Industrial; Warehouse/Storage
- Communication Utilities; Parking
- Institutional
- Schools
- Parks and Open Spaces
- Undeveloped
- Joint Use Park
- Police Mobile Command Unit

Single Family –single family detached housing units, on lots smaller than 1 acre.
Multi-Family –Attached housing units, two or more units per structure –includes duplexes, townhouses, condominiums apartments, and SROs in Centre City.
Group Quarters – includes dormitories, convalescent or retirement homes not associated with or within a health care facility, rooming houses, or half-way houses.
Commercial – includes, community, neighborhood, and specialty shopping centers, office buildings, hotels, motels, auto dealerships, wholesale trade, and store front retail, which may include mixed-use i.e. residential on top of commercial, or residential units adjacent to commercial establishments.
Industrial –heavy industry, light industry, which includes: industrial parks – office/industrial uses clustered into a center. Light industry-general –usually along major streets or clustered in certain areas, which includes manufacturing uses such as lumber, furniture, paper, rubber, stone, clay, and glass; as well as light industrial uses as auto repair services and recycling centers. Warehousing/public storage –usually large buildings located near freeways, industrial or strip commercial areas.
Communication and Utilities/Parking –TV and radio broadcasting stations, relay towers, electrical power generating plants, water and sewage treatment facilities and surface parking lots.
Institutional –hospitals, churches, libraries, post offices, police and fire stations, and other public services, such as cultural facilities, museums, art galleries, social service agencies, humane societies, and historic sites.
Schools –Includes public and private schools, colleges, and universities.
Park –Community parks with recreation areas and centers containing one or more of the following activities: tennis or basketball courts, baseball diamonds, soccer fields, or swings. Smaller neighborhood parks with a high level of use are also included as active parks.
Open Space –includes wildlife and nature preserves, lands set aside for open space, and parks with limited development and access.
Undeveloped – Vacant land that is either graded or not graded or may not have development potential.



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Planning Department
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