



GP2020 LAND USE FRAMEWORK

Unless noted, the Planning Commission and Board of Supervisors endorsed all land use designations in this framework earlier in the GP2020 process.

This document includes items reviewed by the Steering Committee, as well as preliminary zoning-level information prepared for commercial and industrial designations.

UPDATE: LAND USE DESIGNATIONS

RESIDENTIAL LAND USE DESIGNATIONS

	No.	Designation	Density	Slope Dependent?	Existing Designation
Village Core	VC-29	Village Residential 29	29 du/acre	No	Replaces (9) Residential
	VC-24	Village Residential 24	24 du/acre	No	(10) Residential
	VC-20	Village Residential 20	20 du/acre	No	<i>REVISION / Approved by Steering Com.</i>
	VC-14.5	Village Residential 14.5	14.5 du/acre	No	(8) Residential
	VC-10.9	Village Residential 10.9	10.9 du/acre	No	(7) Residential
Village	VR-7.3	Village Residential 7.3	7.3 du/acre	No	(6) Residential
	VR-4.3	Village Residential 4.3	4.3 du/acre	No	(5) Residential
	VR-2.9	Village Residential 2.9	2.9 du/acre	No	(4) Residential
	VR-2	Village Residential 2	2 du/acre	No	(3) Residential
Semi-Rural	SR-1, 2, 4	Semi-Rural Residential 1	1 du/acre	Yes	(1) Residential / (2) Residential
	SR-2, 4, 8	Semi-Rural Residential 2	1 du/2 acre	Yes	(17) Estate Residential / (19) Intensive Ag
	SR-4, 8, 16	Semi-Rural Residential 4	1 du/4 acre	Yes	(18) Multiple Rural Use / (24) Impact Sensitive
	SR-10, 20	Semi-Rural Residential 10	1 du/10 acre	Yes	(20) General Agriculture (inside CWA)
Rural Lands	RL-20	Rural Lands 20	1 du/20 acre	No	
	RL-40	Rural Lands 40	1 du/40 acre	No	(20) General Agriculture (outside CWA)
	RL-80	Rural Lands 80	1 du/80 acre	No	
	RL-160	Rural Lands 160	1 du/ 160 ac	No	

Footnote: VC-29 was reinstated as a Village Core designation to accommodate about 680 acres of land currently zoned as RU29 in Fallbrook, Lakeside, Spring Valley, Alpine and other communities. 20 du/acre was added to help meet Housing Element requirements. Providing a range of Village Core densities will make it easier for to comply with State Law 65863(b), which prohibits the reduction of residential density for any parcel to a lower residential density than was utilized by HCD in determining compliance with housing element law.

COMMERCIAL & INDUSTRIAL USE

The tables that follow identify proposed commercial and industrial land use designations. Preliminary zoning-level information is also included to help facilitate land use map reviews. General Plan designations were applied to community land use maps to identify major areas planned for commercial or industrial use, and to distinguish between different types of commercial or industrial use.

In some cases, the Zoning Ordinance and/or Special Permits will be more appropriate tools than the General Plan to address commercial or industrial requests and issues. That is particularly true in rural residential areas, where zoning and special permits are the preferred tools for addressing commercial and industrial use outside villages. Commercial zones that are compatible with rural residential areas, for example, would be mapped during the Zoning Ordinance update.

Specialized uses – including some agricultural operations and rural tourism – should be identified as conditional uses within rural residential zones. In those cases, a landowner would need to obtain a permit to establish a commercial or industrial operation. This method is preferred to General Plan designations or Zoning because it is difficult to anticipate these uses in advance, and because it is easier to address community preferences, specialized operations, and unique conditions within a permit process.

Tools for Addressing Commercial & Industrial Use

General Plan: Commercial & Industrial Land Use Designations

Zoning Ordinance:

- *Areas with Commercial & Industrial Designations* - Commercial and industrial zones identify permitted uses, along with required building and site plan characteristics, for a wide range of use types. Communities can create customized zones that address community preferences.
- *Areas with Residential Designations:* Limited commercial and industrial zones will be compatible with residential land use designations, particularly in semi-rural and rural residential areas. Communities can create customized zones that address community-specific preferences or issues.

