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# Part II

# Regional Land

# Use Element

## San Diego County General Plan

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Adopted  
January 3, 1979  
GPA 78-03  
Amended  
December 10, 2003  
GPA 03-03

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## CERTIFICATE OF ADOPTION

I hereby certify that this is the text, of the **Regional Land Use Element**, Section I, Part II, of the San Diego County General Plan, as amended by General Plan Amendment (GPA) 03-03, and that it was considered by the San Diego County Planning Commission on the 19<sup>th</sup> day of September 2003 and approved by the San Diego County Board of Supervisors on the 10<sup>th</sup> day of December 2003.

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Attest: Gary L. Pryor, Director  
Department of Planning and Land Use

### Text

Adopted January 3, 1979, as part of GPA 78-03.

Latest Amendment December 10, 2003 as part of GPA 03-03.

A complete history of the amendments to this Element, both map and text, is available at the Department of Planning and Land Use.

PART II  
 REGIONAL LAND USE ELEMENT  
 SAN DIEGO COUNTY GENERAL PLAN - 1995  
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## GOALS

## GOALS

### 1. OVERALL GOAL

ACCOMMODATE POPULATION GROWTH AND INFLUENCE ITS DISTRIBUTION IN ORDER TO PROTECT AND USE SCARCE RESOURCES WISELY; PRESERVE THE NATURAL ENVIRONMENT; PROVIDE ADEQUATE PUBLIC FACILITIES AND SERVICES EFFICIENTLY AND EQUITABLE; ASSIST THE PRIVATE SECTOR IN THE PROVISION OF ADEQUATE, AFFORDABLE HOUSING; AND PROMOTE THE ECONOMIC AND SOCIAL WELFARE OF THE REGION.

IT IS THE GOAL OF THE REGIONAL LAND USE ELEMENT THAT;

- 1.1 URBAN GROWTH BE DIRECTED TO AREAS WITHIN OR ADJACENT TO EXISTING URBAN AREAS, AND THAT THE RURAL SETTING AND LIFESTYLE OF THE REMAINING AREAS OF THE COUNTY BE RETAINED.
- 1.2 GROWTH BE PHASED WITH FACILITIES.
- 1.3 GROWTH BE MANAGED IN ORDER TO PROVIDE FOR AFFORDABLE HOUSING AND BALANCED COMMUNITIES THROUGHOUT THE UNINCORPORATED AREA.
- 1.4 URBAN PORTIONS OF THE UNINCORPORATED AREA BE ENCOURAGED TO EITHER ANNEX TO AN ADJACENT CITY OR INCORPORATE AND THAT URBAN LEVELS OF SERVICE BE PROVIDED IN AN EFFICIENT MANNER AND BE FINANCED USING EQUITABLE FINANCING MECHANISMS.

### 2. LAND USE GOALS

- 2.1 Promote wise uses of the County's land resources, preserving options for future use.
- 2.2 Encourage future urban growth contiguous to existing urban areas and to maximize the use of underutilized lands within existing urban areas.
- 2.3 Retain the rural character of non-urban lands.
- 2.4 Limit urban densities in non-urban areas to lands within existing Country Towns.
- 2.5 Encourage continuance and expansion of agricultural uses in appropriate portions of the unincorporated area.
- 2.6 Ensure preservation of contiguous regionally significant open space corridors.

### 3. ENVIRONMENTAL GOALS

- 3.1 Protect lands needed for preservation of natural and cultural resources; managed production of resources; and recreation, educational, and scientific activities.
- 3.2 Promote the conservation of water and energy resources.
- 3.3 Achieve and maintain mandated air and water quality standards.

### 4. CAPITAL FACILITIES GOALS

- 4.1 Assure efficient, economical and timely provision of facilities and services for water, sewer, fire protection, schools and roads to accommodate anticipated development.
- 4.2 Assure that facilities and services provided by all agencies are coordinated in their timing, location and level of service.
- 4.3 Provide a facilities program which is capable of future adjustments or revisions to meet changing needs and conditions.

### 5. GOVERNMENT STRUCTURE GOALS

- 5.1 Assure that urban communities are governed in a manner to provide maximum representation and efficient and equitable provision of public services.
- 5.2 Encourage the transition of urban and urbanizing communities in the unincorporated areas to municipal status through annexation to an adjacent city or incorporation.
- 5.3 Assure that urban levels of service are financed using equitable financing mechanisms when municipal status is not achieved.
- 5.4 Coordinate planning efforts with the cities of the region to facilitate annexations and to develop compatible land use strategies.

### 6. HOUSING AND SOCIAL GOALS

- 6.1 Encourage development of communities that are accessible to a mix of residents representative of the full ranges of age, income and ethnic groups in the region.

- 6.2 Prevent or reverse deterioration in areas exhibiting symptoms of physical decline by directing public and private investment to upgrade such areas.
- 6.3 Assist the private sector in the provision of sufficient housing units in the unincorporated area to accommodate regional population projections endorsed by the Board of Supervisors.
- 6.4 Assist the private sector to assure that adequate, affordable shelter will be available to all socio-economic groups throughout the County.

## 7. ECONOMIC AND FISCAL GOALS

- 7.1 Assure the fiscal viability of local government while providing services that meet approved standards.
- 7.2 Provide equitable service pricing and taxation policies which provide a reasonable relationship between levels of service, costs and revenues.
- 7.3 Promote access to employment opportunities which minimize unemployment and return the maximum income to the residents of the region.

## POLICIES



## POLICIES

### POLICY 1: REGIONAL CATEGORIES

The following eight regional categories shall guide development within the unincorporated area of the County. These categories are delineated on the Regional Land Use Map.

The Current and Future Urban Development Area Categories taken together constitute the Urban Development Area. The outer boundary of the Urban Development Area constitutes an Urban Limit Line on the Regional Land Use Map and the community and subregional plan maps. Urban development will not occur outside the Urban Limit Line during the life of this plan.

#### 1.1 CURRENT URBAN DEVELOPMENT AREA (CUDA)

The CUDA includes those County lands to which near-term urban development should be directed.

- Commercial, industrial and residential uses and densities will be those permitted by the applicable land use designations on the community or subregional plan maps.
- In areas planned for residential densities at or above 4.3 dwelling units per gross acre, development should approach the maximum densities permitted by the applicable land use designations depicted on the community or subregional plan maps.
- On residential lands achievement of overall densities of at least four dwelling units per gross acre will be encouraged. (This figure is an average, and need not be met on all developable land. In some areas it may be appropriate to consider the densities of adjacent cities within the same housing market area. It is not the intent of this plan to force higher densities into the low-density fringes of Urban Development Areas).
- Density bonuses will be available for those developments using the Inclusionary Housing Policy.

## 1.2 FUTURE URBAN DEVELOPMENT AREAS (FUDA)

FUDA are those that will ultimately be developed at urban densities, but which should be held in reserve for at least five years after the effective application of this category. Future Urban Development Areas will be permitted to develop at low densities (ten acre parcel size or larger) until infilling has occurred in adjacent areas and services can be provided at levels necessary for urban densities or until annexation has occurred. Criteria for applying the FUDA are:

- Area is potentially suitable for urban uses as defined by the community and subregional plans and is potentially annexable, i.e., it is within an adopted Local Agency Formation Commission (LAFCo) sphere of influence of a city or the city has demonstrated an intention to annex the area.
  - Area has no established development pattern, i.e., at least 80% of the area:
    - has not been subdivided to the lowest permissible lot size; and/or
    - has not been built-out through other discretionary permits.
  - Area has need for urban services (fire protection, water, sewer, roads) that could be provided by the annexing city.
  - Immediate urbanization of the area would not be consistent with the policies of the Land Use Element.
- A. For lands designated FUDA with annexation potential, the County will cooperate with adjacent cities and assist such areas in obtaining municipal status. Until annexation occurs, a parcel size of ten acres shall be required when considering divisions of land. If after a minimum of five years of the effective application of the FUDA category no annexation proceedings have been initiated or the adjacent city has not agreed to annexation, the property owner may request a plan amendment to re-evaluate the appropriateness of the Future Urban Development Category.
- B. The boundaries between CUDA and FUDA will be evaluated approximately every five years. Any such boundary adjustment shall be consistent with the Regional Air Quality Strategy (RAQS).
- C. The outer boundaries of all CUDA and FUDA will be designated as Urban Limit Lines beyond which urban development will not be permitted through 1995.

### 1.3 ESTATE DEVELOPMENT AREA (EDA)

The EDA combines agricultural and low density residential uses (parcels sizes of two to twenty acres will apply). Included in the category are those areas outside the Urban Limit Line but within the boundaries of the County Water Authority.

