



GENERAL PLAN DESIGNATIONS

A General Plan establishes a broad range of land use designations for planned land uses and identifies appropriate development guidelines for each. General Plan designations are broader than zones and the Plan specifies which zones are permitted for each designation.

The following designations reflect those established by the **General Plan 2035**, as adopted by the Board of Supervisors on December 13, 2016.

RESIDENTIAL CATEGORIES

- (a) **Rural Residential (R/R)**. This designation provides for lower density residential development in areas that have been developed or subdivided within predominantly agricultural and open space areas. Aside from areas already designated Rural Residential at the time of adoption of the General Plan, the Rural Residential designation may only be applied in Rural Communities where full urban services are not available or expected and to areas in Urban Communities where rural residential densities already exist. Typical building types include large-lot single family development in a rural setting.
- (b) **Very Low Density Residential (R/VL)**. This designation provides a physical transition between the outer edges of urban areas and agricultural and open space areas. The Very Low Density Residential designation generally applies to the edges of Urban Communities and City Fringe Areas and around sensitive natural resources within communities. Typical building types include large-lot single family homes in a rural setting.
- (c) **Low Density Residential (R/L)**. This designation provides for low density residential development in neighborhoods where single-family homes are the dominant land use. The Low Density Residential Designation generally applies to residential neighborhoods in Urban Communities and City Fringe Areas. Typical building types include one- to two-story single family dwellings in an urban setting.
- (d) **Low and Medium Density Residential (R/LM)**. This designation provides for a variety of single family homes in Mountain House. Typical building types include large-lot single family homes, small lot zero lot line "patio" homes, small lot detached homes, duplexes, triplexes, town homes, mobile homes, or other housing types, such as second units.
- (e) **Medium Density Residential (R/M)**. This designation provides a transition from lower density, single family areas and more intensely developed residential and commercial areas. Development at the higher end of the density range should occur along major transportation routes, adjacent to major commercial centers, and within existing residential neighborhoods that have similar densities. The Medium Density Residential Designation generally applies to residential neighborhoods within Urban Communities and City Fringe Areas. Typical building types include one- to two-story single family dwellings and attached single family dwellings.
- (f) **Medium-High Density Residential (R/MH)**. This designation provides a transition from lower density, single family areas and more intensely developed residential and commercial areas. Development at the higher end of the density range should occur along major transportation routes, adjacent to major commercial centers. The Medium-High Density Residential Designation generally applies to residential neighborhoods and central business districts and main street areas within Urban Communities and City Fringe Areas. Typical building types include one- to three-story attached single family dwellings and lower density multifamily developments.
- (g) **High Density Residential (R/H)**. This designation provides for residential development in more intensely developed residential and commercial areas. Development at the higher end of the density range should occur along major transportation routes and within major commercial centers. The High Density Residential Designation generally applies to central business districts and main street areas within Urban Communities and City Fringe Areas. Typical building types include one- to three-story multifamily developments.

A density bonus allowing greater than the standard densities may be granted if the residential development creates affordable housing (as defined in Chapter 9-315 of the Development Title) or if a Planned Development is approved. Further information is contained in the General Plan, the Development Title, and at the Community Development Department.