Special Permits: The County can grant permits for conditional uses listed in the Zoning Ordinance. Special permits take a detailed look at individual businesses or operations, rather than examine a complete class of potential uses.

COMMERCIAL LAND USE DESIGNATIONS¹ (With Preliminary Zoning Information)

LAND USE DESIGNATION	DESCRIPTION
<p style="text-align: center;">C-1</p> <p style="text-align: center;">General Commercial</p> <p>(Existing = #13)</p> <p style="text-align: center;"><i>Approved by Steering Committee</i></p>	<p>General Plan Summary Description: This designation provides for commercial areas where a wide range of retail activities and services is permitted. This designation would be appropriate for the following types of commercial areas: (1) Regional shopping centers; (2) Community shopping centers; and (3) Existing strip development or commercial clusters containing small but diverse commercial uses.</p> <p>Uses permitted within this designation shall be limited to commercial activities conducted within an enclosed building, although exceptions will be identified in the Zoning Ordinance for low-impact outdoor, accessory uses. Residential uses may be permitted in certain zones.</p> <p>Regional Category Compatibility: Village Core, Village. (Maps may recognize existing General Commercial areas outside these regional categories.)</p> <p>Proposed Maximum Floor Area Ratio: TBD</p> <p>Preliminary Zoning Level Information:</p> <ul style="list-style-type: none"> • <u>Example Uses:</u> Retail Sales (including grocery stores and department stores); eating and drinking establishments; administrative and professional services; medical offices; financial, insurance, and real estate services; automotive sales and services ; agricultural and horticultural sales; and equipment rental and services. Would also allow civic uses such as government offices; libraries; post offices; and community facilities. Limited residential use would be permitted in certain zones. • <u>Existing Compatible Zoning:</u> C30, C32, C34, C35, C36, C42, C44, C46, S80, S86, S88, S90, S94.

¹ Three commercial designations (C-1, C-2 and C-3) are the same as (or very similar to) existing designations, and it is likely that zoning compatibility for those will remain the same for GP2020 until a new Zoning Ordinance is complete. New zones that will be developed for existing or new commercial designations, and preliminary information on new zones, are included in this table. Summary descriptions for existing zones are located at the end of this handout.

GENERAL PLAN 2020 Land Use Framework

LAND USE DESIGNATION	DESCRIPTION
	<ul style="list-style-type: none"> • <u>Proposed New Zones:</u> <ol style="list-style-type: none"> 1. Outdoor Commercial (See Appendix A): Outdoor uses currently permitted in C36 zones with a Major Use Permit would be permitted in this zone. 2. General Commercial Mixed Use: Most commercial zones already allow some mixed use (residential), but several communities requested a new zone that allows additional types of mixed-use development.
<p>C-2 Office Professional (Existing = #11) <i>Approved by Steering Committee</i></p>	<p>General Plan Summary Description: This designation provides areas dedicated for administrative and professional services as well as limited retail uses related to the primary use or intended for the convenience of the administrative or professional establishments.</p> <p>Regional Category Compatibility: Village Core, Village</p> <p>Proposed Maximum Floor Area Ratio: TBD</p> <p>Preliminary Zoning Level Information:</p> <ul style="list-style-type: none"> • <u>Example Uses:</u> Professional offices; financial, insurance, and real estate services; medical offices; eating and drinking establishments; and convenience commercial. • <u>Existing Compatible Zoning:</u> C30, C46, S80, S86, S88, S90, S94.
<p>C-3 Neighborhood Commercial (Existing = #12) <i>Approved by Steering Committee</i></p>	<p>General Plan Summary Description: This designation provides locations for limited, small-scale retail commercial and service uses intended to meet the convenience needs of local residents. It is designed to serve only a limited market. Neighborhood Commercial establishments should be compatible in bulk and scale with adjacent residential neighborhoods.</p> <p>Regional Category Compatibility: Village, Semi-Rural</p> <p>Proposed Maximum Floor Area Ratio: TBD</p> <p>Preliminary Zoning Level Information:</p> <ul style="list-style-type: none"> • <u>Example Uses:</u> Retail sales (convenience grocery – up to 15,000 sq. ft.); eating and drinking establishments (excluding drive-thru); financial, insurance, and real estate services; medical offices; animal services. Limited civic uses would also be allowed, such as libraries, postal services, and community facilities. • <u>Existing Compatible Zoning:</u> C30, C32, S80, S86, S88, S90, S94.

