

**TABLE 2-3: DENSITY AND INTENSITY STANDARDS**

LAND USE DESIGNATION	LABEL	RESIDENTIAL DENSITY RANGE (MINIMUM <sup>2</sup> TO MAXIMUM DWELLING UNITS/ACRE)	GROWTH MANAGEMENT CONTROL POINT DENSITY <sup>1</sup> (DWELLING UNITS/ACRE)	RESIDENTIAL DENSITY USED IN THE HOUSING ELEMENT <sup>2</sup> (DWELLING UNITS/ACRE)	MAXIMUM PERMITTED FAR
<b>Residential</b>					
R-1.5 Residential	R-1.5	0 to 1.5	1	1	–
R-4 Residential	R-4	0 to 4	3.2	3.2	–
R-8 Residential	R-8	4 to 8	6	4	–
R-15 Residential	R-15	8 to 15	11.5	8	–
R-23 Residential	R-23	15 to 23	19	15	–
R-30 Residential	R-30	23 to 30	25	23	–
<b>Non-Residential and Mixed Use</b>					
Local Shopping Center	L	15-30 <sup>5</sup>	–	15	0.5 <sup>4</sup>
General Commercial	GC	15-30 <sup>5</sup>	–	15	0.5 <sup>4</sup>
Regional Commercial	R	15-30 <sup>5</sup>	–	15	0.5 <sup>4</sup>
Visitor Commercial	VC	15-30 <sup>6</sup>	–	–	0.5 <sup>4</sup>
Village	V	District 1-4: 28-35	–	District 1-4: 28	1.2 <sup>3</sup>
		District 5-9: 18-23	–	District 5-9: 18	
Office	O	–	–	–	0.6
Planned Industrial	PI	–	–	–	0.5

- 1 Residential development shall not be approved above this density, except as provided for by Policy 2-P.8 of this element. See Section 2.7 of this element for more information on Growth Management.
- 2 Please refer to Housing Element Appendix B, which specifies a higher minimum density for individual properties. Residential development shall not be approved below this density or the density specified in the Housing Element, whichever is higher, except as provided for by Policy 2-P.7 of this element.
- 3 Combined residential and non-residential FAR.
- 4 Non-residential only. No separate combined residential and non-residential FAR.
- 5 Residential dwellings are allowed as a secondary use at a minimum density of 15 dwelling units per acre (based on 25 percent of developable acreage).
- 6 Residential dwellings may be allowed as a secondary use at a minimum density of 15 dwelling units per acre (based on 25 percent of developable acreage), subject to approval of a specific plan, master plan or site development plan that demonstrates the primary use of the property is visitor-serving.



*A visitor commercial use.*

**TABLE 2-4: CHARACTERISTICS OF COMMERCIAL LAND USES<sup>1</sup>**

TYPE OF COMMERCIAL LAND USE	LOCAL SHOPPING CENTER		GENERAL COMMERCIAL	REGIONAL SHOPPING CENTER	VISITOR COMMERCIAL
	REQUIRED OF ALL LOCAL SHOPPING CENTERS	POSSIBLE ADDITIONAL OPTION			
Primary Trade Area Focus	Local neighborhood	Community-serving	Local neighborhood and/or community-serving	Regional	Visitor-serving <sup>2</sup>
Anchor Tenants (examples)	Provides daily goods - supermarket, grocery store, specialty market, drug store	Department stores, apparel stores, specialty-goods store, home improvement store, entertainment uses	Anchor and secondary tenants, if any (secondary tenants are not required), may include wholesale products, department stores, home improvement stores, offices, motels/hotels, entertainment uses, retail goods and commercial services. May be a stand-alone use.	Full-line department stores (2 or more), factory outlet center, "power center" of several high-volume retail uses, including general merchandise, automobile sales, apparel, furniture, home furnishings, etc.	Anchor and secondary tenants, if any (secondary tenants are not required), shall be a stand-alone use or a group of uses that attract and/or serve the travel needs of visitors. Such uses may include, but are not limited to hotel/motel, restaurant, recreation facilities, museums, travel support uses (e.g. gas station, car rental, grocery, convenience store, etc.), visitor-attracting/serving retail, amusement parks, cinemas and other entertainment uses.
Secondary Tenants (examples)	Restaurants, small neighborhood serving retail and offices, personal grooming services, gas station, cleaners	Retail, commercial services, public facilities (i.e. library, post office)		Full range of specialty retail, restaurants, entertainment, convenience stores, service facilities, business and professional offices	
Mixed Use – Commercial and Residential (optional)	N/A	See note 3	See note 3	See note 3	See note 3
Site Size (acres)	8 – 20	To 30	Varies	30 – 100	Varies
Gross Lease Area	60,000 – 150,000 (sq. ft.)	Up to 400,000 (sq. ft.)	Varies	300,000 to 1.5 million (sq. ft.)	Varies
Primary Trade Area Drive Time	5 – 10 minutes	10 – 20 minutes	5 – 20 minutes	20 – 30 minutes	Varies
Primary Trade Area Radius	1.5 miles	3 – 5 miles	3 to 5 miles	8 – 12 miles	Varies
Primary Trade Area Population	10,000 – 40,000 people	40,000 – 150,000 people	Up to 150,000	150,000+ people	Varies

1 This table provides the typical characteristics of commercial land uses and is intended to be utilized as a general guideline when implementing the General Plan.

2 Primary use of the property must be visitor-serving.

3 Residential dwellings are allowed as a secondary use at a minimum density of 15 dwelling units per acre (based on 25 percent of developable acreage).