- Where authorized, parcel sizes of two to twenty acres or larger will be permitted depending on the slope criteria in the underlying community or subregional plan land use designations.
- Clustering will be permitted in any land use designation found compatible with the Estate Development Category; however, clustering may be limited by conditions stated in the community or subregional plan text and to appropriate areas designated on the community or subregional plan map. Clustering as used in this policy is a development technique in which buildings or lots are grouped or "clustered," through an on-site transfer of density, rather than distributed evenly throughout the project site as in a conventional subdivision. It is intended that smaller lots shall be clustered on the more level areas in compensation for larger lots on the steeper slopes. The total number of building lots or dwelling units in a cluster development shall not exceed the number which is allowed by the applicable land use designation and zoning.
- Planned development, lot area averaging, and specific plan projects which utilize the clustering technique shall conform to the following standards, as well as to other applicable County regulations; except that specific plan projects that are located in the Specific Plan Area (21) land use designation and are 500 acres or greater in area are exempt from the standards. These standards shall apply to residential, commercial and industrial development.
  - At least 40% of the project is in a permanent open space easement.
  - No more than one dwelling unit, along with permitted accessory structures and uses, shall be permitted on any lot in a cluster development.
  - The minimum parcel size of all parcels not served by sewers, or a package treatment plant, is at least one acre. However, in areas where the predominant slope exceeds 25% grade, no lot shall be smaller than four acres.
  - The minimum parcel size of parcels served by sewers, or a package treatment plant, is one acre. However, where permitted by the applicable community or subregional plan a minimum parcel size of one-half acre may be allowed provided the resultant development can be found to be compatible with the surrounding area and does not exceed the overall density permitted by the existing land use designation and zoning. In areas

where the predominant slope exceeds 25% grade, no lot shall be smaller than four acres. Compatibility shall be based on uses, housing types, lot sizes, and any other relevant factors.

- Where groundwater is the sole source of water supply, proof of a long-term groundwater supply is provided consistent with County Groundwater Policy I-77.
- The project would not have a more significant environmental effect than would an equivalent non-clustered development.
- The project conforms to any additional criteria, standards or limitations which may be required by the applicable community or subregional plan.

#### 1.4 RURAL DEVELOPMENT AREA (RDA)

The RDA includes much of the privately owned properties outside the service boundaries of the County Water Authority. This area is primarily made up of agricultural or unimproved lands and remote pockets of residential development. Parcel sizes will generally be dictated by the availability of groundwater and other environmental and resource constraints.

- Where authorized, parcel sizes of four to twenty acres or larger will be permitted depending upon the land use designations on the applicable community or subregional plan map, and the guidelines for land development as stated in the County Groundwater Policy.
- Clustering will be permitted in any land use designation found compatible with the Rural Development Category; however, clustering may be limited by conditions stated in the community or subregional plan text and to appropriate areas designated on the community or subregional plan map. Clustering as used in this policy is a development technique in which buildings or lots are grouped or "clustered," through an on-site transfer of density, rather than distributed evenly throughout the project site as in a conventional subdivision. It is intended that smaller lots shall be clustered on the more level areas in compensation for larger lots on the steeper slopes. The total number of building lots or dwelling units in a cluster development shall not exceed the number which is allowed by the applicable land use designation and zoning.
- Planned development, lot area averaging, and specific plan projects which utilize the clustering technique shall conform to the following standards, as well as to other applicable County regulations. These standards shall apply to residential, commercial and industrial development.

- At least 40% of the project is in a permanent open space easement.
- No more than one dwelling unit, along with permitted accessory structures and uses, shall be permitted on any lot in a cluster development.
- The minimum parcel size is at least two acres. However, in areas where the predominant slope exceeds 25% grade, no lot shall be smaller than eight acres, and in areas where the predominant slope exceeds 50% grade, no lot shall be smaller than 20 acres.
- The project would not have a more significant environmental effect than would an equivalent non-clustered development.
- Proof of a long-term groundwater supply is provided consistent with County Groundwater Policy I-77.
- The project conforms to any additional criteria, standards or limitations which may be required by the applicable community or subregional plan.

## 1.5 COUNTRY TOWNS (CT)

This category applies to existing, small historically established retail/residential areas serving surrounding low density rural areas or functioning as resorts. They are designated for generally one acre lots or more intensive uses and are clearly removed geographically from existing or projected urban areas.

The Element provides for containment but at the same time allows for low density urban development within the town itself. Outside of the towns, the surrounding Estate or Rural Area development standards will apply. This simple approach establishes a minimum of planning restriction while maximizing the integrity of the rural atmosphere associated with the CT.

- Uses and densities will be those permitted by the applicable community or subregional plan map, the County Zoning Ordinance, and, where applicable, the Groundwater Policy.
- Expansion of CT boundaries will be discouraged but will be permitted to meet emergency health and safety needs of contiguous subdivided land.

## 1.55 COUNTRY RESIDENTIAL DEVELOPMENT AREA (CRDA)

The CRDA (one acre minimum parcel size) includes those areas that are not intended for intense urban development as allowed by the CT and CUDA Regional Categories, but are more densely settled than lands in the Estate Development Area. Criteria for application of the CRDA, unless the existing Regional Category is CUDA or CT, are:

- 70% of the existing parcels shall be less than two acres in size not including properties already within the CUDA or CT Regional Categories.
- 70% of the area shall have slopes of less than 15%.
- A predominance of existing single-family residential land uses.
- Location adjacent to the CT and/or CUDA Regional Categories.
- Location within the County Water Authority.

This regional category shall not replace a more restrictive regional category (EDA, RDA, ECA, Special Study Area or FUDA), unless a region-wide study is conducted and findings adopted that such a shift in the regional category will not adversely affect the Regional Growth Management Strategy.

Clustering will be permitted in any land use designation found compatible with the CRDA Category; however, clustering may be limited by conditions stated in the community or subregional plan text and to appropriate areas designated on the community or subregional plan map. Clustering as used in this policy is a development technique in which buildings or lots are grouped or "clustered", through an on-site transfer of density, rather than distributed evenly throughout the project site as in a conventional subdivision. It is intended that smaller lots shall be clustered on the more level areas in compensation for larger lots on the steeper slopes. The total number of building lots or dwelling units in a cluster development shall not exceed the number which is allowed by the applicable land use designation and zoning.

Planned development, lot area averaging and Specific Plan projects which utilize the clustering technique shall conform to the following standards, as well as other applicable County regulations. These standards shall apply to residential development.

- At least 40% of the project is in a permanent open space easement.
- No more than one dwelling unit, along with permitted accessory structures and uses, shall be permitted on any lot in a cluster development.

- The minimum parcel size is at least one-half acre in areas where the average slope within a parcel is less than 15%.
- Where groundwater is the sole source of water supply, proof of a long-term groundwater supply is provided.
- The project would not have a more significant environmental effect than would an equivalent non-clustered development.
- The project conforms to any additional criteria, standards, or limitations which may be required by the applicable community or subregional plan before the CRDA Regional Category may be applied to a planning area.

#### 1.6 ENVIRONMENTALLY CONSTRAINED AREAS (ECA)

ECA include floodplains, lagoons, areas with construction quality sand deposits, rock quarries, agricultural preserves, areas containing rare and endangered plant and animal species, and all private land-holdings as defined in subsection (b) of designation (23) as amended by the Forest Conservation Initiative (FCI) within the Cleveland National Forest outside CT. Development in these areas, while guided by the County General Plan, should be preceded by thorough environmental review and implementation of appropriate measures to mitigate adverse impacts.

- Uses and densities will be those permitted by the applicable community and subregional plan map; the County Zoning Ordinance; the Groundwater Policy; and, for private land-holdings in the Cleveland National Forest and outside of CT designated National Forest and State Parks (23) a 40 acre minimum parcel size shall apply and a one (1) unit per parcel maximum density.
- The resource responsible for the designation of an ECA shall be identified and appropriate mitigation measures included in any project approval.
- Flood prone areas which are not planned for stabilization will be retained in natural, open and other non-urban uses.
- Areas designated Agricultural Preserve shall be designated "ECA".

#### 1.7 SPECIAL STUDY AREAS (SSA)

- This category will be applied on an interim basis and for a specified period of time to areas in which development should be suspended or restricted pending completion of detailed review, study, or annexation to the County Water Authority.
- In the Lower Otay Lake Area, limited development will be allowed subject to the Groundwater Ordinance unless the area is annexed to the County Water Authority.

## POLICY 2: LAND USE DESIGNATIONS AND USE REGULATIONS

The following land use designations and use regulations shall guide development consistent with the regional categories described in Policy 1. Land use designations are delineated on community and subregional plan maps. Use regulations are part of The Zoning Ordinance. Specifically,

- The following land use designations shall delineate locations for residential, commercial, and industrial uses to implement the policies of the regional categories.
- These land use designations shall include the maximum density (and in certain cases, a minimum density) allowed in that designation and shall also include density figures applicable under the "density bonus option" of the Inclusionary Housing Policy.
- The use regulations consistent with each land use designation shall be categorized as follows:
  - CONSISTENT USE REGULATION (CUR)
    - These represent use regulations that are consistent with the specific land use designation under consideration. Guidelines for their application are contained in the Plan Implementation Manual.
  - SPECIAL CIRCUMSTANCES (SC)
    - These represent use regulations that are consistent with a particular land use designation in existing (as of the date of adoption of this Element) locations, or under unique/unusual circumstances, or when additional density restrictions are required as a condition of approval. Detailed guidelines for the application of "Special Circumstances" are contained in the Plan Implementation Manual.

### 2.1 URBAN RESIDENTIAL DESIGNATIONS

The Urban Residential Designations promote residential uses as the principal and dominant use. Civic uses may be consistent with these designations if these uses tend to support the local population. Specific density ranges shall be a part of each designation and in certain instances, a variety of densities and building types is encouraged. The Urban Residential Designations are consistent with all categories of the RLUE except EDA and RDA. Only Urban Residential Designations 1 and 2 are consistent with the CRDA. Designation (9) Residential is consistent with the CT Category of the RLUE only when the density permitted by the applicable zone does not exceed 29 dwelling units per acre.



