

LAND USE FRAMEWORK

use types to be planned in a more unified, regional manner. As a result, they do not regulate allowed uses or intensities of individual development proposals. Instead, they are intended to provide a structure for the location of specific Land Use Designations, described later in this element, that define allowed type and intensity of uses.

To facilitate a regional perspective, the Regional Categories of Village, Semi-Rural Lands, and Rural Lands have been applied to all privately-owned lands within the unincorporated County. The Open Space (Recreation), Open Space (Conservation), and Public/Semi-Public Facilities designations can be assigned to any of the Regional Categories, based on ownership and location. Tribal Lands and Federal and State Lands (including MCB Camp Pendleton) are assigned to the No Jurisdiction Regional Category. As shown in Figure LU-1, approximately 2.3 percent of the County is designated as Village, 10.3 percent as Semi-Rural, 36.7 percent as Rural Lands, and 50.7 percent as No Jurisdiction.¹

Regional Categories

As stated above, the Regional Categories provide a framework for the regional distribution of uses that serves as the foundation for the Land Use Map designations, goals, policies, and regulations that guide future development.

VILLAGE

The Village category identifies areas where a higher intensity and a wide range of land uses are established or have been planned. Typically, Village areas function as the center of community planning areas and contain the highest population and development densities. Village areas are typically served by both water and wastewater systems. Ideally, a Village would reflect a development pattern that is characterized as compact, higher density development that is located within walking distance of commercial services, employment centers, civic uses, and transit (when feasible).



Alpine Boulevard serves as the primary circulation route in the village of Alpine



Rural Village of Pine Valley in the Central Mountain Subregion

Generally, larger Villages are anchored by “**Town Center**” areas that serve as focal points for commercial and civic life. Town Centers often benefit from the development of more detailed plans to guide new

¹ These percentages are based off the Draft Land Use Map, and will be updated based upon what Land Uses are adopted by the Board of Supervisors.



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



neighborhoods. Residential development may also be allowed as a secondary use in certain instances. The maximum intensity of Neighborhood Commercial development varies according to the compatible regional category as follows:

- Village—0.65 FAR
- Semi-Rural—0.35 FAR

Rural Commercial. This designation provides for small-scale commercial and civic development. Mixed-use development may take the form of small offices or residences up to two units per gross acre (as further specified by the Zoning Ordinance) either above ground-floor retail uses or separated structures typically with commercial or civic uses located along the road frontage. A wide variety of local serving commercial and civic uses is encouraged by this designation, including: retail stores; visitor-oriented services; automotive sales and services; eating and drinking establishments; professional offices; business and personal services; and parks, libraries, and other community facilities. The maximum intensity of Rural Commercial development varies according to the compatible Regional Category as follows:



Rural Commercial use in Valley Center

- Rural Village—0.60 FAR
- Semi-Rural and Rural Lands—0.35 FAR



Mixed uses along Main Avenue in Fallbrook

Village Core Mixed Use. This designation is intended for pedestrian-scaled town center development. A wide variety of commercial, civic, and residential uses are encouraged by this designation, and these uses may be mixed “vertically”—on separate floors of a building—or “horizontally”—in separate buildings on a single site or on adjacent parcels. To maintain a pedestrian scale and orientation, retail and other active uses are encouraged at street level. Structured parking may be necessary to accommodate allowable densities, and shared

parking arrangements may be allowed consistent with the nature of the mixed uses. Specific maximum FAR and residential density standards shall be developed through community-specific town center planning, though in no case, within either multiple- or single-use buildings, may nonresidential intensities exceed 1.3 FAR or residential densities exceed 30 units per acre. Permitted uses must be consistent with the town center plan, or in absence of a town center plan, shall not preclude the development and implementation of such a plan.