

Recommended General Plan Land Use Designations

February 26, 2025 – FOR CITY COUNCIL REVIEW

Overview

General Plan Land Use Designations establish development standards for each designation on the land use map. Residential density is expressed as housing units per net acre of developable land, and for non-residential and mixed uses, a maximum permitted ratio of floor area to net site area (FAR) is specified. The City’s Municipal Code (including the Implementing Zoning Ordinance (IZO) and SmartCode) contains more detailed regulations and standards for physical development, which in turn helps to implement the General Plan land use designation. Specific plans, zoning actions, development agreements, entitlement review, and subdivisions must be consistent with the Land Use Map and Designation standards.

Building on the GPAC’s input, feedback from the Planning Commission, community engagement, and test fit analysis, the GPU Team has prepared these recommended revised Land Use Designations. The Designations are organized into four tables: Residential, Mixed Use, Commercial & Industrial, and Public. Within each table, each designation is defined by its intent, allowed uses, and standards for density, intensity, and height. Definitions of the allowed uses are immediately below. After the adoption of the revised General Plan, the Zoning Code will be revised and contain more detailed regulations to implement each land use designation.

Underlined standards are new or revisions to standards in the existing General Plan. **Bolded and underlined** standards are revisions to those included in the draft Land Use Policy Framework. Note also that the Neighborhood Corridor Mixed Use and the Neighborhood Center Mixed Use have been combined as “Neighborhood Center Mixed Use.”

Mixed Use Designations

“Mixed use” describes an area in which both residential and non-residential uses are allowed, either vertically (one above the other) or horizontally (one besides or behind the other). The current General Plan contains a single mixed use designation, while the IZO and SmartCode contain (at present) seven mixed use zones.

Since the adoption of the current General Plan, new State law allows development up to the highest maximum allowable residential density established in either a city’s Zoning Ordinance or General Plan, whichever is greater. To ensure consistency between the General Plan designations and the zones in the City’s IZO and SmartCode, the number of mixed use General Plan designations has been expanded. The tables below note the corresponding zoning districts as found in the IZO or SmartCode.

Land Use Definitions

Residential

- Plex: A range of house-scale buildings with multiple units, such as duplexes, fourplexes, cottage or garden courts, and multiplexes, that match the scale of single-family neighborhoods.
- Multifamily: A large-scale housing configuration where multiple separate housing units are contained within one apartment or condominium building or several buildings within one complex.

Mixed Use

- Vertical Mixed Use: A configuration with one use (typically residential) located above another (typically non-residential).
- Horizontal Mixed Use: A combination of residential and non-residential uses across a site.
- Live/Work: A hybrid unit combining residential with commercial or limited industrial uses in the same space.
- Active Uses: Uses that result in street activity during most of the day, including retail, services, live/work, coworking, gym/fitness, studio, maker, civic (e.g., education, childcare, library), and community space, and not including most office uses in which activity is limited to workers coming and going.
- Large Sites: Parcels or proposed development projects that exceed 2.5 total acres. Horizontal (or vertical) mixed use is required for large sites located in Urban Corridor Mixed Use and Flex designations to promote a mix of residential and commercial uses.

Commercial and Industrial

- Standalone Commercial: Allows retail, restaurants/food service, services, entertainment/indoor recreation, professional offices, medical office, craft/artisan/ small-scale food & beverage manufacture, hotels/lodging.
- R&D (Research and Development). A facility for scientific research, and the design, development and testing components in advance of product manufacturing, and the assembly of related products from parts produced off-site, where the manufacturing activity is secondary to the research and development activities.
- PDR: Production (light and medium manufacturing), Distribution (establishments engaged in selling merchandise to retailers, contractors, or other industrial, commercial, institutional, farm, or professional business users), and Repair (business that provides repair and/or maintenance services).
- Food & Beverage: Medium or large-scale food and beverage product manufacturing, including distribution and on-site sale.
- Maker: Manufacturing and/or assembling of small products primarily by hand, including but not limited to jewelry, ceramics, glass and metal art, and craft products. May also include small-scale food and beverage product manufacturing.
- Light Industrial: Processes and materials that are unlikely to cause significant impacts on surrounding land uses or the community.
- Heavy Industrial: Processes and materials that typically have significant impacts on surrounding uses and communities, like construction yards, asphalt production, quarrying, and factories.

