



EXHIBIT LU-3

# LAND USE DESIGNATIONS

**RESIDENTIAL**

Category	Details
<p><b><i>Rural Mountainous (RM)</i></b>  <b><i>1 du per 10 acres</i></b>  <b><i>(10 acre min)</i></b></p>	<p>Single-family residential uses with a minimum lot size of 10 acres. Generally characterized as areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. Allows limited animal keeping, agriculture, recreational uses, governmental uses, and compatible resource development (which may include the commercial extraction of mineral resources with approval of a surface mine permit [SMP] and associated uses).</p>
<p><b><i>Rural Residential (RR5)</i></b>  <b><i>1 du per 5 acres</i></b>  <b><i>(5 acre min)</i></b></p>	<p>Single-family residences with a minimum lot size of 5 acres. Animal keeping and agricultural uses are expected and encouraged; also allows recreational uses and governmental uses.</p>
<p><b><i>Rural Residential (RR2)</i></b>  <b><i>2 acre min</i></b></p>	<p>Single-family detached residences on large parcels of 2 to 5 acres. Limited agriculture and intensive equestrian and animal keeping uses are expected and encouraged. Allows small scale home-based business operations in accordance with the Zoning Code on rural large lot properties if consistent w/surrounding character.</p>
<p><b><i>Rural Residential (RR1)</i></b>  <b><i>1 acre min</i></b></p>	<p>Single-family detached residences on large parcels of 1 to 2 acres. Limited agriculture, equestrian, and animal keeping uses are expected and encouraged. Allows small scale home-based business operations in accordance with the Zoning Code on rural large lot properties if consistent w/surrounding character.</p>
<p><b><i>Rural Residential (RR 1/2)</i></b>  <b><i>½ acre min</i></b></p>	<p>Single-family detached residences on large parcels of ½ to 1 acre. Limited agriculture and animal keeping is permitted; however, intensive animal keeping is discouraged.</p>
<p><b><i>2.1 - 5 du/ac Residential</i></b>  <b><i>(2.1-5R)</i></b></p>	<p>Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted; however, intensive animal keeping is discouraged.</p>

<b>5.1 - 8 du/ac Residential (5.1-8R)</b>	Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre.
<b>8.1 – 14 du/ac Residential (8.1-14R)</b>	Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, and zero lot line homes.
<b>14.1- 20 du/ac Residential (14.1-20R)</b>	Single-family attached residences and multifamily dwellings such as triplexes, fourplexes, motorcourt clusters, and row townhomes.
<b>20.1-24 du/ac Residential (20.1.-24R)</b>	Multifamily dwellings; includes apartments and condominiums.

**COMMERCIAL, OFFICE, AND INDUSTRIAL**

<b>Category</b>	<b>Details</b>
<b>Commercial Retail (CR) 0.20 - 0.35 FAR</b>	Neighborhood, local, and regional serving retail and service uses. Hotels are also permitted in this designation.
<b>Commercial Office (CO) 0.25 - 1.0 FAR</b>	Variety of office-related uses, including financial, legal, insurance and other office services; corporate offices; supporting hotel and ancillary retail uses are also permitted.
<b>Business Park (BP) Maximum 0.60 FAR</b>	Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and business parks, including corporate offices. Employee-intensive uses, including research and development, technology centers, "clean" industry, and supporting hotel and ancillary retail uses are also permitted.
<b>Heavy Industrial (HI) Maximum 0.50 FAR</b>	More intense industrial activities, such as manufacturing uses, that can generate significant impacts such as excessive noise, dust, and other nuisances.

**OTHER**

<b>Category</b>	<b>Details</b>
<b>Specific Plan (SP)</b>	<p>The purpose of a specific plan is to provide detailed policies, standards, and criteria for the development or redevelopment of an area. As required by state law, specific plans generally consist of a land plan, circulation plan, development standards, design guidelines, and phasing plan and set forth detailed implementation programs necessary to serve the development.</p> <p>The actual designation of each area will be SP followed by a corresponding number (e.g., SP-1). Land uses within the SP areas depicted on the land use</p>

	<p>plan are conceptual and will be shown to provide context with surrounding uses. Actual land uses are illustrated in detail in the specific plan documents (zoning). Amendments to land use in the specific plan will not warrant a revision to the General Plan (General Plan Amendment).</p>
<p><b><i>Economic Development Corridor (EDC)</i></b>  <b><i>Max. 24 du/ac and 1.0 FAR</i></b></p>	<p>The intent of the designation is to identify areas where a mixture of residential, commercial, office, industrial, entertainment, educational, and/or recreational uses or other uses is planned. Both horizontal and vertical mixed uses are permitted. In general, areas designated EDC are envisioned to develop primarily as nonresidential uses, with residential uses playing a supporting role. Residential uses shall be integrated vertically and horizontally with other uses and shall <del>not</del> be allowed as stand-alone projects. Overall, residential uses shall not exceed 15% of the total EDC acreage nor be allowed directly adjacent to the freeway.</p> <p>The EDC designation is primarily intended for uses along corridors such as I-215 and Ethanac, Newport, and Scott Roads, since land uses this area have a higher likelihood to transition over time in comparison to other areas of the City.</p> <p>Preparation of a conceptual master plan will be required for new development projects in EDC areas. A comprehensive understanding of the relationship to surrounding uses is essential to creating cohesive, integrated development in EDC areas. The master plan will take into consideration circulation, infrastructure, and design-related issues for the proposed site and adjacent uses.</p> <p>Development in EDC areas may be implemented by a specific plan or through conventional zoning designations. The appropriate mechanism will be determined by City staff upon review of the master plan concept.</p>
<p><b><i>Agriculture (AG)</i></b></p>	<p>Agricultural land including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. One single-family residence allowed per 10 acres except as otherwise specified by a policy or zoning.</p> <p>New uses encroaching upon existing agricultural operations shall provide some type of buffering to maximize compatibility and offset issues that would affect compatibility between uses.</p>

## OPEN SPACE

Category	Details
<b>Conservation (OS-C)</b> N/A	The protection of open space for natural hazard protection, and natural and scenic resource preservation. Existing agriculture is permitted to remain.
<b>Recreation (OS-R)</b> N/A	Recreational uses including parks, trails, athletic fields, golf courses, and drainage corridors to be used as recreation facilities. Neighborhood parks are permitted within residential land uses.
<b>Water (OS-W)</b> N/A	Includes bodies of water and natural or artificial drainage corridors. Recreational facilities such as parks and trails are also permitted in this designation if agreements can be reached with governing agencies.

## INSTITUTIONAL

Category	Details
<b>Public/Quasi-Public Facilities (PF)</b> ≤ 0.50 FAR	Civic uses such as City administrative buildings (City Hall, fire stations, police stations, community centers), government offices, corporation yards (areas for the City or other public agencies to store equipment or vehicles), cemeteries, libraries. Applies to existing public and private schools at the elementary, junior high, and high school levels. Also includes institutions of higher learning.
<b>Public Utility Corridor (PUC)</b>	Indicates locations that contain easements for significant public utilities infrastructure, such as transmission lines. Improvements within utility easements may include parks, trails, nurseries, storage, or any other use that is compatible with adjacent land uses and permitted by the utility. Any uses proposed within these easements will require coordination with the appropriate utility provider.