To prohibit the development of areas at low densities where the plan delineates medium to high densities, a minimum density may be required to achieve plan conformance. Minimum residential densities may be required in areas deemed appropriate due to the adequacy of public facilities, site characteristics, or for social or economic reasons. These minimum densities shall be specified as part of the community or subregional plan implementation process or as a condition of approval of a discretionary project.

It is the intent of this Element to encourage the use of minimum densities when the land use designations permit residential development of 10.9 dwelling units per gross acre or more. Minimum densities would, therefore, be encouraged in the implementation of designations (7) through (10).

(1) Residential

This designation provides for low density residential and minor agricultural uses. Parcel sizes of one, two or four acres (gross) are required depending on the following slope criteria:

- Where the average slope of a proposed parcel does not exceed 15%: one-acre minimum parcel size.
- Where the average slope of a proposed parcel is greater than 15% and does not exceed 25%: two-acre minimum parcel size.
- Where the average slope of a proposed parcel is greater than 25%: four-acre minimum parcel size.

Clustering when located within the Country Residential Development Area Category of the RLUE (Policy 1.55) is permitted within this designation. The minimum parcel size and maximum number of dwelling units in such cluster developments shall be governed by Policy 1.55.

Clustering when located within the CUDA or CT Categories of the RLUE (Policies 1.1 and 1.5) is permitted within this designation; however, no parcel shall be less than one acre in size and not more than one dwelling unit, along with permitted accessory structures and uses, shall be permitted on any lot unless the applicable community or subregional plan specifically allows smaller parcel sizes and/or more than one dwelling unit per lot. In computing the theoretical maximum number of dwelling units, the following density factors shall apply:

- Where the average slope of the project area does not exceed 15%: one dwelling unit per gross acre.
- Where the average slope of the project area is greater than 15% and does not exceed 25%: 0.5 dwelling unit per gross acre.

- Where the average slope of the project area is greater than 25%: 0.25 dwelling unit per gross acre.

In both cluster and non-cluster projects, the actual parcel size may be increased and the number of dwelling units decreased for reasons of environmental protection or for neighborhood compatibility or for other reasons necessary to protect the public health, safety or welfare.

(2) Residential

This designation provides for low density residential and minor agricultural uses. Maximum density for this designation is one dwelling unit per gross acre.

Clustering, when located in the Country Residential Development Area Category of the RLUE (Policy 1.55) is permitted within this designation. The minimum parcel size and maximum number of dwelling units in such cluster development shall be governed by Policy 1.55.

In both cluster and non-cluster projects, the actual parcel size may be increased and the number of dwelling units decreased for reasons of environmental protection or for neighborhood compatibility or for other reasons necessary to protect the public health, safety or welfare.

DESIGNATION	MAXIMUM DENSITY
(3) Residential	2 du/gr. ac.
(4) Residential	2.9 du/gr. ac.
(5) Residential	4.3 du/gr. ac.
(6) Residential	7.3 du/gr. ac.
(7) Residential	10.9 du/gr. ac.
(8) Residential	14.5 du/gr. ac.
(9) Residential	43 du/gr. ac.
(10) Residential	24 du/gr. ac.

## URBAN RESIDENTIAL DESIGNATIONS AND USE REGULATIONS

### USE REGULATIONS

DESIGNATION	Consistent	Special Circumstances
(1) Residential 1 du/1,2,4 gr. ac.	RS, RD, RR, RRO, RMH, S80, S88, S90, S94	RM, RV, RU, RC A70, A72 S82, S86, S92
(2) Residential 1 du/gr. ac.	RS, RD, RU, RRO, RR, RMH, S80, S88, S90, S94	RM, RV, RC, A70, A72 S82, S86, S92
(3) Residential 2 du/gr. ac.	RS, RD, RR, RRO, RU, RMH, S80, S88, S90, S94	RM, RV, RC A70, A72 S82, S86, S92
(4) Residential 2.9 du/gr. ac.	RS, RD, RM, RV, RU RRO, RMH S80, S88, S90, S94	RC A70, A72 S82, S86, S92
(5) Residential 4.3 du/gr. ac.	RS, RD, RM, RV, RU RRO, RMH S80, S88, S90, S94	RC A70, A72 S82, S86, S92
(6) Residential 7.3 du/gr. ac.	RS, RD, RM, RV, RU RRO, RMH S80, S88, S90, S94	RC A70, A72 S82, S86, S92
(7) Residential 10.9 du/gr. ac.	RU, RS, RD, RM, RV RRO, RMH S80, S88, S90, S94	RC A70, A72 S82, S86, S92
(8) Residential 14.5 du/gr. ac.	RU, RD, RM, RV, RRO, RMH S80, S88, S90, S94	RS, RC A70, A72 S82, S86, S92
(9) Residential 43 du/gr. ac.	RU, RD, RM, RV, RRO, RMH S80, S88, S90, S94	RS, RC A70, A72 S82, S86, S92
(10) Residential 24 du/gr. ac.	RU, RD, RM, RV, RRO, RMH, S80, S88, S90 S94	RS, RC A70, A72 S82, S86, S92

## 2.2 COMMERCIAL DESIGNATIONS

The Commercial Designations provide locations for exclusive commercial uses and areas for a mixture of commercial and residential uses. The five Commercial Designations are:

### (11) Office-Professional

This designation provides areas for administrative and professional services. Residential uses may be permitted under Special Circumstances (SC). This designation is consistent with all categories of the RLUE except the CRDA, EDA and RDA.

### (12) Neighborhood Commercial

This designation provides for limited, small scale commercial uses serving the daily needs of local residents. It is designed to serve only a limited market and uses should be compatible in design and scale with adjacent residential uses. Residential uses may be permitted under Special Circumstances. This designation is consistent with all categories of the RLUE except the CRDA.

### (13) General Commercial

This designation provides for commercial areas where a wide range of retail activities and services is permitted. Residential uses may be permitted under Special Circumstances. This designation would be appropriate for community or regional shopping centers, central business districts, or small but highly diverse commercial development. It is intended that uses permitted within this designation be limited to commercial activities conducted within an enclosed building. This designation is consistent with all categories of the RLUE except the CRDA.

### (14) Service Commercial

This designation provides for heavier commercial or light industrial uses with large acreage requirements. This designation would differ from the General Commercial Designation in that it emphasizes services to retail commercial zones by permitting wholesaling and warehousing activities. This designation is consistent with all categories of the RLUE except the CRDA.

## (26) Visitor-Serving Commercial

This designation provides areas reserved for commercial recreation and visitor-serving uses catering primarily to tourists and vacationers. It is, therefore, designed to provide a limited range of goods and services such as transient lodging, entertainment and certain types of retail sales. Family residential uses are permitted only as a secondary use in conjunction with visitor commercial use types as the primary use. This designation is consistent with all categories, except the CRDA, of the RLUE in locations near tourist or recreational attractions such as the coastal area, mountains and desert.

## 2.3 INDUSTRIAL DESIGNATIONS

The Industrial Designations provide locations for manufacturing, industrial, wholesaling, and warehousing uses based on the potential nuisance characteristics or impacts of a use. The two Industrial Designations are:

### (15) Limited Impact Industrial

This designation provides for manufacturing and industrial uses which exhibit few or low nuisance characteristics. All uses, with minor exceptions, are conducted entirely within enclosed buildings. This designation is consistent with all categories of the RLUE except the CRDA.

### (16) General Impact Industrial

This designation provides for uses exhibiting moderate to severe nuisance characteristics. Typically, large sites are required with direct access to major roads, railroads, and other transportation modes. This designation is consistent with all categories of the RLUE except CT and the CRDA.

## 2.4 NON-URBAN RESIDENTIAL DESIGNATIONS

It is the intent of these designations to retain the rural character of non-urban lands (Goal 2.3); to encourage continuance and expansion of agricultural uses in appropriate portions of the unincorporated area (Goal 2.5); and to ensure preservation of contiguous regionally significant open space corridors (Goal 2.6). These designations provide for areas not intended to develop at urban densities. Urban improvement standards will not apply and urban level services will not be provided. Commercial uses may be permitted to serve the needs of the residents except in the CRDA Regional Category. There are two Non-Urban Residential Designations:

(17) Estate Residential

This designation provides for minor agricultural and low density residential uses. Parcel sizes of two or four acres (gross) or larger are required depending on the following slope criteria.

- Where the average slope of a proposed parcel does not exceed 25%: two-acre minimum parcel size.
- Where the average slope of a proposed parcel is greater than 25%: four-acre minimum parcel size.

Clustering when located within the CRDA or EDA Categories of the RLUE (Policies 1.55 and 1.3) is permitted within this designation. The minimum parcel size and maximum number of dwelling units in such cluster development shall be governed by the applicable Regional Policy. In computing the theoretical maximum number of dwelling units, the following density factors shall apply:

- Where the average slope of the project area does not exceed 25%: 0.5 dwelling unit per gross acre.
- Where the average slope of the project area is greater than 25%: 0.25 dwelling unit per gross acre.

In both cluster and noncluster projects, the actual parcel size may be increased and the number of dwelling units decreased for reasons of environmental protection or for neighborhood compatibility or for other reasons necessary to protect the public health, safety or welfare.

This designation is consistent with the CRDA, EDA, CT, ECA, and SSA Categories of the RLUE.