Residential Designations

PROPOSED DESIGNATION NAME	CURRENT ALIGNED ZONING	INTENT/ DESCRIPTION	ALLOWED RESIDENTIAL USES	MIN DENSITY (du/ac)	MAX DENSITY (du/ac)	MAX FAR	MAX HEIGHT ¹	
							Stories	Feet
Rural Residential (RR)	(County zone)	Transition zones between unincorporated rural and agricultural lands that maintain a rural character	Single-Family (Townhouse, Plex ^{**})	0.1	0.6 ^{**}	--	2	25
Very Low Density Residential (VLR [*])	R1	Primarily larger, sloped, hillside lots that maintain a rural character	Single-Family (Townhouse, Plex ^{**})	0.6	2.5 ^{**}	--	2	25
Low Density Residential (RLD [*])	R2	Primarily existing single-family residential neighborhoods with infill potential	Single-Family (Townhouse, Plex ^{**})	2.6	8 ^{**}	--	2	25
Diverse Low Density Residential (RDIV [*])	R3	Neighborhoods in or near the downtown with a diversity of housing types and densities	Single-Family, Townhouse, Plex, Multifamily	6.1	<u>15</u>	<u>1.0 – 1.25 (depending on number of units)^{***}</u>	2	25
Medium Density Residential (RMD*)	R4	Neighborhoods that include a mix of attached single-family dwellings and multi-family housing	Townhouse, Plex, Multifamily	<u>12</u>	<u>22</u>	<u>1.5</u>	3	35
High Density Residential (RHD*)	R5	Areas targeted for higher density multi-family housing	Townhouse, Plex, Multifamily	<u>22.1</u>	<u>45</u>	<u>2.25</u>	4	<u>45</u>
Mobile Homes (MH)	MH	Areas preserved for mobile or manufactured homes	Mobile Home	8	18	--	n/a	n/a

* Small-scale, neighborhood-oriented commercial uses conforming to certain standards (size and location) would be permitted.

** By-right provisions (based on SB 9) apply to housing developments of up to four units per parcel that conform to objective design standards.

*** Maximum FAR of 1.0 for a housing development project that consists of 3 to 7 units, and a maximum FAR of 1.25 on a housing development project that consists of 8 to 10 units (SB 478).

¹ Maximum Building Height shall be regulated by the maximum number of feet listed. Stories are included for reference.

Mixed Use Designations

PROPOSED DESIGNATION NAME	CURRENT ALIGNED ZONING	INTENT/ DESCRIPTION	ALLOWED USES ²				MIN DENSITY (du/ac)	MAX DENSITY (du/ac)	MAX FAR	MAX HEIGHT ³		STEPDOWNS & STEPBACKS	MIN GROUND FLOOR ACTIVE USE
			STANDALONE COMMERCIAL	STANDALONE RESIDENTIAL	VERTICAL MIXED USE	HORIZONTAL MIXED USE				Stories	Feet		
Mini-Center Mixed Use (MC-MU)	MU1C	Smaller lots in single-family residential neighborhoods that are appropriate for residential and/or non-residential uses	<u>Y</u>	Y	Y	Y	<u>12</u>	30	2.5	3 (stepdown to 2 along rear/sides)	<u>40</u> (30)	Down to 2 stories within <u>25'</u> of rear & side property lines	--
Neighborhood Center Mixed Use (NC-MU)	MU1A/B & T4	Areas meant to become small neighborhood centers or vibrant community gathering places and typically contain services or retail	Y	<u>Y</u>	Y	<u>Y</u>	<u>15</u>	30	2.5	<u>3</u>	<u>40</u>	<u>n/a</u>	0.10 FAR if in Neighborhood Center
<u>Stepdown Mixed Use (SD-MU)</u>		<u>Areas similar in mix of use and intensity as MU2A but with a height stepdown that blends into abutting neighborhoods</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>20</u>	<u>45</u>	<u>2.5</u>	<u>4</u> (stepdown to 3 where indicated on map)	<u>50</u> (35)	<u>Down to 3 stories generally within 35' of rear and/or side property lines (or 45' setback)</u>	--
Downtown Mixed Use (DT-MU)	MU2	Primarily downtown areas that are intended to retain the same physical form and active, walkable character ⁴	Y	N	Y / Required	N	-- ⁵	<u>45</u>	<u>3.0</u>	4	45	n/a	<u>0.2 FAR</u>
Town Center Mixed Use (TC-MU)	T5	Major destinations that include a robust combination of uses, including regional and local commercial uses as well as residential	Y	Y	Y	Y	<u>30</u>	<u>55</u>	<u>3.0</u>	4 (stepdown to 3 fronting Pet. Blvd.) [6 with PC approval] <i>See SmartCode for minimum</i>	50 (40 fronting Pet. Blvd.) [70 with PC approval]	Down to 3 stories along front property line facing Pet Blvd; 15' deep	<u>0.15 FAR (large sites only)</u>
<u>Urban Corridor Mixed Use (UC-MU)</u>		<u>Corridor development that fosters ground-floor activity with high-quality pedestrian frontages</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y / Required on Large Sites</u>	<u>30</u>	<u>75</u>	<u>3.5</u>	<u>5 (stepdown to 4 adjacent to R zones)</u>	<u>60</u> (50)	<u>Down to 4 stories adjacent to R zones; 15' deep</u>	<u>0.15 FAR</u>
Urban Core Mixed Use (CORE-MU)	T6	High-density mixed use, commercial, and civic areas of regional importance	Y	N	Y	Y	<u>50</u>	<u>95</u>	<u>4.0</u>	6 <i>See SmartCode for minimum</i>	70	n/a	<u>0.2 FAR or per SmartCode Frontage Map</u>
<u>Station Mixed Use (ST-MU)</u>		<u>Very high-density mixed use development adjacent to the transit hubs like SMART stations</u>	<u>N</u>	<u>N</u>	<u>Y / Required</u>	<u>N</u>	<u>60</u>	<u>125</u>	<u>5.0</u>	<u>8</u>	<u>90</u>	<u>n/a</u>	<u>0.25 FAR</u>
<u>Flex (FX)</u>		<u>Future designation when appropriate for sites currently designated HASD that allows all uses except heavy industrial</u>	<u>Y</u>	<u>N</u>	<u>Y</u>	<u>Y / Required on Large Sites</u>	<u>30</u>	<u>75</u>	<u>3.5</u>	<u>6</u>	<u>70</u>	<u>Down to 4 stories facing Pet Blvd; 15' deep</u>	<u>0.15 FAR (large sites only)</u>

