

LAND USE FRAMEWORK

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.



SEMI-RURAL RESIDENTIAL DESIGNATIONS

Five residential land use designations are applied within Semi-Rural regional category (refer to Table LU-1). Semi-Rural densities range from one dwelling unit per 0.5 acre to one dwelling unit per ten gross acres. Residential development within Semi-Rural areas is not typically served by municipal sewer systems, but is often served by municipal water systems especially where water-intensive crops such as avocado and citrus are common.



Examples of semi-rural residential at one to two dwelling units per acre

In an effort to balance the allowance of reasonable use of property on lands constrained by steep slopes, the maximum allowable residential densities for the five Semi-Rural designations are reduced according to Table LU-2 (Density Formula for Slope-Dependent Lands).

Table LU-2 Density Formula for Slope-Dependent Lands			
Land Use Designation	Slope less than 25%	Slope 25% to less than 50%	Slope 50% or greater
Semi-Rural 0.5	2 du/gross acre	1 du/gross acre	1 du/2 gross acres
Semi-Rural 1	1 du/gross acre	1 du/2 gross acres	1 du/4 gross acres
Semi-Rural 2	1 du/2 gross acres	1 du/4 gross acres	1 du/8 gross acres
Semi-Rural 4	1 du/4 gross acres	1 du/8 gross acres	1 du/16 gross acres
Semi-Rural 10	1 du/10 gross acres	1 du/20 gross acres	1 du/20 gross acres

Density calculations shall be based on a topographic map with 10-foot contour intervals or less. To calculate maximum density for a property the acreage of the property should be divided into the above three categories (<25%, 25–50%, >50%), each total should be multiplied by the associated density, and then the resulting yields combined.
 du = dwelling unit

RURAL LANDS RESIDENTIAL DESIGNATIONS

Four residential land use designations are applied within the Rural Lands regional category. The densities provided by these designations are the lowest in the unincorporated County—ranging from one dwelling unit per 20 gross acres, to one dwelling unit per 80 gross acres—and are intended to reflect and preserve the rural agricultural, environmentally constrained, and natural “backcountry” areas of the County (see Table LU-1). Residential development within the Rural Lands category is typically not served by either municipal water and or municipal sewer systems.



House on a large lot in a rural area of County