## COMMERCIAL DESIGNATIONS AND USE REGULATIONS

### USE REGULATIONS

DESIGNATION	Consistent	Special Circumstances
(11) Office-Professional	C30, C31, C46 S80, S84, S86 S88, S90, S94	RC, S82

DESIGNATION	Consistent	Special Circumstances
(12) Neighborhood Commercial	C32, C30, S80 S86, S88, S90 S94	RC, C31, S82
(13) General Commercial	C36, C30, C32, C34 C35, C42, C44, C46 S80, S84, S86, S88 S90, S94	C31, S82, RC
(14) Service Commercial	C38, C30, C32, C34 C35, C36, C37, C40 C42, C44, C46, S80 S84, S86, S88, S90 S94	C31, S82
(26) Visitor-Serving Commercial	C42	--

#### INDUSTRIAL DESIGNATIONS AND USE REGULATIONS

##### USE REGULATIONS

DESIGNATION	Consistent	Special Circumstances
(15) Limited Impact	M50, M52, S80, S86 S88, S90, S94	C44, S82
(16) General Impact	C38, M50, M52, M58, M54 S80, S86, S88, S90, S94	C44, S82

#### NON-URBAN RESIDENTIAL DESIGNATIONS AND USE REGULATIONS

##### USE REGULATIONS

DESIGNATION	Consistent	Special Circumstances
(17) Estate Residential	A70, A72, RR, S80, S88 S90, S92, S94,	RR0, RC, C36, C40 C44, S82, S86
(18) Multiple Rural Use	RR, A70, A72, S80, S88 S90, S92, S94	RRO, RC, C36 C40, C44, M50 M52, S82, S86

## (18) Multiple Rural Use

This Designation is applied in areas with one or more of the following characteristics: not highly suited for intensive agriculture; rugged terrain; watershed; desert lands; lands susceptible to fires and erosion; lands which rely on groundwater for water supply; and other environmentally constrained areas. The Multiple Rural Use Designation is typically, but not necessarily exclusively, applied in remote areas to broad expanses of rural land with overall low population density and with an absence of most public services.

Minimum allowable parcel sizes are based on slope criteria and criteria established in the County Groundwater Policy. The more restrictive criteria determines the minimum parcel size.

### Slope Criteria:

- Where the average slope of a proposed parcel does not exceed 25%: four acre minimum parcel size.
- Where the average slope of a proposed parcel is greater than 25% and does not exceed 50%: eight acre minimum parcel size.
- Where the average slope of a proposed parcel is greater than 50%: 20 acre minimum parcel size.

Other than a single-family home on an existing lot, it is not intended that any development occur unless the proposed development has been carefully examined to assure that there will be no significant adverse environmental impacts, erosion and fire problems will be minimal, and no urban levels of service will be required. Notwithstanding any provision of this paragraph to the contrary, a public improvement project may be approved when there are significant adverse environmental impacts if the County decision-maker adopts findings which demonstrate that the significant adverse environmental impacts have been mitigated to the greatest extent feasible and that the project is necessary to protect the public health and safety.

Minimum allowable parcel sizes are as specified above, provided that requirements for adequate immediate and long-term water supply and subsurface sewage disposal can be met, provided that when environmental analysis indicates that significant unmitigable impacts could occur as a result of the parcel size proposed then larger parcel sizes will be required.



Clustering when located within the CRDA or RDA Categories of the RLUE (Policies 1.55, 1.3 and 1.4) is permitted within this Designation. The minimum parcel size and maximum number of dwelling units in such cluster development shall be governed by the applicable regional policy. In computing the theoretical maximum number of dwelling units, the following density factors shall apply:

- Where the average slope of the project area does not exceed 25%: 0.25 dwelling unit per gross acre.
- Where the average slope of the project area is greater than 25% and does not exceed 50%: 0.125 dwelling unit per gross acre.
- Where the average slope of the project area is greater than 50%: 0.05 dwelling unit per gross acre.

In both cluster and non-cluster projects, the actual parcel size may be increased and the number of dwelling units decreased for reasons of environmental protection or for neighborhood compatibility or for other reasons necessary to protect the public health, safety or welfare.

This Designation is consistent with the CRDA, EDA, RDA, CT, ECA, and SSA Categories of the RLUE.

## 2.5 AGRICULTURAL DESIGNATIONS

Agriculture is a very important industry to San Diego County which is ranked 7th in terms of its agricultural production value within the State (1997 Census of Agriculture Ranking of States and Counties). This is particularly significant since California is the leading agricultural state in the nation. As an industry, agriculture contributes approximately 1.25 billion dollars to the local economy (according to the San Diego County 2000 Crop Statistics and Annual Report). San Diego's agricultural industry is unique in its diversity of crops, high crop value, relatively small farm size, and reliance on the area's mild climate.

Agricultural soils within San Diego County are discussed in the Conservation Element together with policies and action programs related to agriculture. The Open Space Element addresses the Agricultural Designations as a Category of Open Space. The element contains goals, policies and action programs related to the preservation, protection and promotion of agricultural lands and uses within the County.

Additionally Appendix A to the Open Space Element contains information relating to San Diego local agriculture, including information on crop types, and the value that they produce in the local economy. Information on the characteristics of local farms, and the national significance of San Diego agriculture, is also included. Specific information related to the lands in the (20) Agricultural designation as it existed in September of

1997 is also contained together with a discussion of climate and specifically the plant climate line and its relationship to agriculture. Information regarding Williamson Act preserves and areas under contract is also contained in the appendix.

The agricultural designations facilitate agricultural use as the principal and dominant use. Uses that are supportive of agriculture or compatible with agricultural uses are also permitted. No uses should be permitted that would have a serious adverse effect on agricultural production including food and fiber production, horticulture, floriculture, or animal husbandry. It should be noted that a significant amount of acreage (approximately 9,100 acres) designated for agricultural use was affected by the FCI. Pursuant to the FCI, these areas were redesignated to (23) National Forest and State Parks. Nonetheless, agricultural use is promoted on lands within agricultural preserves and/or subject to a land conservation contract. There are two Agricultural Designations:

#### (19) Intensive Agriculture

This designation promotes a variety of agricultural uses including minor commercial, industrial and public facility uses appropriate to agricultural operations or supportive of the agricultural population.

This designation permits two, four and eight acre parcels under the following circumstances.

Two acre minimum parcel size when the following findings are made:

- At least 80% of the land of a proposed parcel does not exceed 25% slope; and
- The land is planted, and has been planted, for at least the previous one-year period, in one or more commercial crops that remain commercially viable on two acre lots; and
- A continuing supply of irrigation water is available to the land; and
- The land has access to a publicly maintained road without the necessity of a significant amount of grading; and
- Two acre parcels on the land will not have a significant adverse environmental impact which cannot be mitigated.

Four-acre minimum parcel size where the average slope of a proposed parcel does not exceed 25% and the above findings cannot be made.

Eight-acre minimum parcel size where the average slope of a proposed parcel is greater than 25%.

In connection with commercial, industrial, public facility, public utility, electronic installations, and other specialized uses, a smaller parcel size may be permitted, provided on-site sewage disposal, zoning, and other site development requirements can be met.

Clustering when located within the CRDA, EDA or RDA Categories of the RLUE (Policies 1.55, 1.3 and 1.4) is permitted within this designation. The minimum parcel size and maximum number of dwelling units in such cluster development shall be governed by the applicable Regional Policy. In computing the theoretical maximum number of dwelling units, the following density factors shall apply:

- Where at least 80% of the project area does not exceed 25% slope: 0.5 dwelling unit per gross acre.
- Where the average slope of the project area does not exceed 25%: 0.25 dwelling unit per gross acre.
- Where the average slope of the project area is greater than 25%: 0.125 dwelling unit per gross acre.

In both cluster and non-cluster projects, the actual parcel size may be increased and the number of dwelling units decreased for reasons of environmental protection or for neighborhood compatibility or for other reasons necessary to protect the public health, safety or welfare.

This designation is consistent with all categories of the RLUE.

(20) General Agriculture

Clustering is permitted within this designation pursuant to Action Program 2.6 in the Conservation Element.

This designation is applied to areas where agricultural use is encouraged, protected and facilitated. This designation is intended to facilitate agricultural use as the dominant land use. Uses supportive of and/or compatible with agriculture, including low density residential, are also permitted. Residential density allowed by this designation is lower than that allowed by the (19) Intensive Agriculture Designation.

Lot coverage is liberal allowing development of lots with large or multiple agricultural buildings such as greenhouse operations or egg production operations. The lot coverage factor in this designation should not exceed 0.8. Zoning building height designators allowing structures in excess of 35 feet or two stories shall not be applied to land in this designation.

Based on data from the 1990 census, each dwelling unit in the unincorporated area has an average of three people. This designation permits a maximum residential density of;

- One dwelling unit per ten acres: land located within the boundary of the County Water Authority as of May 1998.
- One dwelling unit per 40 acres: lands not meeting the criteria for ten acres.

This designation is consistent with all categories of the RLUE. References in the General Plan text to the Agricultural Preserve Designation, such as those in Policy 1.6 of the RLUE, shall be deemed to refer to the (20) General Agriculture Designation.

## 2.6 SPECIAL PURPOSE DESIGNATIONS

### (21) Specific Plan Area

This designation is used where a specific plan has been adopted or must be adopted prior to development. Land within this designation typically has environmental constraints or unique land use concerns which require special land use and/or design controls. The overall density permitted in a Specific Planning Area shall be designated on the community or subregional plan map. This designation is consistent with all categories of the RLUE.

