

Table LU-1 Land Use Designations and Compatible Regional Categories					
Designation	Maximum Density	Maximum FAR ^a	Compatible Regional Category ¹		
			Village	Semi-Rural	Rural Lands
Village Residential					
Village Residential 30 (VR-30)	30 units per gross acre	—	X		
Village Residential 24 (VR-24)	24 units per gross acre	—	X		
Village Residential 20 (VR-20)	20 units per gross acre	—	X		
Village Residential 15 (VR-15)	15 units per gross acre	—	X		
Village Residential 10.9 (VR-10.9)	10.9 units per gross acre	—	X		
Village Residential 7.3 (VR-7.3)	7.3 units per gross acre	—	X		
Village Residential 4.3 (VR-4.3)	4.3 units per gross acre	—	X		
Village Residential 2.9 (VR-2.9)	2.9 units per gross acre	—	X		
Village Residential 2 ^b (VR-2)	2 units per gross acre	—	X		
Semi-Rural					
Semi-Rural 0.5 ^b (SR-0.5)	1 unit per 0.5, 1, or 2 gross acre	—	X	X	
Semi-Rural 1 ^c (SR-1)	1 unit per 1, 2, or 4 gross acres	—	X	X	
Semi-Rural 2 ^c (SR-2)	1 unit per 2, 4, or 8 gross acres	—	X	X	
Semi-Rural 4 ^c (SR-4)	1 unit per 4, 8, or 16 gross acres	—	X	X	
Semi-Rural 10 ^c (SR-10)	1 unit per 10 or 20 gross acres	—	X	X	
Rural Lands					
Rural Lands 20 (RL-20)	1 unit per 20 gross acres	—	X	X	X
Rural Lands 40 (RL-40)	1 unit per 40 gross acres	—	X	X	X
Rural Lands 80 (RL-80)	1 unit per 80 gross acres	—	X	X	X
Commercial					
General Commercial (C-1)	— ^e	0.45 or 0.70 ^a	X	X	
Office Professional (C-2)	— ^e	0.45 or 0.80 ^a	X	X	
Neighborhood Commercial (C-3)	— ^e	0.35 or 0.65 ^a	X	X	
Rural Commercial (C-4)	2 units per gross acre	0.35 or 0.60 ^a	X	X	X
Village Core Mixed Use (C-5)	30 units per gross acre ^d	0.70 ^d	X		
Industrial					
Limited Impact Industrial (I-1)	— ^e	0.60	X	X	
Medium Impact Industrial (I-2)	0	0.50	X	X	X
High Impact Industrial (I-3)	0	0.35	X	X	X
Other					
Tribal Lands (TL)	— ^f	—	X	X	X
Public Agency Lands	— ^{f, h}	—	X	X	X
Specific Plan Area (SPA) ^g	refer to individual SPA	—	X	X	X
Public/Semi-Public Facilities (P/SP)	— ^h	0.50	X	X	X
Open Space—Conservation (OS-C)	0	—	X	X	X
Open Space—Recreation (OS-R)	1 unit per 4, 8, or 16 gross acres ⁱ	—	X	X	X

- a. Maximum floor area ratio is provided based on regional categories to guide intensity of development. Community Plans may specify specific areas where these FARs may be exceeded such as areas with shared parking facilities or mixed uses, areas in or around town centers or transit nodes, or when other special circumstances exist.
- b. Village Residential 2 (VR-2) and Semi-Rural 0.5 (SR-0.5) currently appear as one designation on the Land Use Map but are differentiated on the Regional Categories Map. The Land Use Map will be updated to reflect the different designations prior to finalization. Semi-Rural 0.5 is appropriate in the Semi-Rural Regional Category in areas where the predominant development pattern is 0.5-acre and larger parcels.
- c. The maximum density for lands designated as Semi-Rural is based on the slope of the site (see Table LU-2).
- d. This denotes the upper range for each component, but there is no expectation that this would be achieved when each component is applied in the same area. The maximum FAR in the Village Core Mixed Use Designation is 0.7 unless offsite parking or underground parking is provided in conjunction with the proposed development. In that case, the maximum FAR could be up to 1.3.
- e. Maximum residential densities are applied per the Zoning Ordinance.
- f. The reflection of existing land uses on the Land Use Map results in some land use designations that are not consistent with the compatibility set forth in this table. This exception is available to existing land uses only.
- g. This designation solely reflects those designations retained from the former General Plan. New SPAs will not be shown on the Land Use Map under the SPA designation, rather these areas will retain their underlying land uses.
- h. Refer to Policy LU-1.6
- i. Residential uses would not occur within this designation unless the proposed development has been carefully examined to assure that there will be no significant adverse environmental impacts, and erosion and fire problems will be minimal.

NONRESIDENTIAL LAND USE DESIGNATIONS

Eight nonresidential land use designations provide for commerce and employment in the unincorporated County. The maximum development intensity of uses in these designations is expressed as a maximum FAR (see Table LU-1). As these are expressed as maximums, in many communities the desired FAR will likely be lower. Similarly, in specific areas (identified by Community Plans) it may be appropriate to accommodate an increased FAR to meet specific development objectives, such as areas with shared parking facilities, mixed uses, or around Town Centers or Transit Nodes. Detailed regulations specified in the Zoning Ordinance will support the desired development intensity. In any case, the permitted development intensity must be supportive of the goals and policies of the General Plan and the applicable Community Plan.

While zoning regulations and site constraints may reduce development potential within the allowable range, zoning can also provide specific exceptions to the FAR limitations, such as FAR bonuses in return for the provision of public amenities or other community benefits. Illustrative public amenities and benefits include public parks and affordable housing units.

COMMERCIAL DESIGNATIONS

General Commercial. This designation provides for commercial areas where a wide range of retail activities and services are permitted. This designation is appropriate for the following types of commercial areas: (1) regional shopping centers, (2) community shopping centers, and (3) existing strip development or commercial clusters containing small but diverse commercial uses. Uses permitted within this designation are typically limited to commercial activities conducted within an enclosed building. Residential development may also be allowed as a secondary use in certain instances. The maximum intensity of General Commercial development varies according to the compatible regional category as follows:

- Village—0.70 FAR
- Semi-Rural—0.45 FAR

Neighborhood Commercial. This designation provides locations for limited, small-scale retail sales and service uses intended to meet the convenience needs of local residents. The limited commercial uses allowed under this designation should be considered in contrast to the larger scale and more broadly serving General Commercial designation. Neighborhood Commercial establishments should be compatible in bulk and scale with adjacent residential



Shopping center in the Valle de Oro community



Neighborhood Commercial use in the Crest community