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LAND USE DESIGNATION	DESCRIPTION
<p>C-4 Rural Commercial (New) <i>Approved by Steering Committee</i></p>	<p>General Plan Summary Description: This designation is provides for small-scale commercial and support services intended to meet the daily needs of rural residents or the traveling public. It also provides for commercial services that relate to rural uses and activities. All Rural Commercial uses should be compatible in design and scale with semi-rural and rural areas. This designation will offer greater flexibility for rural areas where potential land use conflicts are of less concern than in more densely populated communities. Although this designation is intended to offer flexibility in use mix, it is not intended to allow for industrial uses.</p> <p>Regional Category Compatibility: Semi-Rural, Rural Lands. (Limited applications in Village)</p> <p>Proposed Maximum Floor Area Ratio: TBD</p> <p>Preliminary Zoning Level Information:</p> <p><u>Existing Zoning:</u> Existing zones C32, C42 and C44 <i>may be</i> compatible.</p> <p><u>Proposed New Zones and Example Uses:</u></p> <ul style="list-style-type: none"> • <i>Backcountry and rural communities</i> - Retail sales (convenience grocery); eating and drinking establishments; financial, insurance, and real estate services; medical offices; animal services (including large animal veterinary); automotive services and gas stations; motels; resorts. Limited civic uses would also be allowed, such as libraries, postal services, and community facilities. Note: outdoor storage would be allowed where secondary to a primary commercial enclosed use. Industrial uses (enclosed) would be allowed only where combined with commercial uses. • <i>Semi-Rural areas in urbanized communities</i> – Small-scale retail sales or “country stores”; small-scale eating and drinking establishments; nurseries or landscaping businesses, animal services; professional services; agricultural supplies; bed and breakfasts or small hotels, and limited civic uses. Building size would be limited, and design standards would apply. • <i>Rural Tourism in Semi-Rural or Rural areas</i> – Resort uses such as hotels, spas, and outdoor recreation (non-motorized) that require isolation or a rural setting. Only commercial uses that support a primary resort use would be allowed.

GENERAL PLAN 2020 Land Use Framework

LAND USE DESIGNATION	DESCRIPTION
<p>C-5 Village Core Mixed Use New Designation Approved by Steering Committee</p> <p><u>REVISION</u> Not yet endorsed by Planning Commission or Board of Supervisors</p>	<p><i>A Village Core Mixed Use designation will always be associated with a comprehensive, town center planning process and with custom, mixed-use zoning. Zoning and design guidelines/standards appropriate for Village Core Mixed Use areas will be developed as part of GP2020.</i></p> <p>General Plan Summary Description: This designation is intended for town center development² containing both non-residential and residential development that reflects a pedestrian scale and orientation with retail uses encouraged at street level. Mixed-use development may take the form of multiple-use buildings with offices and/or apartments above ground-floor retail. It may also take the form of single-use buildings located adjacent to each other comprising a mixed use complex. A wide variety of commercial, civic, and cultural uses are encouraged by this designation. In specialized cases, mixed-use developments could incorporate light industrial use. Typically, development will be between 2 and 3 stories in height and be arranged along public amenities such as landscaped streets, courtyards, or some combination. Structure or shared parking may be necessary.</p> <p>Regional Category Compatibility: Village Core</p> <p>Proposed Maximum/Minimum Floor Area Ratio: TBD</p> <p>Preliminary Zoning Level Information:</p> <ul style="list-style-type: none"> • Example Uses: Retail sales; eating and drinking establishments; financial and real estate services; medical offices; personal services; multi-family residential; live/work; fitness centers; and entertainment uses such as theaters. Civic uses would be allowed (libraries, parks, and community facilities). • Existing Compatible Zoning: Village Core Mixed Use zones can be customized by communities that conduct detailed planning. Some existing zones (the Fallbrook Village Zones) would be compatible. • Proposed Zones: Typical Village Core Mixed Use zones would emphasize one particular use, while allowing compatible mixed uses within that zone. Examples include: <ol style="list-style-type: none"> 1. <i>Village Core Commercial</i> – This zone would emphasize retail, office and other commercial uses compatible with a town center. In addition, it would allow limited residential uses developed adjacent to or above the commercial use. 2. <i>Village Core Residential</i> – This zone would emphasize high-density residential uses in a form that's

² Town center locations can be identified in a community plan, and/or can be identified by using this designation.