**Adopted Specific Plan Areas:** An adopted Specific Plan Area is an area designated on the map of any subregional or community plan of the General Plan where the Board of Supervisors has determined that more detailed planning is required prior to development. Areas suitable for Specific Plan Area designation may include any parcel or parcels, proposed for large-scale urban development, natural resource protection, historic preservation or any other use requiring more detailed planning than contained in the San Diego County General Plan. Once land is designated as a Specific Plan Area no major or minor tentative subdivision maps or reclassifications to more intensive zones shall be approved except in

accordance with an adopted Specific Plan, as described in Section 65451 of the California Government Code. The Board of Supervisors may indicate by resolution of adoption of a Specific Plan Area designation any goals, objectives or conditions it deems appropriate.

Note that the FCI may have changed the designation of areas that were formerly designated (21) Specific Plan Area and/or that are subject to an approved specific plan. The provisions of the FCI may prevent implementation of approved specific plans.

This language does not supersede nor replace Policy 3.4. All applications are expected to satisfy both policies.

The language in Policy 2.6 and 3.4 is intended to supersede any language contained in any adopted subregional and/or community plan text which may conflict with said policies.

## AGRICULTURAL DESIGNATIONS AND USE REGULATIONS

### U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(19) Intensive Agricultural	A70, A72 S80, S88, S90, S94	RC S82, S86
(20) General Agriculture	A70, A72, S80, S88, S90, S94	S82, S86

## SPECIAL PURPOSE DESIGNATIONS AND USE REGULATIONS

### U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(21) Specific Plan Area	Consistent with all Use Regulations	--
(22) Public/Semi-Public Lands	Consistent with all Use Regulations	--

(23) National Forest/State Parks*	RR A70, S80 S88, S90, S92, S94	RC, C44 A72 S82, S86
(24) Impact Sensitive	RR A70, S80 S88, S90, S92, S94	A72 S82, S86
DESIGNATION	Consistent	Special Circumstances
(25) Extractive	A70, A72 S80, S82, S90, S92 S94 M58 S86	C37, C38, C40 C42, C44, C46 M50, M52, M54
(26) Visitor-Serving Commercial	See Commercial Use Regulations	
(28) Fallbrook Village	Fallbrook Village 1 Fallbrook Village 2 Fallbrook Village 3 Fallbrook Village 4 Fallbrook Village 5	-- -- -- -- --

\* On private land-holdings as defined in subsection (b) of designation (23) as amended by the FCI within the Cleveland National Forest, and outside CT, the maximum residential density is one unit per 40 acres.

(22) Public/Semi-Public Lands

This designation indicates lands generally owned by public agencies. This designations includes military bases; Indian Reservations; cemeteries; solid waste facilities; institutions, public parks including regional parks; County airports; and other public and semi-public ownership. Any proposal for private development within this designation will be reviewed by the appropriate agency to assure that there will be minimum adverse effect on that agency's property or plans for that property.

For areas in private ownership, lot sizes shall be determined by the predominant adjacent land use designation.

This designation is consistent with all categories of the Regional Land Use Element.

The Solid Waste Facility Designator (SWF) may be applied on a case-by-case basis to areas of the (22) Public/Semi-Public Designation that contain existing solid waste facilities or sites proposed for that use. It is the intent of this designator that proposed and existing waste facility sites be protected from encroachment by development or incompatible uses.

The County has no land use jurisdiction over Indian Reservations and federally-owned public lands. The applied land use designation for such land is non-operational unless any such land is transferred to private ownership in the case of federally-owned public lands, or is no longer designated as Indian Reservation Land by an Act of Congress in the case of Indian Reservations.

(23) National Forest and State Parks

- (a) The National Forest and State Parks (23) designation indicates the planned boundaries and major land-holdings of the Cuyamaca Rancho State Park and Anza-Borrego State Park. It is the intent of this designation that the appropriate governmental agency will be notified prior to the approval of any proposal by a property owner to use or develop any land within the land use designation. Under California Code Section 884, a reasonable period of time will be given for the appropriate public agency to respond to such notice.

For areas in private ownership, lot sizes shall be determined by the following criteria and standards:

- Where the average slope of a proposed parcel does not exceed 25% and each parcel has frontage on a publicly maintained road, or a road which connects to a public road; has a forty foot minimum right-of-way and meets large-lot subdivision standards for improvements and geometrics: four-acre minimum parcel size.
- Where the average slope of a proposed parcel is greater than 25% and does not exceed 50%: eight-acre minimum parcel size.
- Where the average slope of a proposed parcel is greater than 50%: twenty-acre minimum parcel size.

Clustering when located within the CRDA, EDA or RDA Categories of the RLUE (Policies 1.55, 1.3 and 1.4) is permitted within this designation. The minimum parcel size and maximum number of dwelling units in such cluster development shall be governed by the applicable Regional Policy. In computing the theoretical maximum number of dwelling units, the following density factors shall apply:

- Where the average slope of the project area does not exceed 25%: 0.25 dwelling unit per gross acre.
- Where the average slope of the project area is greater than 25% and does not exceed 50%: 0.125 dwelling unit per gross acre.
- Where the average slope of the project area is greater than 50%: 0.05 dwelling unit per gross acre.

In both cluster and non-cluster projects, the actual parcel size may be increased and the number of dwelling units decreased for reasons of environmental protection or for neighborhood compatibility or for other reasons necessary to protect the public health, safety or welfare.

- (b) The National Forest and State Parks (23) designation also applies to all private land-holdings lying within the boundaries of the Cleveland National Forest and outside of CT. For purposes of this subsection, "private land-holdings" means lands held in fee title by any person or entity other than the Federal, State, County or local government. A map of the Cleveland National Forest is incorporated herein for purposes of showing the outer boundaries of the Cleveland National Forest. For all parcels identified above, a forty (40) acre minimum parcel size and a maximum residential building intensity of one dwelling unit per parcel shall apply. The provisions described in subsection (a) above concerning lot sizes and clustering on lands within Cuyamaca Rancho State Park and Anza-Borrego State Park shall not apply to private land-holdings within the Cleveland National Forest.

Except as provided hereinafter, until December 31, 2010, private land-holdings inside the boundaries of the Cleveland National Forest and outside CT which are designated National Forest and State Parks (23) in the San Diego County General Plan shall remain so designated unless the County redesignates said land pursuant to the procedures set forth below in paragraphs (1) or (2) of this subsection.

- (1) Private land-holdings inside the boundaries of the Cleveland National Forest and outside CT which are designated National Forest and State Parks (23) may be removed from this designation if all of the following Findings (a-e) are made:
  - (a) That the approval will not constitute part of, or encourage, a piece-meal conversion of a larger Cleveland National Forest area to residential or other non-open space uses;



- (b) Adequate public services and facilities are available and have the capability to accommodate the proposed use by virtue of the property being within or annexed to appropriate service districts;
  - (c) The proposed use and density are compatible with the environmental resources of the Cleveland National Forest and will not adversely affect the stability of land use patterns in the area;
  - (d) Incorporation or annexation to a city is not appropriate or possible within the next five years, based on the following factors: nearby cities' designated sphere of influence boundaries, city general plan limits and projections, and comprehensive annexation plans; and
  - (e) The land proposed for redesignation does not exceed 40 acres for any one landowner in any calendar year. One landowner may not redesignate lands designated National Forest and State Parks (23) more often than once every year. Landowners with any unity of interest are considered one landowner for purposes of this limitation.
- (2) Lands designated National Forest and State Parks (23) may be removed from this designation if the County, after challenge by an affected landowner, and after considering all facts and applicable legislative and judicial authority in support of this designation, finds that denial of a redesignation would constitute an unconstitutional taking of the landowner's property or would deprive the landowner of a vested right. In permitting a redesignation pursuant to this paragraph, the redesignation will be granted only after public notice and hearing and only to the minimum extent necessary to avoid said unconstitutional taking or deprivation of vested right.

This designation is consistent with all categories of the Regional Land Use Element.

(24) Impact Sensitive

This designation is applied to areas considered unsuitable for urban development for reasons of public safety or environmental sensitivity. Large-lot residential parcels, agricultural pursuits, limited recreational uses, mineral extraction, or greenbelts connecting permanent open space areas may be compatible with this designation. This designation includes:

- Environmentally sensitive characteristics such as floodplains, waterbodies, lagoons, marshes, wetlands, steep slopes, vegetation and wildlife habitat; heavy timber, mineral extraction, watershed and desert;

and

- Safety impact considerations such as floodways, faults and landslide potential.

The Impact Sensitive Designation is typically, but not necessarily exclusively, applied to areas lying within the CUDA and FUDA categories of the RLUE and to continuous corridors of land running through several land use designations (as in the case of a floodplain).

Minimum allowable parcel sizes are four, eight and twenty acres (gross), depending on slope as follows:

- Where the average slope of a proposed parcel does not exceed 25%: four-acre minimum parcel size.
- Where the average slope of a proposed parcel is greater than 25% and does not exceed 50%: eight-acre minimum parcel size.
- Where the average slope of a proposed parcel is greater than 50%: twenty-acre minimum parcel size.

Other than a single-family home on an existing lot, it is not intended that any development occur unless the proposed development has been carefully examined to assure that there will be no significant adverse environmental impacts, and erosion and fire problems will be minimal.

Minimum allowable parcel sizes are as specified above, provided that requirements for adequate immediate and long-term water supply and subsurface sewage disposal can be met, provided that when environmental analysis indicates that significant unmitigable impacts could occur as a result of the parcel size proposed then larger parcel sizes will be required.

