

**Proposed Open Space and Residential Zones  
for the Euclid and Market Land Use and Mobility Plan**

Zone	Additional Characteristics	Density (du/ac)	Minimum Lot Area (sq.ft.)	Maximum Height (ft.)	Commercial Allowed	FAR	Land Use Designation
<b>OP Zones</b>	Applied to <i>public parks</i> and facilities, once they are dedicated as park land pursuant to City Charter Section 55 in order to promote recreation and facilitate the implementation of <i>land use plans</i> . The uses permitted in these zones will provide for various types of recreational needs of the community.						
OP-1-1	Allows developed, active parks	---	---	---	---	---	---
<b>RM Zones</b>	Provide for <i>multiple dwelling unit development</i> at varying densities. The RM zones individually accommodate <i>developments</i> with similar densities and characteristics. Each of the RM zones is intended to establish <i>development</i> criteria that consolidates common development regulations, accommodates specific dwelling types, and responds to locational issues regarding adjacent land uses.						
RM-1-1	Multiple dwelling units	15	6,000	30	---	0.75	Residential Low Medium
RM-2-5	Multiple dwelling units	29	6,000	40	---	1.35	Residential Medium
RM-3-7	Multiple dwelling units with limited commercial	44	7,000	40	Yes <sup>2</sup>	1.80	Residential High
RM-3-9	Multiple dwelling units with limited commercial	74	7,000	60	Yes <sup>2</sup>	2.70	Residential High
<b>RT Zones</b>	Provide for attached, single-dwelling unit residential <i>development</i> on small <i>lots</i> with <i>alley</i> access. These zones provide for more urbanized, single-unit living at densities typical of multiple-unit zones. Provide transition opportunities between single-unit neighborhoods and higher <i>density</i> multiple-unit neighborhoods and may replace multiple-unit zones at similar densities. Intended to be applied on subdivided blocks with <i>alleys</i> that are within or close to highly urbanized areas, <i>transit areas</i> , and redevelopment areas						
RT-1-5	No Common wall construction	29	1,600	35 <sup>1</sup>	---	1.20/1.60 (1&2sty/3sty)	Residential Medium

<sup>1</sup> Current regulations - only in mixed-use development of 25 du or more; ground floor only; and a maximum of 25% of the GFA of the ground floor. Provide a footnote in the development table to refer to a new section that is **specific to Barrio Logan, Southeastern, and Encanto** that allows

- Commercial on 100% of ground floor,
- On ground floor only, and
- Does not have a unit threshold prior to commercial development.

**Proposed Commercial and Industrial Zones  
for the Euclid and Market Land Use and Mobility Plan**

Zone	Purpose of Zone	Density (du/ac)	Min. Lot Area (sq.ft.)	Max. Height (ft.)	Max. FAR	Residential Allowed	Land Use Designation
<b>CN Zones</b>	Provide residential areas access to a limited number of convenient retail and personal service uses. Intended to provide areas for smaller scale, lower intensity <i>developments</i> that are consistent with the character of the surrounding residential areas. May include residential <i>development</i> . CN zones will be primarily located along local and selected collector <i>streets</i> .						
CN-1-3	<i>Development</i> with a pedestrian orientation	29	5,000 (max. 10 ac)	30	1.0/1.75	Yes	Neighborhood Commercial
<b>CC Zones</b>	Accommodate community-serving commercial services, retail uses, and limited industrial uses of moderate intensity and small to medium scale. Provide for a range of <i>development</i> patterns from pedestrian-friendly commercial <i>streets</i> to shopping centers and auto-oriented strip commercial <i>streets</i> . Some CC zones allow residential <i>development</i> . Primarily located along collector <i>streets</i> , major <i>streets</i> , and public transportation lines.						
	CC-3 - allows a mix of pedestrian-oriented, community serving commercial uses and residential uses						
CC-3-4	<i>Development</i> with a pedestrian orientation and community serving commercial uses	29 <sup>(1)</sup>	2,500	30	1.5	Yes	Community Commercial – Residential Permitted
CC-3-6	<i>Development</i> with a pedestrian orientation with a high residential density	44	2,500	45	1.5	Yes	Community Commercial – Residential Permitted
<b>IL Zones</b>	Provide a wide range of manufacturing and distribution activities. Intended to encourage sound industrial <i>development</i> 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.						
IL-3-1	Light industrial with mix of office and commercial uses	---	15,000	---	2.0	No	Light Industry

**§131.0540 Maximum Permitted Residential Density and Other Residential Regulations**

The following regulations apply to all residential *development* within commercial zones in the Land Development Code:

- (a) Residential *Development* as a Permitted Use. Residential *development* is permitted in commercial zones only where it is identified in Table 131-05B.
- (b) Mixed-Use or Multi-Use Requirement. Residential *development* is permitted only when a commercial *structure* exists on the *premises* or is a part of the proposed *development*.
- (c) Residential *Development*. Where residential *development* is permitted, the development regulations of the RM-1-1, RM-2-5, and RM-3-7 zones as appropriate according to the maximum permitted residential *density* apply, except that the lot area, lot dimensions, *setback*, *floor area ratio*, and *structure height* requirements of the applicable commercial zone apply.
- (d) Non owner occupants must reside on the premises for a minimum of 7 consecutive calendar days.