COMMERCIAL CATEGORIES

- (a) **Neighborhood Commercial (C/N)**. This designation provides for small, local retail and service businesses that offer goods and merchandise to residents in surrounding neighborhoods of 3,000 to 5,000 people. The Neighborhood Commercial Designation generally applies to areas within and adjacent to residential neighborhoods in Urban Communities. Developments should be located on a County-defined Collector or higher classification roadway and include pedestrian and bicycle facilities. Typical building types include one- to two-story commercial structures. Development is limited to 5,000 square feet of leasable space.
- (b) **Community Commercial (C/C)**. This designation provides for a full range of retail and service uses serving urban areas and regional markets and limited office uses. The Community Commercial Designation is only allowed in central business districts, main street areas, or extensive commercial areas within Urban Communities and City Fringe Areas. Developments should be located on a County-defined Minor Arterial or higher classification roadway and include pedestrian and bicycle facilities. Typical building types include one- to three-story commercial structures. Development is limited to 10,000 square feet of leasable space.
- (c) **General Commercial (C/G)**. This designation provides for a variety of retail and service uses serving urban areas and regional markets. Uses are typically not oriented to comparison shopping and may require special trips. The General Commercial Designation is only allowed in central business districts, main street areas, or extensive commercial areas within Urban Communities and City Fringe Areas. Developments should be located on a County-defined Minor Arterial or higher classification roadway and may include pedestrian and bicycle facilities. Typical building types include one- to three-story commercial structures.
- (d) **Office Commercial (C/O)**. This designation provides for office/employment centers. The Office Commercial designation is limited to Urban Communities and City Fringe Areas and should be organized in clusters rather than a linear development pattern. Developments should be located on a County-defined Minor Arterial or higher classification roadway and include pedestrian and bicycle facilities. Typical building types include one- to three-story structures.
- (e) **Freeway Service Commercial (C/FS)**. This designation provides retail uses serving the needs of freeway travelers. The Freeway Service Commercial Designation is only allowed adjacent to full freeway interchanges where development will be easily accessible and visible to freeway travelers, or where two State highways intersect. Typical building types include one- to three-story commercial structures.
- (f) **Rural Service Commercial (C/RS)**. This designation provides for a mix of retail and service uses that are typically needed by residents in rural areas and surrounding agricultural operations/employees. The Rural Service Commercial designation is only allowed in Rural Communities. Developments in Rural Service Commercial designated areas may include a mix of uses, recognizing that separation of uses is not practical in a rural setting. Developments

should be located on a County-defined Collector or higher classification roadway and may include pedestrian and bicycle facilities. Typical building types include one- to two-story commercial structures.

(g) **Commercial Recreation (C/R)**. This designation provides for a mix of recreation-oriented commercial uses and associated facilities that accommodate a large number of people at one time (e.g., 500+). The Commercial Recreation designation is only applied to areas where a specific development proposal is submitted or where a commercial recreation development already exists. Developments in Commercial Recreation designated areas may include a mix of uses, recognizing that they provide recreation experiences or that directly serve recreation uses. Developments must be located on a County-defined Major Arterial or higher classification roadway or near an identified recreational resource. Typical building types include one- to three-story commercial structures.

INDUSTRIAL CATEGORIES

(a) **Limited Industrial (I/L)**. This designation provides for a range of industrial employment-generating uses, including production, assembly, warehousing, and distribution, that are conducted entirely within enclosed buildings and have screened outdoor storage areas. The Limited Industrial designation is limited to areas served by, or planned to be served by, a public water, wastewater, and drainage system. Developments must be located on a County-defined Minor Arterial or higher classification roadway. Typical building types include industrial structures limited to 100 feet in height.

(b) **General Industrial (I/G)**. This designation provides for industrial employment-generating uses that may produce loud noise or vibration, high heat, glare, or noxious odors and tend to have a high volume of truck traffic. The General Industrial designation is limited to areas served by, or planned to be served by, a public water, wastewater, and drainage system. Developments must be located on a County-defined Minor Arterial or higher classification roadway. Typical building types include industrial structures limited to 100 feet in height.

(c) **Truck Terminals (I/T)**. This designation provides for locations for the transfer of goods from large freight trucks and trains to smaller local distribution trucks or to consolidate small loads to large freight trucks and trains for delivery to distant locations, and for the storage and transfer of uncontainerized materials. The Truck Terminals designation is limited to areas within one mile of a freeway interchange that are outside Urban and Rural Communities and outside the path of planned urban development. This designation may not be applied adjacent to existing or planned residential, commercial (other than Freeway Service), or Resource Conservation designated areas. Developments must be located on a County-defined Minor Arterial or higher classification roadway. Typical building types include industrial structures limited to 100 feet in height.

