



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 **General Plan 2010** adopted by the Board of Supervisors in July 1992 contains **new General Plan designations** for agriculture and for residential, commercial and industrial development. The distribution of these different uses within the County is illustrated in the Countywide General Plan 2010 Map and the maps for each of the communities.

RESIDENTIAL CATEGORIES

- (a) **Rural Residential (R/R)**. This designation is appropriate for large lot development (1-5 acres) in Rural Communities where full urban services are not available or expected and in Urban Communities where rural residential densities exist. The typical housing type is detached, single family dwelling units. The density is 1-5 dwellings units per 5 gross acres. This designation replaces the previous Rural Residential designation and the Estate Residential designation.
- (b) **Very Low Density Residential (R/VL)**. This designation is appropriate in Urban Communities for large lot development (.5-1 acre), or within communities around sensitive natural resources, or on the fringe of urban areas. Community sewerage, water and drainage are required. The typical housing type is detached, single family dwelling units. The density is 1-2 primary dwelling units per gross acre. This designation replaces the Suburban Density designation.
- (c) **Low Density Residential (R/L)**. This designation is appropriate for single family neighborhoods. The typical housing type is detached, single family dwelling units. The density is 2-6 primary dwelling units per gross acre. This designation replaces the previous Low Density designation.
- (d) **Low-Medium Density Residential (R/LM)**. This designation indicates a mixed-use residential area consisting of areas of both low- and medium-density residential use. This coding is only present in the Mountain House plan and is not to be used elsewhere. There was no corresponding designation in the previous General Plan.
- (e) **Medium Density Residential (R/M)**. This designation is appropriate as a transition from lower density areas to commercial areas and more intensely developed residential areas. Development at the high end of the density range should occur along major transportation routes, around major commercial centers, and in some of the older residential areas. The typical housing type is single family, detached dwelling units; mobile homes; and attached units including duplexes, triplexes, and fourplexes. The density is 6-10 dwelling units per gross acre. This is one of the designations which replaces the previous Medium Density designation.
- (f) **Medium-High Density Residential (R/MH)**. This designation is appropriate in central portions of Urban Communities, around major commercial areas, and along major transportation routes. The typical housing type is attached units, such as townhouses and garden apartments. The density is 10-15 primary dwelling units per gross acre. This is one of the designations which replaces the Medium Density designation.
- (g) **High Density Residential (R/H)**. This designation is appropriate near central business districts, around major commercial areas, and along major transportation routes in Urban Communities. This intensity of residential development is normally found in unincorporated cities. The typical housing type is apartment buildings or other multi-family housing units. The density is 15-40 primary dwelling units per gross acre. This designation replaces the previous High Density designation.

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, localized retail and service businesses that offer goods and merchandise to the immediate neighborhood. Typical uses include eating and drinking establishments; retail sales; limited personal, medical, professional, and repair services. Neighborhood Commercial areas are permitted only in Urban Communities and are limited to used required by the local neighborhood. Other development and locational criteria also apply; see the General Plan 2010. This is one of the designations that replaces the Retail Commercial designation.
- (b) **Community Commercial (C/C)**. This designation provides for a full range of retail and service establishments, allowing comparison shopping and serving Urban Communities or regional markets. Typical uses include a full range of retail sales, public buildings, eating and drinking establishments, personal services, limited administrative and professional offices. Community Commercial areas are permitted only in central business districts or extensive commercial areas in Urban Communities; other development locational criteria also apply. This is one of the designations that replaces the Retail Commercial designation.
- (c) **General Commercial (C/G)**. This designation provides for a wide variety of individual, specialized retail and service uses that are not oriented to comparison shopping, may require special purpose trips, and serve Urban Communities or regional markets. Typical uses are large, often freestanding businesses that are oriented to automobile access, such as discount stores, specialty retail, automobile sales lots, and automobile repair. General Commercial areas are permitted only in Urban Communities, buffered from existing or planned residential uses. Other development and locational criteria also apply. This designation replaces the Commercial Service designation.
- (d) **Office Commercial (C/O)**. This designation provides for administrative and professional office areas. Typical uses are groupings of offices. Office Commercial areas are permitted only in Urban Communities and are to be organized in clusters. Other development and locational criteria also apply. This is one of the designations that replaces the Retail Commercial designation.
- (e) **Freeway Service (C/FS)**. This designation provides for commercial uses oriented almost exclusively to serving the needs of the freeway traveler. Typical uses are travel-related businesses including gasoline service stations, food and beverage sales, eating and drinking establishments, and hotels and motels. Freeway Service areas must be adjacent to full freeway interchanges, are clustered at selected interchanges, and are limited in area. Other development and locational criteria also apply. This designation replaces the Highway Service designation.
- (f) **Rural Service Commercial (C/RS)**. This designation provides for retail and service uses which are frequently required by rural residents and the surrounding agricultural community. In Rural Communities the areas may incorporate a mix of local retail uses, professional offices, and general commercial uses. Typical uses include grocery stores, pharmacies, hardware stores, banks, restaurants, and repair services, as well as uses that serve the agricultural community. This designation is permitted only in Rural Communities. Other development and locational criteria also apply. This is one of the designations that replaces the Retail Commercial designation.
- (g) **Commercial Recreation (C/R)**. This designation provides for major recreation-oriented, intense (at least 100 acres and capable of accommodating more than 500 persons at one time) commercial activities and associated facilities. Typical uses are recreation-oriented, with necessary accessory commercial uses. There are significant development and locational criteria. There was no corresponding designation in the previous General Plan. Certain commercial recreation uses may be permitted in planned agricultural areas because of their specific locational needs. A discretionary permit is required. See the General Plan 2010 for further information.