GENERAL PLAN 2020 Land Use Framework

LAND USE DESIGNATION	DESCRIPTION
	<p>compatible with a town center. In addition, it would allow a limited proportion of office or retail commercial uses on the ground level or adjacent to the residential area.</p> <p>3. <i>Village Core Light Industrial</i> – This zone would emphasize light industrial uses, particularly live-work areas, but would also permit a limited proportion of residential and commercial uses.</p> <p>Zones compatible with the Village Core Mixed Use designation can be customized by individual communities, and mixed use zones developed for the Fallbrook town center will be compatible with this designation. All Village Core Mixed Use zones will have building height, setback, and parking requirements compatible with a pedestrian-oriented town center. Customized zones (and the Village Core Mixed Use designation) would be applied to areas after detailed planning efforts are complete.</p>
<p><u>ELIMINATED</u></p> <p>Service Commercial</p> <p><i>Approved by Steering Committee</i></p> <p>See Appendix B for additional information</p>	<p>The Steering Committee voted unanimously to eliminate this designation for the following reasons:</p> <ul style="list-style-type: none"> • The range of uses permitted within Service Commercial is too broad, which produces incompatible uses. For example, a childcare facility could be located next to an industrial scrap operation. Service Commercial allowed uses found in commercial areas – such as restaurants, medical services, and child or group care facilities – to be located in the same area as uses typically located in industrial districts – such the sale or rental of heavy equipment, scrap operations, and large-scale wholesaling and distribution operations. • The Service Commercial designation permits industrial uses that should not be classified as commercial within a land use system. In addition, the Service Commercial designation permits outdoor storage of large trucks and construction or industrial equipment in commercial areas without screening requirements. • The Service Commercial designation is not needed for two reasons: <ol style="list-style-type: none"> 1. Commercial uses permitted within Service Commercial are also permitted within the General Commercial designation. Outdoor storage in General Commercial areas is permitted with a Major Use Permit, and would also be permitted in GP2020 within the proposed Outdoor Commercial zone. 2. Industrial and outdoor heavy commercial uses permitted within Service Commercial are permitted within the existing General Impact Industrial designation, and will be permitted in the GP2020 Medium (and High) Impact Industrial designations (see Appendix B).

INDUSTRIAL LAND USE DESIGNATIONS (With Preliminary Zoning Information)

Because the Limited Impact Industrial designation (I-1) remains the same as an existing General Plan, zoning compatibility will remain the same for GP2020. The existing General Impact Industrial designation will be split into Medium and High Impact Industrial designations, and Appendix B identifies the compatible zones with each designation. Heavy commercial and industrial uses that are currently permitted in the Service Commercial designation will be permitted in the Medium and High Impact Industrial designation, and new zones may be prepared for Medium Impact Industrial to address specialized community preferences. Further changes to Industrial zones could occur during the Zoning Ordinance update.

LAND USE DESIGNATION	DESCRIPTION
<p style="text-align: center;">I-1</p> <p style="text-align: center;">Limited Impact Industrial</p> <p>(Existing = #15)</p> <p style="text-align: center;"><i>Approved by Steering Committee</i></p>	<p>General Plan / Summary Description: This designation applies to manufacturing, processing and assembly uses that exhibit few or low nuisance characteristics and/or environmental impacts. Other industrial activities, such as wholesaling and warehousing – as well as a mix of accessory retail, office, and institutional uses – are allowed within light industrial areas. All uses, with minor exceptions, are conducted within enclosed buildings.</p> <p>Regional Category Compatibility: Village, Semi-Rural (limited)</p> <p>Proposed Maximum Floor Area Ratio: TBD</p> <p>Preliminary Zoning Level Information:</p> <ul style="list-style-type: none"> • <u>Example Uses:</u> Light manufacturing; warehousing, storage, and distribution (limited); wholesale commercial; administrative and professional offices; research and development and other activities that require flexible floor space; and live/work. Secondary support uses and accessory retail uses are also allowed. • <u>Existing Compatible Zoning:</u> M50, M52, S80, S86, S88, S90, S94.