² See the summary below of Residential Uses Permitted by Mixed Use Designation.

³ Maximum Building Height shall be regulated by either the maximum number of feet or stories listed, whichever is lower.

⁴ Arts, entertainment, educational, indoor recreation, and other destination uses are strongly encouraged.

⁵ Downtown Mixed Use has no minimum density to permit one or a few units above a storefront (such as an owner living above a restaurant or artist’s lofts above an art gallery).

Residential Uses Permitted by Mixed Use Designation

All designations allow Live/Work.

<u>Mixed Use Designation</u>	<u>Single-Family</u>	<u>Plex</u>	<u>Townhouse</u>	<u>Multifamily</u>
Mini-Center	x	x	x	x
Neighborhood Center		x	x	x
Downtown Mixed Use	x (as vertical M-U)	x (as lofts)	x	x
Stepdown Mixed Use		x	x	x
Town Center Mixed Use	x (as vertical M-U)		x	x
Urban Corridor Mixed Use			x	x
Urban Core Mixed Use				x
Station Mixed Use				x
Flex				x

Commercial & Industrial Designations

PROPOSED DESIGNATION NAME	CURRENT ALIGNED ZONING	INTENT/ DESCRIPTION	ALLOWED NON-RESIDENTIAL USES	MIN DENSITY (du/ac)	MAX DENSITY (du/ac)	MAX INTENSITY (FAR)	MAX HEIGHT ⁶	
							Stories	Feet
Neighborhood Commercial (NC)	C-1*	Small-scale clusters of local shopping and service uses, preferably with walkable street-fronts, that serve the surrounding neighborhood	<ul style="list-style-type: none">• Retail & Services• Office	-	-	0.8	2	30
Community Commercial (CC)	C-2*	Existing shopping centers and commercial districts, preferably designed in pedestrian-friendly “park-once” formats	<ul style="list-style-type: none">• Retail & Services• Office• Shopping Center• Vertical Mixed Use (w/ Multifamily Residential)**• Hotels	-	-	1.2	3	40
Business Park (BP)	BP	Business and professional offices, technology park clusters, research and development, light industrial operations, and visitor service establishments	<ul style="list-style-type: none">• Office• R&D• Light Industrial/ Manufacturing/PDR• Warehousing/Storage• Hotels (conditional)• <u>Retail & Services</u>	-	-	1.5 (3.0 with structured parking)	3	40
<u>Maker/ Microbusiness (M/M)</u>		<u>Areas for local economic activities and tourism that allow most non-residential uses other than heavy industrial</u>	<ul style="list-style-type: none">• <u>Retail & Services</u>• <u>Office</u>• <u>R&D</u>• <u>Small-scale Food & Beverage</u>• <u>Light Industrial/ Manufacturing/PDR</u>• <u>Warehousing/Storage</u>• <u>Hotels</u>	=	=	<u>3.0</u>	<u>4</u>	<u>60</u>

⁶ Maximum Building Height shall be regulated by the maximum number of feet listed. Stories are included for reference.

