

# DRAFT LAND USE DESIGNATIONS \* Denotes new or modified designation

## MIXED USE DESIGNATIONS



### Belmont Village Mixed Use\*

Pedestrian-oriented downtown mixed use core; various sub-districts with residential uses and office, service, retail, and entertainment uses where appropriate. Precise mix and location of uses to be determined on a sub-district basis through the Belmont Village PDA Specific Plan. Maximum FAR of 2.5 and maximum residential density of 45 dwelling units/acre (du/ac).

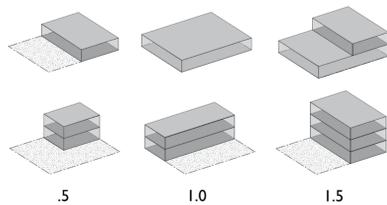


### Corridor Mixed Use\*

Community and visitor-serving retail and services, lodging, office, and high density residential in a horizontal and/or vertical mixed use setting. A mix of uses on individual parcels is encouraged but not required. Maximum FAR of 2.0 and maximum residential density of 45 du/ac.

### What is FAR?

Floor Area Ratio (FAR) is the ratio between the sum of a building's total floor area and the total area of the site. It is typically used to measure the development intensity of non-residential uses. Buildings of different size may have the same FAR, depending on lot coverage and number of stories, as shown below.



*Note: Some photos are from outside the Planning Area.*



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Urban and Regional Planners

## RESIDENTIAL DESIGNATIONS



### Residential Low Density

Single family detached homes and clustered townhomes. Density: 1 to 7 du/ac.



### Residential Medium Density

Duplex, townhomes, and less intense multifamily attached (apartments/condominiums). Density: 8 to 20 du/ac.



### Residential High Density

Multifamily attached (apartments/condominiums). Density: 21 to 30 du/ac.



### Hillside Residential Open Space\*

Single family detached in San Juan and Western Hills plan areas. Density and intensity determined by slope and lot size as defined in the Zoning Ordinance.

## COMMERCIAL DESIGNATIONS



### Neighborhood Commercial

Neighborhood retail and services. Maximum FAR of 1.5.



### Service Commercial

Repair shops, small warehouses, wholesale establishments, and light manufacturing. Maximum FAR of 1.5.



### Office Commercial

Exclusive professional offices, executive offices, and other offices. Maximum FAR of 1.5.



### General/Highway Commercial\*

Community-serving retail and services, and visitor auto-oriented services such as lodging and service stations. Maximum FAR of 1.8.

## OTHER DESIGNATIONS



### Industrial\*

Manufacturing, warehousing, processing, and packing and distribution of goods. Maximum FAR of 1.0.



### Public

Primarily governmental and public institutional land uses and infrastructure. Density and intensity determined by Planned Development process.



### Institutional

Educational, cultural, faith-based and health-related services, generally with a residential component. Density and intensity determined by Planned Development process.



### Parks/Open Space\*

Parks with programmed recreational facilities as well as undeveloped/unimproved open space and trails.