



LAND USE DESIGNATION POLICIES

The following section describes the General Plan Foundation Components and area plan land use designations system and provides guidance for appropriate development within each land use category as depicted on both the General Plan (Figure LU-1) and area plan land use maps.

Land use designations are organized in a two-tiered hierarchy as shown below on the Land Use Designation Key: General Plan Foundation Components and Area Plan land use designations. The General Plan Foundation Components describes the overall nature and intent of each of the four General Plan land uses: Agriculture, Rural, Open Space, and Community Development. These Foundation Components are general in nature and do not determine the specific land use on individual properties. Instead, parcel-specific land uses are located on the individual area plan land use maps. These Foundation Components are further subdivided into 24 area plan land use designations, each containing a specific description of allowable uses and development standards.

The Land Use Designations Summary Table (Table LU-3) on the following page provides intensity/density standards and allowable uses for each land use category. A detailed description of the land use designations, associated policies and development standards follows this table.

Figure LU-5 Land Use Designation Key

Foundation Component	Area Plan Designation
Agriculture	Agriculture
Rural	Rural Residential Rural Mountainous Rural Desert
Open Space	Open Space Conservation Open Space Conservation Habitat Open Space Water Open Space Recreation Open Space Rural Open Space Mineral Resources
Community Development	Very Low Residential Low Density Residential Medium Density Residential Medium High Density Residential High Density Residential Very High Density Residential Commercial Retail Commercial Tourist Commercial Office Light Industrial Heavy Industrial Business Park Public Facilities Community Centers