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LAND USE DESIGNATION	DESCRIPTION
<p>I-2 Medium Impact Industrial (New) <i>Approved by Steering Committee</i></p>	<p>General Plan / Summary Description: This designation provides for medium industrial and heavier commercial uses that exhibit moderate nuisance characteristics and/or environmental impacts. The Medium Industrial designation provides areas for outdoor commercial activities such as automotive services, construction equipment storage, and wholesaling, storage and distribution services requiring outdoor storage and activities. Heavy commercial uses that provide services to retail areas are included in this designation. Typically, the Medium Impact Industrial designation would be applied to large development sites or to a large group of smaller sites with direct access to major roads. Land located in environmentally sensitive or physically constrained areas — or land located adjacent to residential neighborhoods — would typically not be appropriate for this designation. Mitigations for visual impacts should be applied to Medium-Impact Industrial areas.</p> <p>Proposed Maximum Floor Area: TBD</p> <p>Regional Category Compatibility: Village, Semi-Rural</p> <p>Preliminary Zoning Level Information:</p> <ul style="list-style-type: none"> • <u>Example Uses:</u> Light manufacturing; general industrial; automotive services and storage; construction supplies and equipment storage; agricultural supplies and services; warehousing, storage, and distribution (including outdoor storage). • <u>Proposed Compatible Zoning:</u> <ol style="list-style-type: none"> 1. M54 (and revised C37, C38 and C40 zones). See Appendix B for additional information. 2. Specialized zones for rural and agricultural areas. 3. Specialized zone for Lakeside that provides for heavier commercial or light industrial uses. This zone would provide for contractors services and supplies, fleet storage / repair and maintenance services related to the primary business, and wholesaling and warehousing activities on a smaller scale than is typically allowed in industrial areas. All uses would subject to performance standards.
<p>I-3 High Impact Industrial (New)</p>	<p>General Plan / Summary Description: This designation is applied to districts that permit manufacturing, processing, warehousing, and assembly uses that exhibit severe nuisance characteristics and/or environmental impacts. High Impact Industrial designations should only be applied to very large development sites, or to a large group of smaller sites, that have direct access to major roads, railroads, and other transportation modes. Land located in environmentally sensitive areas, in physically constrained areas, or in areas adjacent to residential neighborhoods would not be appropriate for this</p>

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LAND USE DESIGNATION	DESCRIPTION
<p><i>Approved by Steering Committee</i></p>	<p>designation. Mitigations for visual impacts should be applied to High-Impact Industrial areas.</p> <p>Proposed Maximum Floor Area: TBD</p> <p>Regional Category Compatibility: Village (Limited), Semi-Rural, Rural Lands</p> <p>Preliminary Zoning Level Information:</p> <ul style="list-style-type: none"> • <u>Example uses:</u> General industrial, heavy manufacturing, heavy equipment service and storage; warehousing, storage and distribution (heavy); auto repair, maintenance and storage; auto dismantling and recycling; construction supplies; rock and concrete processing; extractive industries. • <u>Proposed Compatible Zoning:</u> M56, M58. (S80, S86, S88, S90, S94 are currently permitted in General Impact Industrial, and may also be permitted in the High Impact Industrial designation).
<p><u>ELIMINATED</u> General Impact Industrial</p>	<p><u>Land Use Map Changes:</u> Most land with this designation will either be classified as Medium Impact Industrial (if the existing zone is M54) or High Impact Industrial (if the zone is M56 or M58).</p>

OTHER NON-RESIDENTIAL LAND USE DESIGNATIONS

LAND USE DESIGNATION	DESCRIPTION
<p>TL Tribal Lands</p>	<p>The County contains eighteen federally recognized reservations that include a total of 125,000 acres, or about 5% of the unincorporated County.</p>
<p>MI Military Installations</p>	<p>The County contains several military installations, including Camp Pendleton Military Installation – which contains about 135,000 acres of land, or 6% of the unincorporated County.</p>
<p>SP/NF State Parks & National Forests <i>Approved by Steering</i></p>	<p>The County contains National Forests and three major State Parks, including the Cleveland National Forest, Anza-Borrego Desert State Park, Cuyamaca Rancho State Park and Palomar Mountain State Park. They occupy about 872,000 acres of land, or 38% of the unincorporated County, and are integral to maintaining the unique character of San Diego’s backcountry.</p>

