



**Proposed Land Use Designations and  
Associated Zoning: Non-Residential**

Proposed Land Use Designation <sup>1</sup>	Typical Applicable Zoning	Existing Density	Proposed Density
<b>Sub-Urban</b>			
Office Low Impact Research and Dev.	E-1 <sup>2</sup> /C-X and R-2/C-X-4.0 <sup>3</sup>	3 du/acre	3 du/acre
<b>General Urban</b>			
Hotel/Medium High Density Residential	R-4	15-27 du/acre based on number of bedrooms	15-25 du/acre based on unit size <sup>4</sup>
Ocean Related Commercial/Medium High Density	HRC-1 <sup>5</sup> , HRC-2, OC, OM-1/S-P-2 <sup>6</sup>	15-27 du/acre for most zones based on number of bedrooms	15-25 du/acre for most zones based on unit size
Office – Medium Density	C-O, R-O	12 du/acre (C-O) 15-27 du/acre (R-O) based on number of bedrooms	12 du/acre
Office/High Density	R-O	15-27 du/acre based on number of bedrooms	27-34 du/acre based on unit size
Commercial/Medium High Density Res.	C-2, E-3/P-D <sup>7</sup> , C-P, R-O, C-L, C-1, HRC-2 <sup>8</sup>	15-27 du/acre for most zones based on number of bedrooms	15-25 du/acre for most zones based on unit size
Commercial High Density	C-2, E-3/P-D <sup>9</sup>	15-27 du/acre for C-2 Zone based on number of bedrooms	27-34 du/acre for C-2 Zone based on unit size
Commercial Industrial/Medium High Density	C-M	15-27 du/acre based on number of bedrooms	15-25 du/acre based on unit size
Industrial	M-1	Residential not allowed	Residential not allowed
Ocean Related Industrial	OM-1	Residential not allowed	Residential not allowed

<sup>1</sup> The land use designations are shown on the Draft General Plan Land Use Map.

<sup>2</sup> KEYT

<sup>3</sup> Riviera Park

<sup>4</sup> The average residential density that will be allowed is based on average unit sizes ranging from approximately 1,300 square feet for the lowest densities to 800 square feet for the highest densities. Please refer to the Draft Land Use Element, Land Use Designations section for discussion on recommended two tiered average density amounts and unit sizes.

<sup>5</sup> Housing not permitted in the HRC-1 zone.

<sup>6</sup> Includes OM-1 parcel w/specific plan.

<sup>7</sup> Auto dealership area (Calle Real) not proposed to rezone as part of GP amendment.

<sup>8</sup> Small area at Los Patos Way where variable density is currently allowed.

<sup>9</sup> Auto dealership area (Calle Real) not proposed to rezone as part of GP amendment.