

Envision - Proposed Land Use Designations

Revised: 5-12-2010

Land Use Category	Envision SJ 2040 Designations	Residential Density*	FAR*	Typ. Height (stories)	SJ2020 GP Designations
Residential	Hillside	up to 1 DU/5 AC	Up to 0.35	1 to 2.5	Urban Hillside, Rural Residential
	Rural Residential	up to 1 DU/AC	Up to 0.35	1 to 2.5	1, 2, & 3 DU/AC Designations
	Residential Neighborhood	up to 8 DU/AC**	Up to 0.7	1 to 2.5	5, 8, & 8-16 DU/AC Designations
Mixed Use	Mixed Use Neighborhood	up to 30 DU/AC	0.25 to 2.0	1 to 3.5	12-25 DU/AC, Victorian Preservation/Mixed Use, Evergreen Village Center
	Mixed Use Commercial	up to 50 DU/AC	0.5 to 3.0	1 to 6	Combined Commercial/Industrial with Live/Work Overlay, Combined Residential/Commercial, some Neighborhood/Community Commercial, some Transit Corridor Commercial, some General Commercial
	Urban Residential 1	25-95 DU/AC	1.0 to 4.0	3 to 8	High Density Residential
	Urban Residential 2	50-250 DU/AC	2.0 to 12.0	5 to 25	Transit Corridor Residential
	Transit Employment Residential Overlay	55-250 DU/AC	2.0 to 12.0	5 to 25	Transit Employment Residential (North San Jose)
	Downtown	Up to 350 DU/AC	3.0 to 15.0	3 to 30	Core Area
	Village Overlay	Up to 250 DU/AC	2.0 to 12.0	5 to 25	N/A
Employment	Regional Commercial	N/A	0.25 to 12.0	1 to 25	Regional Commercial, some General Commercial
	Neighborhood/Community Commercial	N/A	0.25 - 2.0	1 to 4	Neighborhood/Community Commercial, Office, some Transit Corridor Commercial, some General Commercial
	Combined Industrial Commercial	N/A	0.25 - 3.0	1 to 6	Combined Industrial Commercial, Industrial Park/General Commercial, Industrial Park with Mixed Industrial Overlay, River Commercial
	Hotel Overlay	N/A	2.0 - 12.0	4 to 25	Industrial Park/Preferred Hotel Site, Transit Corridor Residential/Limited Hotel Expansion
	Industrial Park	N/A	0.5 - 5.0	2 to 10	Industrial Park
	Employment Center	N/A	2.0 - 12.0	4 to 25	NSJ Industrial Core Area, Alviso Plant Buffer Lands, Edenvale
	Light Industrial	N/A	Up to 1.5	1 to 3	Light Industrial
	Heavy Industrial	N/A	Up to 1.5	1 to 3	Heavy Industrial
Other	Open Hillside	up to 1 DU/20 AC	Up to 0.35	1 to 2.5	Non-Urban Hillside
	Public/Quasi-Public	N/A	N/A	N/A	Utilities, Public/Quasi-Public
	Public Parks, Open Space, and Habitat	N/A	N/A	N/A	Open Space/Trails, Public Facilities, Public Park and Open Space, Water
	Private Open Space	N/A	N/A	N/A	Private Open Space
	Private Recreation	N/A	N/A	N/A	Private Recreation
	Agriculture	up to 1 DU/20 AC	Up to 0.35	1 to 2.5	Agriculture
	Urban Reserve	N/A	N/A	N/A	Urban Reserve

*Residential development that is part of a mixed-use building shall comply with the floor area ratio (FAR) range and is not subject to the residential density range. Stand alone residential development shall comply with the allowed density range.

**In limited instances new development at a density greater than 8 DU/AC is appropriate when the existing neighborhood pattern includes duplex development.