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LAND USE DESIGNATION	DESCRIPTION
<i>Committee</i>	
<p>SPA Specific Plan Area</p>	<p>Summary Description: This designation is applied to areas with a vested specific plan adopted prior to GP2020. Future Specific Plans will implement the goals and objectives of the General Plan, and will not receive a SPA designation. Specific Plans may contain residential, commercial, industrial, public, institutional and/or open space uses.</p> <p>Community Plan Maps & Text: General requirements for existing Specific Plans will remain in the Community Plan document (preferably within an appendix). The location of Specific Plans will either be identified on community maps or in the Zoning Ordinance.</p>
<p>PF Public / Semi-Public Facilities</p> <p><i>Approved by Steering Committee</i></p>	<p>Proposed Summary Description: This designation identifies major facilities built and maintained for public use. Examples include institutional uses, academic facilities, governmental complexes, and community service facilities such as county airports, public schools, correctional institutions, solid waste facilities, water facilities, sewer facilities, and landfills. This designation may include privately owned facilities built and maintained for public use, such as hospitals and cemeteries.</p>
<p>OSC Open Space, Conservation</p> <p><i>Approved by Steering Committee</i></p> <p>REVISION</p> <p><i>Not yet endorsed by Planning Commission and Board of Supervisors</i></p>	<p>Summary Description: This designation is primarily applied to areas for the purpose of preserving natural, scenic and cultural resources and for protecting public health, safety and general welfare. This designation could also be applied to land owned by conservancy groups or land dedicated as open space preserves. This designation allows uses such as habitat preserves, passive recreation, lakes and reservoirs. Grazing and other uses or structures ancillary to the open space purpose may be permitted if they do not substantially alter protected resources or the character of the area.</p> <p>Interim Language: All uses within this designation shall be controlled by use-permit limitations.</p> <p>Note: This designation would only be applied to large areas reserved for conservation purposes, and would not be applied to conservation easements within residential subdivisions. Density = 0 du per Acre</p>
<p>OSR Open Space, Recreation</p> <p><i>Approved by Steering</i></p>	<p>Summary Description: This designation is applied to areas for the purpose of developing or preserving recreational resources. This designation allows for active and passive recreational uses such as public parks and athletic fields. It also allows for private outdoor recreation uses such as golf courses. Uses and structures ancillary to the outdoor recreation purpose may be permitted to enhance the recreational experience if they do not substantially alter the recreational resource or character of the area.</p>

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LAND USE DESIGNATION	DESCRIPTION
<p><i>Committee</i></p> <p><u>REVISION</u></p> <p><i>Not yet endorsed by Planning Commission and Board of Supervisors</i></p>	<p><u>Interim Language</u>: All uses within this designation shall be controlled by use-permit limitations.</p> <p><u>Note</u>: This designation would only be applied to large recreational areas, such as a regional parks or golf courses. Density = 0 du/ acre.</p>
<p><u>ELIMINATED</u></p> <p>Impact Sensitive</p>	<p><u>Land Use Map Changes</u>: Land with an “Impact Sensitive” designation will be changed to another designation. In most cases, an appropriate alternative will be a low-density residential land use designation (typically, this will be less than the current allowable density of 1 du/ 4, 8, 20 acre), Open Space (OS) or Parks and Recreation (PR).</p>

APPENDIX A Outdoor Commercial Zone

Compatible with the General Commercial designation, this zone provides for commercial uses that require outdoor display or storage for products such as agricultural or construction supplies related to the primary business. Outdoor fleet storage and repairs would be limited to that support the primary commercial business. Typically, an Outdoor Commercial zone would be located outside a town center and within areas dominated by and appropriate for commercial use. Visual impacts should be minimized through screening, and landscape buffers should be provided when Outdoor Commercial zones abut residential neighborhoods.