Clustering when located within the CRDA, EDA or RDA Categories of the RLUE (Policies 1.55, 1.3 and 1.4) is permitted within this designation. The minimum parcel size and maximum number of dwelling units in such cluster development shall be governed by the applicable Regional Policy. In computing the theoretical maximum number of dwelling units, the following density factors shall apply:

- Where the average slope of the project area does not exceed 25%: 0.25 dwelling unit per gross acre.

- Where the average slope of the project area is greater than 25% and does not exceed 50%: 0.125 dwelling unit per gross acre.
- Where the average slope of the project area is greater than 50%: 0.05 dwelling unit per gross acre.

In both cluster and non-cluster projects, the actual parcel size may be increased and the number of dwelling units decreased for reasons of environmental protection or for neighborhood compatibility or for other reasons necessary to protect the public health, safety or welfare.

This designation is consistent with all categories of the RLUE.

#### (25) Extractive

This designation is applied only to areas containing economically or potentially economically extractable mineral resources. The designation promotes extraction as the principal and dominant use. Uses other than extraction and processing of mineral resources are allowed only when they will not interfere with present or future extraction. Uses such as processing, agriculture and open space which are supportive of, or compatible with, mining are also allowed. Interim uses which are not compatible, but which will be removed, may be allowed.

Within this designation parcels may not be subdivided to lots smaller than twenty gross acres. However, this limitation:

1. Does not apply to portions of parcels outside of the Extractive Designation.
2. Does not preclude extraction operations on existing parcels smaller than 20 gross acres.

This designation is consistent with all categories of the RLUE.

The Extractive Land Use Designation is an overlay designation. It is intended to be temporary in that the County will initiate a General Plan Amendment to remove the extractive designation once extraction and rehabilitation is complete. It is intended that the land use would, through such General Plan Amendment, be redesignated to the underlying designation. Such General Plan Amendment and redesignation may be adopted for portions of individual properties in order to accommodate phased rehabilitation and new uses.

The underlying land use will continue to be shown on General Plan maps but will have no regulatory effect while the Extractive Designation exists.

(26) Visitor-Serving Commercial

See Section 2.2 Commercial Designations.

(28) Fallbrook Village

This designation applies to the village area of Fallbrook and is intended to enhance economic vitality while preserving and promoting the village character in a pedestrian-friendly environment. This designation provides for a mix of uses, including industrial and manufacturing uses which exhibit few or low nuisance characteristics along with civic and small-scale commercial uses that support community businesses and provide basic goods and services that are needed by community residents. This designation also provides for high-density residential use and areas for administrative and professional services. It is intended that uses permitted within this designation meet standard noise, vibration and odor limitations and, with the exception of art and agricultural related activities and support services in certain locations, be limited to industrial and commercial activities conducted within an enclosed building.

No maximum lot coverage is specified and floor area ratios may range up to 2.0. This designation is consistent with the Country Town Regional Category and allows a maximum density of 24 dwelling units per acre.

## 2.7 SPECIAL AREA OVERLAYS

Where some unique physical, legal or resource situation exists, a Special Area Overlay shall be used on the appropriate land use map. This overlay designation shall: (1) indicate that the underlying designation is modified in some limiting way as to permitted use and/or to permitted density; (2) define conditions in addition to those normally used in order to attain the underlying use and density.

These overlays are applied to lands which have some unique characteristics which might indicate an implementing use regulation other than the primary use regulation is appropriate. These overlays are:

### Coastal (C)

This overlay applies to lands in the coastal area, including beaches, bluffs, and immediately adjacent land areas. The purpose is to protect the public interest in the coastline as a unique recreational and scenic resource. This will be implemented through the Coastal Development Area Regulations of The Zoning Ordinance (Section 5150).

## Scenic (S)

This overlay applies to areas of high scenic value both to assure exclusion of incompatible uses and structures and to preserve and enhance the scenic value. This will be implemented primarily through the Scenic Area Regulations of The Zoning Ordinance (Section 5200).

## Resource Conservation Areas (RCA)

This overlay identifies lands requiring special attention in order to conserve resources in a manner best satisfying public and private objectives. The appropriate implementation actions will vary depending upon the conservation objectives of each resource but may include: public acquisition, establishment of open space easements, application of special land use controls such as cluster zoning, large lot zoning, scenic or natural resource preservation overlay zones, or by incorporating special design considerations into subdivision maps or special use permits. Resource Conservation Areas shall include but are not limited to groundwater problem areas, coastal wetlands, native wildlife habitats, construction quality sand areas, littoral sand areas, astronomical dark sky areas, unique geologic formations; and significant archaeological and historical sites.

Within Resource Conservation Areas, County departments and other public agencies shall give careful consideration and special environmental analysis to all projects which they intend to carry out, propose, or approve, and shall select those conservation actions most appropriate to the project and consistent with the intent of this overlay designation.

## District Preservation (DP)

The purpose of this overlay is to preserve the historic, cultural, architectural resource values of designated districts by encouraging compatible uses and architectural design. This will be implemented primarily through the District Preservation Area Regulations of The Zoning Ordinance (Section 5700).

## Telecommunication Site Overlay Designation (TC)

The purpose of this overlay is to: (1) identify geographic areas which represent suitable key locations within the regional telecommunications network; and (2) specify areas which have been determined to be acceptable locations for the operation of telecommunications transmitting and receiving facilities. The objective of this overlay is to promote the effective, efficient and coordinated activities of the telecommunications industry and to encourage the sharing of such areas by multiple operators. As used herein, electronic site means one or more parcels which collectively may house one or more telecommunications towers and accessory buildings.

In those communities, subregional plans, or portions thereof, where the designation is applied, it is intended that all new telecommunication facilities be located in designated areas. Expansion of legally existing tower facilities which have valid use permits, may apply for expansion except that such expansions will require processing of modifications to such existing permits as set forth in The Zoning Ordinance. Sites without a County use permit and/or not located in the new land use designation shall not be permitted to be expanded, and are expected over time to relocate into areas with the telecommunication overlay designation. The construction and operation of telecommunications facilities within areas to which this overlay has been applied is an activity consistent with the purpose and intent of this Plan. Such areas also must meet requirements by The Zoning Ordinance, except for sites located on State, Federal or Indian land.

This overlay designation may be applied to areas which meet the following criteria:

1. Areas which currently are being used as a telecommunication site and, by virtue of the extent of construction and services provided, represent a key location within the regional telecommunications network, providing such areas:
  - a. Are operating pursuant to the requirements of the San Diego County Zoning Ordinance; and
  - b. Have adequate access and electric power; and
  - c. Do not represent an activity incompatible with nearby land uses.
2. Areas which are not currently being used for telecommunications transmitting and receiving sites, but which meet the telecommunications criteria above may be suitable for the future operation of major telecommunications equipment.
3. For any existing or proposed site on Palomar Mountain, the following additional criteria are also applicable:
  - a. Each new application must demonstrate that there is no existing space on any existing tower site which would accommodate the current request. Such evidence shall, among other things, indicate that no other facility exists which can accommodate the applicant's transmission needs within that existing facility's transmission range.

In addition, each applicant must submit evidence that approval of the instant request will not harmfully affect any existing or future use of any nearby telecommunication facility.

This criteria may be waived if the applicant demonstrates a market-place shortage of space so as to create a monopoly of sites.

- b. Each tower site must have a southwest exposure. This criterion may be waived by the County if:
  - (1) A demonstrated public need is shown to exist for a tower facility with cross mountain top capability; and
  - (2) The applicant demonstrates no adverse effect will occur to the Palomar Mountain observatory.
  - (3) The applicant demonstrates no adverse effect will occur to community character.
- c. Each tower site must have existing, or potential for, access to a public road to facilitate maintenance trips and minimize traffic congestion.
- d. Each tower site must have electric power available at the tower site. Power does not necessarily have to be supplied through S.D.G.&E. Alternative energy sources may be used.
- e. Each tower site must be of an adequate parcel size to accommodate all accessory structures and minimize visual impacts and have the ability to contain within the tower site boundary any debris resulting from tower failure and/or objects falling from the tower(s). Each operator must provide a means to prevent unauthorized access to the tower structure.
- f. No tower site shall impair enjoyment of the outdoor recreation uses and opportunities that exist on Palomar Mountain.
- g. Each applicant tower operator shall maximize compatibility between tower facilities, residents and visitors. Site development must be minimal and must consider visual impacts to adjoining users and/or sites.
- h. Each tower site must provide landscaping and/or other buffer systems to screen the base of the tower adequately from adjacent residential uses, streets, parks, and other public property.
- i. Special attention shall be paid to proximity to the Palomar Observatory by adherence to the following criteria:
  - (1) No antenna of any type which emits an Effective Radiated Power (ERP) of 5 kilowatts (kW) or more shall be located within a six-mile radius of the Palomar or Laguna Mountain astronomical research facilities without first proving that there will be no adverse affect upon the operations of the observatory. The burden of proof shall be on the applicant.