INDUSTRIAL CATEGORIES

(a) **Limited Industrial (I/L).** This designation provides for a range of industrial activities, including production, assembly, warehousing and distribution. Typical uses are light impact manufacturing, warehousing, wholesaling, corporation yards, and distribution. Development and locational criteria apply. This designation replaces the previous Limited Industrial designation.

(b) **General Industrial (I/G).** This designation provides for a full range of industrial activities whose location and operation tend to have moderate to high nuisance characteristics and therefore require segregation from other land uses. Typical uses include manufacturing, distribution, storage, and wholesaling. Development and locational criteria apply. This designation replaces the previous General Industrial designation.

(c) **Truck Terminals (I/T).** This designation provides a location in areas outside Urban Communities in close proximity to freeways to transfer goods from large freight trucks to smaller trucks for local distribution or to consolidate small loads to large freight trucks for delivery to distant location, and for the hauling and storage of uncontainerized materials. Truck terminals must be outside the path of urban development and within one mile of a freeway interchange. Development and locational criteria apply. There was no corresponding designation in the previous General Plan.

AGRICULTURAL CATEGORIES

(a) **General Agriculture (A/G).** This designation applies to areas suitable for agriculture outside areas planned for urban development where the soils are capable of producing a wide variety of crops and/or supporting grazing; parcel sizes are generally large enough to support commercial agricultural activities; and there exists a commitment to commercial agriculture in the form of Williamson Act contracts and/or capital investments. Typical uses include crop production, feed and grain storage and sales, crop spraying, and animal raising and sales. The density is a maximum of one primary residence per 20 acres. This designation replaces the previous Agriculture designation.

(b) **Limited Agriculture (A/L).** This designation applies to areas of small-scale agricultural operations where the parcels are generally between 5 and 10 acres in size, located outside areas planned for urban development. Typical uses include crop production, feed and grain storage and sales, and animal raising and sales. The density is a maximum of one primary dwelling unit per 5 gross acres. There was no corresponding designation in the previous General Plan.

(c) **Agricultural-Urban Reserve (A/UR).** This designation is applicable in areas expected to become urban, but most likely beyond the planning period of the General Plan 2010. Typical uses include crop production, feed and grain storage and sales, and animal raising. The operational characteristics of the use cannot have a detrimental impact on the existing or potential use or management of the surrounding properties, and the use cannot require a significant investment in facilities or permanent structures which are not compatible with the future urban development. The density is a maximum of one primary dwelling per 20 acres. This designation replaces the Urban Reserve designation.

OPEN SPACE CATEGORIES

(a) **Resource Conservation (OS/RC).** This designation provides for areas with significant resources that generally are to remain in open space. This designation replaces the Conservation and Water and Waterways designations.

(b) **Other (OS/O).** This designation refers to golf courses, private open space areas, and cemeteries. This designation replaces the Cemetery designation in the previous General Plan.

PUBLIC CATEGORIES

(a) **Public Facilities (P).** This designation applies to major institutional facilities, including schools, libraries, social care facilities, as well as neighborhood, community and regional parks. This designation replaces the Public Utilities, Transmission Corridors, Educational Facilities, Other Governmental and Institutional, Recreation, Freeway, Arterial, Major Collector, Minor Collector, Interchange, Other Interchanges, Railroad Grade Separation, Port and Airport designations.

MIXED USE CATEGORIES

(a) **Mixed Use (M/X).** This designation provides for areas with an activity center which contains a variety of compatible and integrated land uses. There was no corresponding designation in the previous General Plan.

(b) **Airport Multi Use (AP/X).** This designation provides for flexible siting of commercial, industrial and recreational uses along with aviation facilities at Stockton Metropolitan Airport. There was no corresponding designation in the previous General Plan.

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. There was no corresponding designation in the previous General Plan.