Preliminary Use Types:	Comparison to C36 Zone	Outdoor Commercial Zone	Description
ENCLOSED USES:			
Commercial uses allowed in C36 zones.	See C36 Zone	To be determined.	Exception: Civic and residential uses allowed in C36 would not be allowed in an Outdoor Commercial zone.
ENCLOSED and OUTDOOR USES:			
Agricultural Services	L9 (Enclosed Building)	Allowed Use	Establishments engaged in the provision of agriculturally related services with incidental storage on lots other than where the service is rendered. Typical uses include crop dusting, tree services, and sale of farm equipment or supplies.
Automotive and Equipment Cleaning	M (Major use permit)	Allowed Use	Washing and polishing of automobiles. Typical uses include car washes.
Building Maintenance Services	Service Commercial (C37, C38)	Allowed Use	Refers to establishments primarily engaged in the provision of maintenance and custodial services to firms rather than individuals. Typical uses include janitorial, landscape maintenance, pool cleaning or window cleaning services.
Construction Sales and Services	L8 (Enclosed Building or Walls)	Allowed Use	Establishments primarily engaged in construction activities and incidental storage on lots other than construction sites, as well as the retail or wholesale sale of materials used in the construction of buildings or structures. Typical uses include: building materials, tool and equipment rental or sales or building contractors.

APPENDIX B Service Commercial Options

This section explains options for re-designating Service Commercial areas. It is designed to help communities understand their options and it includes zoning-level information. Please note that all land use decisions should consider more than existing conditions; they should also be based on planning principles developed for the commercial & industrial mapping process.

EXISTING USE	POSSIBLE NEW DESIGNATION
<p style="text-align: center;">General Commercial</p> <p><u>Indoor</u>: This category includes uses that are currently permitted within zones compatible with a General Commercial designation.</p> <p><u>Proposed Outdoor</u>: This category includes outdoor commercial uses permitted within a C36 zone, but only with a Major Use Permit.</p>	<p>OPTION 1: Re-designate as General Commercial. If the community wishes to retain or permit outdoor commercial uses, they could apply the Outdoor Commercial zone compatible with the General Commercial designation. Rezones will take place as part of the GP2020 process.</p> <ul style="list-style-type: none"> • Rezone C34, C35 or C36 or other compatible General Commercial zone. Some existing outdoor uses may be permitted within these zones with a Major Use Permit. • Rezone as Outdoor Commercial — This proposed zone would allow outdoor uses currently permitted within a C36 zone (with a Major Use Permit) to exist “by right”. See Appendix C for more information. <p>OTHER OPTIONS – Re-designate as another commercial, high-density residential, or industrial land use.</p>
<p style="text-align: center;">Heavy Commercial</p> <p>These uses are only allowed in Service Commercial areas (C37, C38 and C40). See Appendix A.</p>	<p>OPTION 1: Re-designate as Medium Impact Industrial if the area is appropriate for industrial type uses. Create a customized zone to minimize adverse impacts in existing residential areas.</p> <p>OPTION 2: Re-designate as General Commercial (or high-density residential) when an area is not appropriate for high-impact uses. Rezoning will be necessary, and existing uses would become non-conforming. Sunset provisions are not proposed.</p>

APPENDIX B (Continued)
Service Commercial Options

Heavy Commercial & Industrial Use: Service Commercial Zones

Only heavy commercial or industrial uses permitted in Service Commercial zones (C37, C38 and C40) would be moved to Medium or High Impact Industrial designations (other uses are already permitted in General Commercial zones, such as C36). This table shows the existing relationship between uses that are currently permitted in C37, C38 and C40 zones and existing industrial zones (M50 through M58).

		Existing Service Commercial Zones			Existing Industrial Zones				
		C37	C38	C40	M50	M52	M54	M56	M58
Heavy commercial / industrial uses permitted in C37, C38 and C40 Zones:									
Heavy Commercial	Animal Sales / Services: Auctioning			M			•		•
	Animal Sales / Services: Stockyard			M					
	Animal Sales and Services: Veterinary (large animals)		•	•			•		•
	Automotive & Equipment: Fleet Storage	•	•	•			•	•	•
	Automotive and Equipment: Sales/Rentals, Heavy Equipment	•	•	•		Encl	•	•	•
	Automotive and Equipment: Storage, Non-operating Vehicles	M	M	M			M	M	Encl
	Building Maintenance Services	•	•	•		Encl	•	•	•
	Scrap Operation		M	M			M	M	M
	Swap Meets	M	M	M			M	M	M
Industrial	Wholesaling, Storage & Distribution: Heavy	M	M	M	M	M	PS	•	PS
	General Industrial	PS	PS	PS	PS	PS	PS	•	PS
	Extractive: Mining and Processing	M							M

Legend: (• = Allowed Use); (M = Major Use Permit required); (m = Minor Use Permit required); (Encl. = Enclosed building or walls); (PS. = Subject to performance standards).