- (2) For antennas transmitting less than 5kW ERP it is the responsibility of the research facility to establish proof of a telecommunications conflict.
- (3) When considering the siting of a telecommunications facility in proximity to a scientific research facility, where conflict is predictable as identified in either (1) or (2) (above), two factors should be thoroughly analyzed. These are: (a) the degree of critical importance of the telecommunication service proposed; and (b) the alternative sites which are available to serve this need.
- (4) In all cases (not limited to sites proximate to scientific research institutions) a Major Use Permit shall be required for any antenna which will emit 5kW ERP or more power. This requirement applies equally to an existing tower or to the upgrading (in terms of ERP) of an existing antenna.
- (5) With specific regard to the Palomar Observatory: (a) any telecommunications facilities located within five miles of the observatory should not employ any outdoor lighting (non-FAA lighting) except as may be required for occasional emergency use only, in which case the lamp type shall be low-pressure sodium. Interior lighting shall be fully shielded from outside view; and (b) discourage telecommunications facilities of such height as to require aircraft warning lights, as per the FAA standards in effect on July 1, 1984, from being constructed within five miles of the Observatory.



## POLICY 3: COMMUNITY AND SUBREGIONAL PLANS

Regional categories delineated on the Regional Land Use Map shall be implemented through land use designations delineated on community and subregional plan maps. Within these community and subregional plan areas, the following additional policies shall apply:

### 3.1 URBAN DESIGNATIONS

Except as otherwise specified in Policies 3.2 or 3.4, urban designations shall be applied to contiguous planned commercial and residential areas associated with a community or city center. Land use designations permitting densities of one dwelling unit per gross acre or a higher density shall not be applied outside of Urban Development Areas, CT, or existing locations.

### 3.2 COMMUNITY PLAN DESIGNATIONS

Community and subregional plan designations, goals, objectives, and policies shall be consistent with the regional categories, goals and policies of the RLUE. As the RLUE text is amended, community and subregional plan provisions referencing or repeating the regional text shall be deemed to incorporate amendments thereto.

Due to the two-mile scale of the RLUE Map, irregularities between the community and subregional plan maps and the Regional Map occasionally occur. If this happens the community or subregional map drawn to legally definable boundaries, shall take precedence over the Regional Map.

### 3.3 COUNTRY TOWN BOUNDARIES

Country Town boundaries as delineated on the Regional Land Use Map are based on the existing land use pattern and use designations shown on each community plan or subregional plan map. Precise boundaries may be adjusted to better reflect community characteristics as long as such adjustments do not represent an expansion into areas deemed inappropriate by the goals and policies of the RLUE.

### 3.4 EXISTING PRIVATE DEVELOPMENT PLANS AND SPECIFIC PLANS

Existing private development plans, specific plans and applications to expand the boundaries of existing private development plans and specific plans may conflict with the categories of the RLUE. In these cases, for the purpose of consistency with the RLUE, a private development plan or specific plan or expansion thereof will be deemed consistent with the General Plan if one of the following findings is made:

1. The project will not adversely affect or promote premature growth to adjacent properties; and

The project has sufficient facility capacity to accommodate both the present and future population if built out to capacity; and

A substantial private investment in public facilities has been made on the basis of past approvals of development phases, and the proposed development does not exceed the maximum density as granted on the original private development plan/specific plan or the proposed development does not exceed the maximum density as shown on the community/subregional plan maps which resulted from previous approvals of private development/specific plans; or

2. The density and character of development is substantially in conformance with the RLUE goals.

### 3.5 EXISTING USES -- EIGHTY PERCENT TO ONE HUNDRED PERCENT SUBDIVIDED OR DEVELOPED AREAS

It is recognized that legally created lots or land uses exist in the County that are not deemed appropriate for expansion pursuant to the goals of the RLUE. Where such existing developments constitute at least eighty percent of an identifiable area, the area may be classified to a zone which is consistent with the existing use. The undeveloped portions of this land may be subdivided and developed according to the zoning. However, expansion of these areas to adjacent undeveloped land shall occur only when consistent with the applicable regional categories and land use designations.

Where possible, the boundaries of the areas deemed suitable for application of this policy, shall be shown on community or subregional plan maps. Where plans have already been adopted, prior to zoning implementation, the boundaries shall be those established by the County sponsored zoning implementation actions.

### 3.6 LOW AND MODERATE INCOME ELDERLY HOUSING

It is the intent of the RLUE to encourage the development of housing for all economic groups in the community (Goal #6). To implement this, developments not to exceed 45 dwelling units per gross acre may be permitted in CUDA if all of the following findings are made:

1. Occupancy of all dwelling units is limited to elderly households and a percentage of the units will be reserved for rentals to low and moderate income elderly households pursuant to Board of Supervisors Policy I-79.
2. A Major Use Permit, pursuant to the County Zoning Ordinance, shall be approved by the Planning and Environmental Review Board (PERB) and/or the Planning Commission and/or Board of Supervisors.

3. Sufficient services and facilities shall be available to support the project including public mass transportation.
4. The project shall be free from non-mitigable, adverse environmental impacts or the PERB and/or the Planning Commission and/or Board of Supervisors shall make a statement of overriding consideration as required by Section 15089 of the State Environmental Impact Report Guidelines.

### 3.7 EXISTING MOBILEHOME PARK MAJOR USE PERMITS/VARIANCES

Mobilehome parks which have been authorized by Major (Special) Use Permits or Variances which have been vested may exist in certain locations throughout the County in conflict with the regional categories of the Land Use Element. In these cases, for the purpose of determining consistency with the RLUE and the applicable community or subregional plan, an approved and vested Major Use Permit or Variance for a mobilehome park may be subdivided into individual mobilehome park lots if all of the following findings are made:

1. The project will not adversely affect or promote premature growth to adjacent properties.
2. Sufficient facility capacity can be provided prior to need to accommodate both the present and future population if built out to capacity.
3. The proposed subdivision will be in substantial conformance with the design approved by Major Use Permit or Variance.
4. The proposed subdivision does not exceed the maximum density as granted by the Major Use Permit or Variance.
5. All applicable Zoning Ordinance and Subdivision Ordinance standards and regulations have been complied with and any measures proposed to mitigate environmental impacts have been accomplished by the applicant.

### 3.8 MOBILEHOME PARK DEVELOPMENT DENSITY BONUS PROGRAM

It is the intent of the RLUE to encourage the development of housing for all economic groups in the community (Goal #6). It is the intent of this policy to balance the housing goals and the other goals of the Regional Growth Management Plan by increasing the housing opportunities for low and moderate income households. To implement this objective, new mobilehome park residential developments may be approved, by a Major Use Permit at densities consistent with modern mobilehome park development of up to eight dwelling units per acre. The County may approve a Major Use Permit for a mobilehome park when the following criteria are satisfied:

1. The site is physically suitable for development as a mobilehome park.
2. Public facilities and services needed to support the mobilehome park are available or can be provided concurrent with the need.
3. The socio-economic benefit from development on the site would justify the density and the extension of urban services.

NOTE: The term mobilehome as used in this policy includes manufactured housing and/or factory built housing as each is defined by the County Zoning Ordinance.

### 3.85 FARMWORKER HOUSING DENSITY BONUS PROGRAM

It is the goal of the RLUE to assist the private sector to assure that adequate, affordable shelter will be available to all socio-economic groups throughout the County (Goal #6.4). Agriculture is the County's fourth largest industry and is very labor-intensive. A significant segment of the County's agricultural workers cannot find affordable housing. They are the rural homeless, living in unsafe and unsanitary conditions. It is the intent of this policy to assist the private sector to provide adequate, affordable housing for these workers and their families. To implement this objective, the following density regulations shall apply where the land use designation imposes a lesser density:

1. Housing for four or fewer farmworkers and their families may be approved by Administrative Permit, subject to the requirements of Zoning Ordinance Section 6156.u, as follows:
  - a. Parcels four acres or less in size: A total of two dwelling units is permitted on the parcel.
  - b. Parcels greater than four acres in size: A total of three dwelling units is permitted on the parcel.

(A contract with the County is not required)

2. Privately initiated housing for five or more farmworkers and their families may be approved by Minor Use Permit as follows:
  - a. Parcels four acres or less in size: A total of two family residential living units or group residential facilities for not more than 12 farmworkers.
  - b. Parcels greater than four acres in size: A total of three family residential living units or group residential facilities for not more than 18 farmworkers.

(A contract with the County is not required)

3. Privately initiated housing for five or more farmworkers and their families may be approved by Minor Use Permit at densities of up to eight family residential living units per acre or group residential facilities for not more than 48 farmworkers per acre on condition that the property owner enters into a contract with the County agreeing to the following:
  - a. Specific rental terms and conditions which make low cost housing available to farm employees, and
  - b. Bi-annual inspections of the housing by County employees.

The form of the contract shall have been approved by the Board of Supervisors.

4. Publicly initiated housing, i.e., by a County agency or non-profit corporation under agreement with the County, for five or more farm employees and their families may be approved by Minor Use Permit at densities of up to eight family residential living units per acre or group residential facilities for not more than 48 farmworkers per acre.

Approval of housing initiated by nonprofit corporations or by public entities other than a County agency shall be on condition that the property owner enters into a contract with the County agreeing to the following:

- a. Specific rental terms and conditions which make low cost housing available to farm employees, and
- b. Bi-annual inspections of the housing by County employees.

The form of the contract shall have been approved by the Board of Supervisors.

5. All units in farm employee housing and farm labor camps shall be occupied exclusively by farm employees and their families.
6. Farm employee housing shall be removed or converted to another permitted use at such time as the farming activity to which it relates ceases operation for more than 12 consecutive months.
7. Farm labor camp housing shall be removed or converted to another permitted use within 30 days of such time as the housing ceases to be occupied exclusively by farm employees and their families.