AGRICULTURAL CATEGORIES

(a) **General Agriculture (A/G)**. This designation provides for large-scale agricultural production and associated processing, sales, and support uses. The General Agriculture Designation generally applies to areas outside areas planned for urban development where soils are capable of producing a wide variety of crops and/or support grazing. Typical building types include low-intensity structures associated with farming and agricultural processing and sales.

(b) **Limited Agriculture (A/L)**. This designation provides for small-scale and specialty agricultural production and associated processing, sales, and support uses. The Limited Agriculture Designation generally applies to areas outside areas planned for urban development where soils are capable of producing a wide variety of crops and/or support grazing. The Limited Agriculture Designation will be considered in areas of small-scale agricultural operations where the parcels are generally between five and ten acres in size outside of areas planned for urban development, and in areas zoned AL-5 and AL-10 as of the adoption of this General Plan. Typical building types include low-intensity structures associated with farming and agricultural processing.

(c) **Agricultural-Urban Reserve (A/UR)**. This designation provides a reserve for urban development, but is not necessary to accommodate development projected during the planning period of the General Plan (i.e., 2035). The Agricultural-Urban Reserve designation generally applies to areas currently undeveloped or used for agricultural production that are in the logical path of development around an Urban Community or City Fringe Area. This designation may be applied to areas adjacent to cities and in City Fringe Areas if: 1) the area identified is designated for urban development in a city general plan, and 2) the County determines that the area represents a reasonable expansion of a city.

OPEN SPACE CATEGORIES

(b) **Parks and Recreation (OS/PR)**. This designation provides for improved parks and recreation facilities and associated recreation activities. The Parks and Recreation (OS/PR) designation is applicable to neighborhoods, communities, and other areas of the County. Typically, these areas are characterized by a high degree of open area, and a limited number of buildings. Recreational facilities frequently include sports fields, playground equipment, picnic areas, sitting areas, concession businesses, open turf and natural areas, trails, and golf courses.

(a) **Resource Conservation (OS/RC)**. This designation provides for areas with significant natural resources that should remain in open space, used for recreation, or preserved and used for resource production (e.g., mining). The Resource Conservation (OS/RC) designation may be applicable to any area of the county that is essentially unimproved and planned to remain open in character, improved for recreational uses, managed in the production of resources, protected from development-related impacts, or restricted from access for the protection of the community (e.g., floodplains).

PUBLIC CATEGORIES

(a) **Public (P/F)**. This designation provides for location of services and facilities that are necessary to the health and welfare of the community. The Public designation may be applicable to any area of the County where a public or quasi-public use is appropriate or where a public agency owns property. Building types vary based on use.

MIXED USE CATEGORIES

(a) **Mixed Use (M/X)**. This designation provides for the development of activity centers that contain a mix of compatible and integrated commercial, office, residential, civic, and/or recreational uses. The Mixed-Use designation is only allowed in Urban Communities and City Fringe Areas and should be of a size sufficient to promote the economic success of future developments. Developments should be located on a County-defined Minor Arterial or higher classification roadway and may include pedestrian and bicycle facilities. Typical building types include one- to three-story horizontal or vertical mixed-use structures.

(b) **Airport Multi Use (AP/X)**. This designation provides for the protection of basic aviation functions of the Stockton Metropolitan Airport and for flexible siting of commercial, industrial, and recreational uses at the airport. The Airport Multi-Use (AP/X) designation is limited to areas that are part of the Stockton Metropolitan Airport as of August 1, 1995. Residential uses are prohibited in this designation. Building types vary based on use.

OTHER CATEGORIES

(a) **Roads (ROAD)**. This designation indicates areas that are reserved for road transportation and have intentionally not been assigned any other General Plan coding. This coding is only present in the Mountain House plan and is not to be used elsewhere.

(a) **Incorporated City (CITY)**. This internal designation indicates areas that are within the jurisdiction of an incorporated City, outside the jurisdiction of San Joaquin County's General Plan.