APPENDIX C Existing Zoning Classifications

Commercial & Industrial Zones

- RC Residential Commercial.** Intended for mixed residential-commercial areas where residential uses predominate, and limited commercial, office and sales are allowed by Use Permit.
- C30 Office-Professional.** Allows administrative and professional offices and other limited commercial uses.
- C31 Residential-Office Professional.** Same as C30, but also allows Family and Group Residential uses.
- C32 Convenience Commercial.** Intended for retail commercial uses conducted inside buildings of limited size to serve immediate need of surrounding residential areas. Residences may be permitted as Secondary uses of commercial buildings.
- C34 General Commercial-Residential.** Intended for mixed commercial-residential developments. General retail and residential uses permitted. Uses generally required to be enclosed within buildings. Outdoor Uses may be allowed by Use Permit.
- C35 General Commercial/Limited Residential.** Intended for mix commercial-residential developments. General retail uses permitted. Uses generally required to be enclosed within buildings. Residential uses and outdoor uses may be allowed by Use Permit.
- C36 General Commercial.** General retail sales and services permitted if conducted within buildings. Outdoor uses may be allowed by Use Permit. Residences may be permitted as secondary uses.
- C37 Heavy Commercial.** Same as C36, except enclosure of uses not required, and additional wholesaling and other uses permitted. Industrial uses conforming to performance and power standards are permitted. Residences may be permitted as secondary uses.
- C38 Service Commercial.** Allows general commercial, wholesaling and service uses. Industrial uses conforming to performance and power standards permitted. Residences may be permitted as secondary uses.
- C40 Rural Commercial.** Intended for commercial centers that serve predominantly rural or semi-rural areas with a broad range of goods and services.
- C42 Visitor Serving Commercial.** Intended for areas devoted to the provision of a broad range of recreational and tourist services. Other uses are very limited.

Existing Commercial & Industrial Zones

- C44 Freeway Commercial.** Intended for small commercial areas to serve traveling public at freeway interchanges. Allows gasoline sales, motels, restaurants and similar uses.
- C46 Medical Center.** Allows medical services and related facilities.
- M50 Basic Industrial.** Allows almost all processing and manufacturing uses. Permits only limited commercial uses. Virtually all uses must be enclosed within buildings.
- M52 Limited Industrial.** Allows wide range of industrial and commercial uses frequently associated with industrial operations; such as wholesaling, auto and truck repair and administrative and professional offices. Virtually all uses must be conducted within buildings except when outdoor uses are allowed by Use Permit.
- M54 General Impact Industrial.** Allows unenclosed commercial and industrial operations having potential nuisance characteristics such as construction sales and services.
- M56 Mixed Industrial.** Intended to create an industrial area, and a maximum of 5% of each lot to be designated as support commercial area. Generally applied to large areas of 100 or more acres where a unified appearance can be created. A Specific Plan will be required.
- M58 High-Impact Industrial.** Same as M54 but allows petroleum refining, manufacture of explosives and radioactive materials by Major Use Permit.
- S80 Open Space.** Intended for recreation areas or areas with severe environmental constraints.
- S82 Extractive Use.** Intended for mining and borrow pits.
- S86 Parking.** Allows vehicle parking.
- S87 Limited Control.** Limited control was applied to that land which was unzoned as of December 1, 1969..Will be converted to more appropriate zoning through implementation of long-range planning programs. Present permitted uses are similar to A72. Any other use by Major Use Permit.
- S88 Specific Plan.** Allows limited uses, and after adoption of Specific Plan, any use allowed by the Specific Plan.
- S90 Holding Area.** Used to prevent premature urban or non-urban development until more precise zoning regulations are prepared. Permitted uses are similar to A70. Any temporary use allowed by Major Use Permit.
- S94 Transportation and Utility Corridor.** Intended to create and protect existing and future transportation corridors, and corridors for facilities for transmission of electricity, gas, water and other materials/forms of energy.