

TABLE 2.1 COMPREHENSIVE PLAN LAND USE DESIGNATION CRITERIA

DESIGNATION	IMPLEMENTING ZONES	DESIGNATION CRITERIA
RESIDENTIAL LAND USE DESIGNATIONS		
Residential Low Density	UL-15,000 UL-9,600 UL-7,200	<ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas are characterized by existing pattern of low density single family development. Very low density residential uses are appropriate in locations that lack sewer facilities and other urban levels of service. • Access: Properties are generally located away from streets with high volumes of through traffic. • Environmentally Critical Areas: Areas must be capable of appropriately accommodating environmentally critical areas.
Townhouse	T	<ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas that provide a transition between lower density residential and higher density residential and/or commercial uses. • Access: Properties are located adjacent to or have adequate access to arterial streets and are near transit. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Residential Medium Density	UM-3,600 UM-2,400 MHP	<ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas that provide a transition between lower density residential uses and more intense uses. • Access: Properties are located adjacent to or have adequate access to arterial streets and are near transit. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Residential High Density	UH-1,800 UH-900	<ul style="list-style-type: none"> • Existing Land Uses/ Locations: Areas that provide a transition between low to moderate density residential uses and higher intensity mixed use or commercial areas. • Access: Areas are located adjacent to arterial streets and are near transit and employment and/or commercial areas. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Residential High – Mixed Use	UH-UCR	<ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas that provide a transition between moderate to high density residential uses and higher intensity commercial areas. • Access: Areas are located adjacent to arterial streets and are near transit and employment and/or commercial areas. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.

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COMMERCIAL LAND USE DESIGNATIONS		
Commercial Low	NB	<ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas that are generally located adjacent to previously developed low intensity commercial uses which provide goods and services to existing low or medium density residential neighborhoods. Areas are primarily located outside of the urban center boundary. Any newly established Commercial Low area, which is not immediately adjacent to existing Commercial Low properties, should be at least two acres in size. • Access: Properties are generally located on or adjacent to arterial street intersections. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Office/ Commercial/ Mixed Use	O/C/MU	<ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas that establish or provide a transition between medium intensity uses and public facilities or lower density residential uses. • Access: Properties are located adjacent to or have adequate access to arterial streets, and are near transit and employment and/or commercial areas. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Commercial Medium	O/CM	<ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas that provide a transition between higher intensity uses and public facilities or lower density residential uses. • Access: Properties are located adjacent to or have adequate access to arterial streets, and are near transit and employment and/or commercial areas. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Commercial High	CB CB-C	<ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas are generally characterized by previously developed high intensity commercial or industrial uses and are in locations that provide a transition between industrial or high intensity commercial areas and less intensive commercial, mixed use or residential zones. • Access: Properties are located along principal or minor arterial streets. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Regional Business Mix	RBX	<ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas are generally characterized by previously developed high intensity commercial or industrial uses and are in locations that provide a transition between industrial or high intensity commercial areas and less intensive commercial, mixed use or residential zones. • Access: Properties are located along principal or minor arterial streets. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.

DESIGNATION	IMPLEMENTING ZONES	DESIGNATION CRITERIA
INDUSTRIAL & AIRPORT LAND USE DESIGNATIONS		
Industrial	I	<ul style="list-style-type: none"> • Existing Land Uses/Locations: Areas are generally characterized by previously developed industrial uses and are immediately adjacent to industrial areas or the airport. Should be separated from existing and potential residential or pedestrian-oriented commercial neighborhoods. • Access: Properties are accessed by arterial streets. • Environmentally Critical Areas: Areas should be free of or must be capable of appropriately accommodating environmentally critical areas.
Airport	AVC AVO	Not Applicable
PARK AND OPEN SPACE LAND USE DESIGNATIONS		
Park	P	Applicable to public and private parks and open space.