

PROPOSED LAND USE DESIGNATIONS

Agriculture Categories

General Agriculture (AG)

The General Agriculture designation is for lands set aside for agricultural production. Sites within this category are considered economically viable for farming operations. Ideal properties for the General Agricultural category include farmland designated by the State of California as Williamson Act-Prime Farmland, Prime Farmland, Farmland of Statewide Importance, and Unique Farmland.

Residential Categories

Rural Residential (RR)

The Rural Residential category is designed as a transition category between agricultural activities and residential uses. The Rural Residential designation is intended to be located along the edge of the City, where urban development meets the rural portions of the region. Larger homes on 0.5-10 acre lots are the predominant use. The allowed density range of residential development is between 0.1 and 2.0 units per acre.

Low Density Residential (RL)

The Low Density Residential category represents the traditional single-family neighborhood. Development within these areas is limited to detached single-family homes and accessory residential uses that have low intensity characteristics, including second residential units and home occupations. Additionally, schools, day-care centers, places of religious assembly and nursing homes may be permitted. Pocket parks and neighborhood parks should be provided in new Low Density Residential developments at a ratio of 5 acres of total parkland per 1,000 population. This is the predominant land use category of the City's neighborhoods. Density range is 2.1-7.0 units per acre.

Medium Density Residential (RM)

The Medium Density Residential category is characterized by small lot single-family detached or attached (e.g., town homes, duplex and triplex units), and small apartment complexes. Uses that are ancillary to multi-family residential uses include schools, day care centers, places of religious assembly, and nursing homes. Pocket parks and neighborhood parks should be provided in new Medium Density Residential developments at a ratio of 5 acres of total parkland per 1,000 population. Density range is 7.1-15 units per acre. Minimum lot size is 4,000 SF.

High Density Residential (RH)

High density residential is the most urban residential category available. The predominant style of development is larger multi-family housing complexes, including apartments and condominiums. Vertical mixed-use projects with residential use are typically developed in the high-density category. Parking for these facilities is usually provided in traditional surface lots located around the complex. At higher densities, parking may be in a parking structure or underground. Pocket parks and neighborhood parks should be provided in new High Density Residential developments at a ratio of 5 acres of total parkland per 1,000 population. Density range is a minimum of 15.1 units per acre to a maximum of 25.0 units per acre; however density bonus consistent with State law may be allowed to exceed the 25.0 unit per acre maximum.

Commercial Categories

Central Business District (CBD)

Characterized by a vertically and/or horizontally integrated mix of retail, office, professional, and service uses that serve daily shopping needs. Retail uses will generally dominate the ground floor. Types of uses include:

- Neighborhood Market
- Neighborhood drug store
- Banks
- Restaurants/Pubs/Coffee Shops
- Clothing stores
- Services (e.g., hair salon, barber, florist, pet store, etc.)
- Theatre
- Medical, legal, financial, and other professional and administrative offices
- Lodging
- Public offices
- Apartments (rental) and condominiums (ownership), as residential-over-retail

Development is pedestrian friendly with gathering places for both daytime and nighttime activities.

When residential uses are present in the CBD, the minimum density allowed is 7.1 units per acre and the maximum allowed density is 25.0 units per acre. The Floor Area Ratio (FAR) within the Central Business District will range from a minimum of 0.5 to a maximum of 3.5.

General Commercial (GC)

General Commercial land use designation provides larger-scale commercial businesses and tourist-oriented services. Typical uses include large retail stores, entertainment, indoor recreational facilities, lodging, warehousing, wholesale trade, gas stations, automobile sales and service. Office uses may also be allowed, but are not the predominant use. Lands classified General Commercial should be served by the publicly maintained circulation network and should be situated in locations where future growth is anticipated. FARs will range from a minimum of 0.25 to a maximum of 1.0.

Office-Commercial (OC)

The Office Commercial land use designation is characterized predominantly by office professional uses with minor, supporting commercial uses. This designation allows for a variety of office uses, including medical, legal, financial and other professional and administrative offices. Other permitted uses may include small, accessory-level commercial uses that support the principal office uses such as day care facilities, small eateries, and coffee shops. Floor area ratios will range from 0.35 to a maximum of 1.5.

Public and Open Space Categories

Public Service (PS)

The Public Service category covers a variety of public, quasi-public, and public utility sites used to provide public services. While the list of possible uses includes civic buildings; schools, and colleges; religious institutions; museums; cemeteries; power substations, water and sewer facilities and corporation yards, these use may be located in other Land Use category as identified. Major, permanent, facilities should be identified with the Public Service category. In new development areas, this designation shall be used to ensure adequate sites are provided for utility facilities (e.g., water tanks, electric substations).

Parks and Recreation (PR)

This designation includes lands suitable for park development, which can be integrated into Commercial or Residential areas, and provide indoor and outdoor recreation opportunities for residents and visitors. Includes regional parks (Howard Park) and community-wide park services that support a variety of activities from picnicking to organized sports.

Open Space (OS)

Land within the Open Space category is intended to apply to lands not suited for development or to lands most valuable in their undeveloped natural state. This

designation includes areas set aside for (1) the preservation of natural resources, such as wildlife habitat, (2) use as passive outdoor recreation, which may include trails, and (3) areas where natural hazards exist such as floodplains. In the case of Open Space areas adjacent to and integrated with General Agricultural area, the open space may be used as grazing land.

Industrial Categories

Light Industrial (LI)

Uses within the Light Industrial category generally include industrial or manufacturing activities that occur entirely within an enclosed building. This category also includes warehousing, fabrication, assembly, distribution of consumer goods corporation yards, auto-repair or other uses which do not create excessive noise, smoke, odors, or other objectionable nuisances to adjacent non-industrial zoned areas. Employee intensive operations (e.g., research and development) are permitted. FARs will range from a minimum of 0.25 to a maximum of 0.75.

Heavy Industrial (HI)

Uses within the Heavy Industrial category include industrial or manufacturing activities that may occur inside or outside of a building or structure. This designation is intended to accommodate more intense industrial uses than the Light Industrial areas. Uses permitted in this designation include manufacturing and lumber processing. Parcels will normally be larger than for light industrial uses to provide ample room for operations as well as buffers and screening from adjacent non-industrial uses. FARs will range from a minimum of 0.10 to a maximum of 0.75.

Surface Mining (SM)

This category is a long-term designation that applies to areas where surface mining and mineral extraction activities will be occurring for more than ten years.

Special Categories

Special Planning Area (SPA)

The Special Planning Area designation represents potential areas of new growth within lone. These areas require a more specific level of policy direction to direct future growth, protect the unique characteristics of each area, and guide future development. A Special Planning Area includes a mixture of residential uses (at varying densities), commercial activities, parks, and other uses as described in text and/or graphics within the General Plan. The exact land plan for the SPA(s) is to be created and refined

through the adoption of a Specific Plan or Planned Development Master Plan. Development must be approved by the Planning Commission and the City Council.

Future Growth Area (FGA)

The Future Growth Area designation represents potential areas of new growth. An area identified as a Future Growth Area has the potential future development at the tail end of the life of the General Plan. The designation allows for application(s) for development to be accepted and processed by the City. The General Plan includes basic policies and a vision for the FGAs, which applications must be consistent with, but will require a General Plan Amendment to fully adopt. These areas require a more specific level of policy direction, such as being comprehensively planned and developed through the use of Specific Plans or Planned Developments. As such, growth in this area must be approved by the Planning Commission and the City Council