## Definitions:

**Dwelling unit** is defined in Zoning Ordinance Section 1110. A dwelling unit has only one kitchen.

**Family residential** is defined as the use type described in Zoning Ordinance Section 1260. The family residential use type refers to the residential occupancy of living units by families on a weekly or longer basis. Typical uses include occupancy of dwelling or apartment.

**Group Residential** is defined as the use type described in Zoning Ordinance Section 1265. The group residential use type refers to the residential occupancy of living units by persons who do not live together as a single housekeeping unit but have a common kitchen facility. Typical uses include occupancy of sorority houses, retirement homes or boarding houses. If in addition to the common kitchen facility, any living unit includes a separate kitchen, that living unit shall be counted as a dwelling unit in calculating density pursuant to Section 4115.

**Farm employee** is defined in Zoning Ordinance Section 1110 as any person who derives more than half of their total livelihood in the service of another person as an employee engaged in farming in any of its branches, including cultivation and tilling of the soil, dairying, the production, cultivation, growing and harvesting of any agricultural or horticultural commodities, the raising of livestock, bees, fur-bearing animals, or poultry, and the preparation of farm products for market. "Farm Employee" does not include the owner or lessee of a particular property, or a person engaged in construction, alteration, painting, or repair of a structure, logging, or land surveying. "Farm Employee" may include a person engaged in brush or timber clearing, land grading or leveling when such activity is being carried out in preparation for farming.

**Agriculture** is the cultivation and tilling of the soil, dairying, the production, cultivation, growing and harvesting of any agricultural or horticultural commodities, the raising of livestock, bees, fur-bearing animals, or poultry, and the preparation of farm products for market. Agricultural activities may include brush clearing when such activity is being carried out in preparation for agricultural operations.

### 3.9 ROUNDING TO THE NEAREST WHOLE NUMBER WHEN COMPUTING MAXIMUM NUMBER OF DWELLING UNITS

The maximum number of dwelling units permitted within the exterior boundaries of any subdivision or single lot shall be based on the applicable land use designation(s). Where computation of the total number of dwelling units produces a fraction of one-half or less of a dwelling unit, the total shall be rounded down to the nearest whole number of dwelling units, except that a product of less than one dwelling unit shall be interpreted as permitting one dwelling unit. A total with a fraction of more than one-half of a dwelling unit shall be rounded up to the nearest whole number of dwelling units.

## POLICY 4: REGIONWIDE ACTION PROGRAMS

The following are action programs and statements of policy which are related to both the Land Use Element and Community Plans. Implementation of these programs would assist in the implementation of the Land Use Element.

### 4.1 REGIONAL GROWTH MANAGEMENT

Submit for adoption the policies approved in concept by the Board of Supervisors on August 16, 1978 as part of the Regional Growth Management Plan. These are:

1. County Groundwater Policy
2. Integrated Facilities Adequacy System Policy
3. Road Adequacy Policy
4. Coordinated Capital Improvement Program Policy
5. Local Government Structure Policy
6. City Review of Development in Unincorporated Areas Policy
7. Inclusionary Housing Policy
8. Expenditures Within Target Areas Policy

### 4.2 LAND USE

Review existing development regulation ordinances including policies, standards, and guidelines for consistency with the Land Use Element.

Submit the Plan Implementation Manual for approval by the Board of Supervisors.

### 4.3 HOUSING

Establish housing mix targets for each Urban Development Areas and modify Land Use Elements of adopted community plans within the CUDA to meet the (single/multiple) mix objectives.

### 4.4 REGIONAL PLANNING FORECASTS

Continue participation with the Comprehensive Planning Organization and the cities in an ongoing program to update and refine adopted regional planning forecasts. This program should develop forecasts which:

- Provide detailed analyses of development capacities which are uniform throughout the region and which link community population goals to the land use designations and use regulations.
- Incorporate into future forecasts consideration of regional concerns such as air and water quality and community balance as articulated in the Regional Growth Management Plan as adopted in concept on August 16, 1978.

#### 4.5 SOCIAL

Submit for adoption a Social Element which would include goals and policies to encourage: (1) development of racially and economically balanced communities; (2) equal access to employment, housing, and public services for all residents; (3) protection of the health and safety of all residents; (4) equitable distribution of the costs of providing public services as well as the services themselves; and (5) provision of community and social services based on the needs of the residents.



## ATTACHMENTS

USE REGULATIONS  
(INFORMATION ONLY -- NOT ADOPTED)

RESIDENTIAL USE REGULATIONS

RS Single-Family Residential  
RD Duplex/Two-Family Residential  
RM Multi-Family Residential  
RV Variable Family Residential  
RU Urban Residential  
RR Rural Residential  
RRO Recreation Oriented Residential  
RRC Residential/Commercial  
RMH Mobilehome Residential

COMMERCIAL USE REGULATIONS

C30 Office-Professional  
C31 Residential/Office-Professional  
C32 Convenience Commercial  
C34 General Commercial/Residential  
C35 General Commercial/Limited Residential  
C36 General Commercial  
C37 Heavy Commercial  
C38 Service Commercial  
C40 Rural Commercial  
C42 Recreational Commercial  
C44 Freeway Commercial  
C46 Medical Center

MANUFACTURING AND INDUSTRIAL USE REGULATIONS

M50 Basic Impact Industrial  
M52 Limited Impact Industrial  
M54 Moderate Impact Industrial  
M56 Mixed Industrial  
M58 General Impact Industrial

AGRICULTURAL USE REGULATIONS

A70 Limited Agricultural  
A72 General Agricultural

SPECIAL PURPOSE REGULATIONS

S80 Open Space  
S82 Extractive  
S86 Parking  
S87 Limited Control  
S88 Specific Planning Area  
S90 Holding Area  
S92 General Rural Use  
S94 Transportation and Utility Corridor

FALLBROOK VILLAGE ZONES

V1 Village 1  
V2 Village 2  
V3 Village 3  
V4 Village 4  
V5 Village 5

## INTERIM CONVERSION TABLE

### SUMMARY OF LAND USE DESIGNATIONS

NEW DESIGNATION	OLD CATEGORY*
Urban Residential	Residential
(1) Residential (1 du/1,2,4 gr. ac.)	(16) Rural Residential (1 du/1,2,4 ac.)
(2) Residential (1 du/gr. ac.)	(1) Very Low (1 du/ac.)
(3) Residential (2 du/gr. ac.)	(2) Medium Low (2 du/ac.)
(4) Residential (2.9 du/gr. ac.)	(3) Low (2.9 du/ac.)
(5) Residential (4.3 du/gr. ac.)	(4) Low Medium (4.3 du/ac.)
(6) Residential (7.3 du/gr. ac.)	(5) Medium (7.3 du/ac.)
Multiple Residential	
(7) Residential (10.9 du/gr. ac.)	(6) Medium (10.9 du/ac.)
(8) Residential (14.5 du/gr. ac.)	(7) Medium High (14.5 du/ac.)
(9) Residential (43 du/gr. ac.)	(8) High (29 du/ac.)
(9) Very High (43.5 du/ac.)	
Commercial	Commercial
(11) Office-Professional	(10) Office
(12) Neighborhood Commercial	(11) Neighborhood Commercial
(13) General Commercial	(12) Community Commercial
(13) General Commercial	
(14) Service Commercial	(12) Community Commercial
(13) General Commercial	
Industrial	Industrial
(15) Limited Impact Industrial	(14) Light Industrial
(16) General Impact Industrial	(15) Heavy Industrial

\*Where more than one category is listed, portions of previously permitted uses may apply.

NEW DESIGNATION

OLD CATEGORY\*

Rural Development

Rural Residential, Agricultural Estates, and Rural Development

- (17) Estate Residential (1 du/2,4 gr. ac.)
- (18) Multiple Rural Use (1 du/4,8,20 gr. ac.)
- (22) Mountain Development (1 du/4,8,20 ac.)
- (23) Multiple Rural Use (1 du/4,8 ac.)

- (16) Rural Residential (1 du/1,2,4 ac.)
- (18) Medium (1 du/2 ac.) and
- (19) Rural Agricultural Estates (1 du/2,4 ac.)
- (17) Low Agricultural Estates (1 du/4 ac.)

Agriculture

Agriculture

- (19) Intensive Agriculture (1 du/2,4,8 gr. ac.)
- (20) General Agriculture (1 du/10 & 40 gr. ac.)

- (21) Intensive Agriculture (1 du/2,4,8 ac.)
- (20) Agricultural Preserve (1 du/8 ac.)

Special Purpose

Other

- (21) Specific Planning Area
- (22) Public/Semi-Public
- (29) Public/Semi-Public
- (23) National Forest, State Parks (1 du/4,8,20 gr. ac.)
- (24) Impact Sensitive (1 du/4,8,20 gr. ac.)
- (26) Lagoons, Marshes, Wetlands (1 du/4,8 ac.)
- (31) Water Bodies
- (16) Rural Residential (1 du/1,2,4 ac.)

- (32) Specific Planning Area
- (28) State and Regional Parks
- (24) National Forest (1 du/4,8,20 ac.)
- (28) State and Regional Parks
- (27) Open Space (1 du/8 ac.)
- (25) Floodplain (1 du/4,8 ac.)

Special Area Overlay:

- C Coastal
- S Scenic Preservation
- RCA Resource Conservation Area
- DP District Preservation
- TC Telecommunication Site

\*Where more than one category is listed, portions of previously permitted uses may apply.

INSERT COMPATIBILITY MATRIX HERE

INSERT CLEVELAND NATIONAL FOREST MAP HERE