



development in achieving consistency with the goals and policies of the General Plan. A Town Center will typically contain one or more of the following:

- Pedestrian-oriented commercial area
- Mixed-use development: residential, retail, and office/professional uses
- Higher-density residential developments
- Community-serving private and public facilities

**Transit Nodes** typically encompass lands within walking distance—approximately one-half mile—of future rapid transit stations and should be located within a Village. These may be planned as diverse, mixed-use areas with a range of residential, commercial, and where appropriate, employment-generating land uses (e.g., office/professional or industrial) as well as parks and civic spaces. However, planning must be consistent with the type and quantity of ridership expected of the node as well as the surrounding community. Potential Transit Node locations are based on long-range transit plans and include rail stations as well as express bus stops that feed into rail systems.

## SEMI-RURAL

The Semi-Rural category identifies areas of the County that are appropriate for lower-density residential neighborhoods, recreation areas, agricultural operations, and related commercial uses that support rural communities. Semi-Rural areas often function as a transition between the Village and Rural Lands categories, providing opportunities for development, but without the intensity and level of public services expected in Villages and with design approaches that blend the development with the natural landscape. Semi-Rural residential densities are derived in consideration of the physical conditions, community character, and availability of public services, roads, and other infrastructure. Higher densities within the allowable range should be located near Village areas, while lower densities should be located near Rural Land areas. Site design methods that reduce on-site infrastructure costs and preserve contiguous open space or agricultural operations are encouraged.



*Semi-rural development patterns in Bonsall community*



*View of the Cuyamaca Reservoir and rural community*

## RURAL LANDS

The Rural Lands category is applied to large open space and very-low-density private and publicly owned lands that provide for agriculture, managed resource production, conservation, and recreation and thereby retain the rural character for which much of unincorporated County is known. Rural areas are not appropriate for intensive residential or commercial uses due to significant topographical or environmental constraints, limited access, and the lack of public services



## 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*