



Development within **Residential, Commercial, Industrial, Specific Plan Areas**, and **Public/Semi-Public** General Plan land use designations is regulated through either a maximum residential density or building intensity. **Residential density** is expressed as a maximum number of dwelling units per gross acre (exclusive of public road rights-of-way). **Nonresidential building intensity** is expressed as a maximum floor-area ratio (FAR). A **floor-area ratio (FAR)** is the ratio of the gross building square footage on a lot to the net square footage of the lot or parcel (listed in Table LU-1 [Land Use Designations and Compatible Regional Categories]). For example, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross building area, regardless of the number of stories in the building. When combined with height and setback standards in the Zoning Ordinance, a maximum FAR can also be clearly translated into limits on building mass and bulk. In addition to density/intensity standards, some land use classifications also stipulate allowable building types, such as single-family residential, to respect the character of certain existing and planned neighborhoods.



*Multifamily housing in 4S Ranch*



*Single-family residential at 7.3 dwelling units per acre*

## RESIDENTIAL LAND USE DESIGNATIONS

Seventeen residential land use designations provide for a full range of housing types, from village multi-family development to rural single-family housing. As noted previously, residential densities are stated as a maximum number of housing units per gross acre with the provision that at least one dwelling unit may be built on each existing legal lot designated for residential use. The stated maximum residential density may or may not be achievable in a given area due to local site conditions and constraints. In addition to these primary residential designations, residential uses are also permitted in certain commercial designations as specified in the Zoning Ordinance.

Second dwelling units are allowed pursuant to the Zoning Ordinance and are in addition to the maximum densities otherwise permitted.

### VILLAGE RESIDENTIAL DESIGNATIONS

Nine residential land use designations are applied within the Village regional category ranging from two to 30 dwelling units per gross acre. Village residential densities are not subject to density reductions based on slope. The residential densities permitted within Village areas typically require water and wastewater service and can support a range of housing types including single-family and multifamily housing. Generally, residential densities of 10.9 dwelling units per gross acre or higher require multi-family development. Typically, multi-family development is characterized as attached apartments or condominiums that are two to three stories in height. The higher densities may require structured or underground parking.

LAND USE FRAMEWORK

Table LU-1 Land Use Designations and Compatible Regional Categories					
Designation	Maximum Density <sup>b</sup>	Maximum FAR <sup>a</sup>	Compatible Regional Category <sup>f</sup>		
			Village	Semi-Rural	Rural Lands
<b>Village Residential</b>					
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 (VR-2)	2 units per gross acre	—	X		
<b>Semi-Rural</b>					
Semi-Rural 0.5 (SR-0.5)	1 unit per 0.5, 1, or 2 gross acre	—	X	X	
Semi-Rural 1 <sup>c</sup> (SR-1)	1 unit per 1, 2, or 4 gross acres	—	X	X	
Semi-Rural 2 <sup>c</sup> (SR-2)	1 unit per 2, 4, or 8 gross acres	—	X	X	
Semi-Rural 4 <sup>c</sup> (SR-4)	1 unit per 4, 8, or 16 gross acres	—	X	X	
Semi-Rural 10 <sup>c</sup> (SR-10)	1 unit per 10 or 20 gross acres	—	X	X	
<b>Rural Lands</b>					
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
<b>Commercial</b>					
General Commercial (C-1)	— <sup>e</sup>	0.45 or 0.70 <sup>a</sup>	X	X	
Office Professional (C-2)	— <sup>e</sup>	0.45 or 0.80 <sup>a</sup>	X	X	
Neighborhood Commercial (C-3)	— <sup>e</sup>	0.35 or 0.65 <sup>a</sup>	X	X	
Rural Commercial (C-4)	2 units per gross acre	0.35 or 0.60 <sup>a</sup>	X	X	X
Village Core Mixed Use (C-5)	30 units per gross acre <sup>d</sup>	0.70 <sup>d</sup>	X		
<b>Industrial</b>					
Limited Impact Industrial (I-1)	— <sup>e</sup>	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
<b>Other - with the exception of Specific Plan Area, the following designations are compatible with the No Jurisdiction Regional Category (see page 3-7)</b>					
Tribal Lands (TL)	— <sup>f</sup>	—			
Public Agency Lands	— <sup>f, h</sup>	—			
Specific Plan Area (SPA) <sup>g</sup>	refer to individual SPA	—	X	X	X
Public/Semi-Public Facilities (P/SP)	— <sup>h</sup>	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 <sup>i</sup>	—	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. The General Plan land use densities for emergency shelters shall not apply to the County of San Diego, or lands that they control, during, immediately following, or throughout the recovery efforts authorized by the County of San Diego, related to an emergency declared by the Governor of the State of California and/or the Board of Supervisors of the County of San Diego.
- 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.