PROPOSED DESIGNATION NAME	CURRENT ALIGNED ZONING	INTENT/ DESCRIPTION	ALLOWED NON-RESIDENTIAL USES	MIN DENSITY (du/ac)	MAX DENSITY (du/ac)	MAX INTENSITY (FAR)	MAX HEIGHT ⁶	
							Stories	Feet
Industrial (I)	I	Areas for the full range of manufacturing, industrial, and/or food processing/preparation uses	<ul style="list-style-type: none"> • Light Industrial/ Manufacturing/PDR • Food & Beverage • Warehousing/Storage • Supporting Retail 	-	-	0.6	3	40
River-Dependent Industrial District (RDI)	D-3***	Heavy industrial manufacturing, raw material processing and related uses that require river access as an integral part of daily operations	<ul style="list-style-type: none"> • Light and Heavy Industrial / Manufacturing • Materials Processing 	-	-	<u>3.5</u>	6	<u>70</u>
Agricultural Support Industry (AGS)	D-1***	Dairy and poultry operations, food processing, and related uses that are consistent with supporting local agricultural production	<ul style="list-style-type: none"> • Food & Beverage • Food Processing • Heavy Industrial/ Manufacturing 	-	-	<u>3.0</u>	4	<u>50</u>
Thoroughfare District (TD)	D-4	<u>Areas between Lakeville Highway and the railroad where standalone residential is not allowed</u>	<ul style="list-style-type: none"> • <u>Retail & Services</u> • <u>Hotels</u> • <u>Light Industrial/ Manufacturing</u> • <u>Food & Beverage</u> • <u>Vertical Mixed Use (w/ Multifamily Residential)**</u> 	-	<u>55</u>	<u>3.0</u>	<u>4</u>	<u>50</u>
Agriculture (AG)	AG	Areas that are actively and primarily used for grazing or the production or sale of food and fiber. Areas subject to seasonal or historic inundation and identified by FEMA as areas warranting special consideration are included.	<ul style="list-style-type: none"> • Farming/Grazing • Food & Beverage 	-	-	-	<u>2</u>	25

* Qualifying 100% affordable housing and mixed-income residential projects are ministerially allowed in NC and CC designations per AB 2011/SB 6, subject to the requirements of the applicable state laws.

** Residential is permitted in the Community Commercial and Thoroughfare District designations in a vertical configuration only.

*** Minor changes in existing structures are permitted if they conform with the current development pattern of the site in terms of building placement, setbacks, and heights.

Public Designations

PROPOSED DESIGNATION NAME	CURRENT ALIGNED ZONING	INTENT/ DESCRIPTION	ALLOWED USES	MIN DENSITY (du/ac)	MAX DENSITY (du/ac)	MAX INTENSITY (FAR)	MAX HEIGHT ⁷	
							Stories	Feet
Public/Semi-Public (PSP)	CF	Lands intended for public or semi-public uses	<ul style="list-style-type: none">• Civic/government offices• Public utility facilities• Community service uses (e.g., houses of worship)	--	*	--	<u>3</u>	<u>35</u>
Education (ED)	CF	Lands owned and operated by elementary, secondary, or community college districts as well as private and parochial schools. Does not include preschool facilities.	<ul style="list-style-type: none">• Public and private educational facilities	--	*	--	<u>3</u>	<u>35</u>
<u>Railroad District (RAIL)</u>	<u>D-2</u>	<u>Parcels that are intended for exclusive use by SMART or other railway operators</u>	<u>Proposed redevelopment shall comply with standards established through the conditional use permit process or design review</u>	--	--	--	--	--
Parks (P)	OSP	City-owned and privately-owned lands whose primary purpose is recreation	<ul style="list-style-type: none">• Community-serving facilities• Recreational facilities• Concessions• Temporary uses	--	--	--	2	25
Open Space (OS)	OSP	Unimproved sites devoted to the preservation of natural and cultural resources, outdoor recreation, or public health and safety	<ul style="list-style-type: none">• Recreational amenities• Interpretive amenities• Temporary uses	--	--	--	2	25

⁷ Maximum Building Height shall be regulated by the maximum number of feet listed. Stories are included for reference.

PROPOSED DESIGNATION NAME	CURRENT ALIGNED ZONING	INTENT/ DESCRIPTION	ALLOWED USES	MIN DENSITY (du/ac)	MAX DENSITY (du/ac)	MAX INTENSITY (FAR)	MAX HEIGHT ⁷	
							Stories	Feet
Urban Separator (US)	OSP	Open space lands within and/or directly adjacent to the Urban Growth Boundary that are intended to serve as the outer boundary of urban development and as a buffer between agricultural and urban land	<ul style="list-style-type: none">• Recreational amenities• Interpretive amenities• Temporary uses	--	--	--	--	--
Floodway (FW)	FW	Delineates riparian channels and adjacent lands that must be reserved in order to discharge the “base flood” without cumulatively increasing the water surface elevation more than one foot, as determined by the Federal Emergency Management Agency’s (FEMA) Flood Insurance Rate Maps (FIRM)	<ul style="list-style-type: none">• No new development is allowed	--	--	--	--	--

* By-right provisions of SB 4 apply to 100% affordable housing developments that conform to objective design standards by religious institutions or nonprofit colleges.