



To implement the Envision Task Force and community Draft Vision, Land Use Guidelines, Preferred Land Use Scenario and Growth Areas Strategy, staff recommends the following Land Use / Transportation Diagram designations for use in the General Plan Update.

### **Open Hillside**

**Density:** up to 1 DU/20 AC\*

**SJ 2020 Designation(s):** Non-Urban Hillside

This designation is applied primarily to open space, habitat or sparsely populated areas outside of the Urban Growth Boundary/Urban Service Area (UGB/USA). Within these areas new development should be strictly limited in order to protect natural environments, minimize visibility of development, limit exposure to geologic hazards, and avoid increased public costs for services.

Note: Modification to the Urban Growth Boundary/Urban Service Area boundary and re-designation of properties within some areas could fully align this Open Hillside designation with those properties located outside of the UGB/USA area.

### **Hillside**

**Density:** up to 1 DU/5 AC (Match existing land use pattern); FAR up to 0.35 (1 to 2.5 stories)

**SJ 2020 Designation(s):** Urban Hillside, Rural Residential

This designation is applied to properties at the edge of the developed city, just inside the Urban Growth Boundary and at the limit of the Urban Service Area. These properties are typically on the lower hillside which should be maintained largely as open space. Residential use is allowed at a very low intensity of no more than one dwelling unit per five acres. An open space character is prevalent in these areas which may frequently also serve as habitat. Development of properties within these areas generally has high costs for the provision of public services as well as potential for exposure to geologic hazards and impacts to natural environments or aesthetic views. New residential development is limited to one dwelling unit per existing lot with new subdivisions not to exceed one dwelling unit per five acres (1 DU/5 AC).

### **Agriculture**

**Density:** (TBD)

**SJ 2020 Designation(s):** Agriculture

Sites in this designation are intended for a variety of agricultural uses, including grazing, dairying, livestock raising, feedlots, orchards, row crops, nursery stock, flower growing, ancillary residential uses, ancillary commercial uses such as fruit packing stands, and the processing of agricultural products. Building intensity in this designation would be greatly limited.

### **Urban Reserve**

**Density:** N/A (No development through 2040)

**SJ 2020 Designation(s):** Urban Reserve

Due to the environmental and fiscal impacts associated with development in these areas, no development would occur here through the year 2040.

\*(DU/AC) = Dwelling Units per Acre  
(FAR) = Floor Area Ratio

## **Envision Proposed Land Use Designations**

Task Force Meeting No. 39; May 17, 2010

### **Rural Residential**

**Density:** up to 1 DU/AC (Match existing land use pattern); FAR up to 0.35 (1 to 2.5 stories)

**SJ 2020 Designation(s):** Estate Residential (1 DU/AC), Very Low Density Residential (2 DU/AC), and Very Low Density Residential (3 DU/AC)

This designation is applied to areas already largely developed for residential use with a low density or rural character. Any new infill development should be limited to densities that match the established density, lot size and shape, and character of surrounding properties. Properties with this designation that have existing zoning entitlements or traffic allocations in place may proceed with development at a higher density than the stated amount. New development in this designation may also be limited due to issues such as geologic conditions, grading limitations, or higher costs for provision of services.

### **Residential Neighborhood**

**Density:** up to 8 DU/AC (Match existing neighborhood character); FAR up to 0.7 (1 to 2.5 stories)

**SJ 2020 Designation(s):** Low-Density Residential (5 DU/AC), Medium Low Density Residential (8 DU/AC), and Medium Density Residential (8-16 DU/AC)

This designation is applied broadly throughout the City to encompass most of the established, single-family residential neighborhoods, including both suburban and traditional areas. The intent is that these neighborhoods be preserved and that new development should be strictly limited to infill projects which conform to the prevailing existing neighborhood character as defined by density, lot size and shape, and neighborhood form and pattern. Existing development within this designation will typically have a density of approximately 8 DU/AC, but in some cases the designation may be applied to areas already developed at slightly higher or slightly lower densities. New infill development should be limited to a density of 8 DU/AC or the prevailing neighborhood density, whichever is lower. If 50% or more of the development on the same block (both sides of the street) is developed at a density greater than 8 DU/AC, new development can match the prevailing density, provided that (1) other policies in this Plan are met, (2) appropriate design guidelines are met, and (3) development does not exceed 16 DU/AC. To reinforce the Update's Growth Area Strategy to direct intensified development to areas with better access to services and transit, some areas currently developed with a mix of single-family and duplex uses should be re-designated to Residential Neighborhood to discourage their further intensification.

### **Mixed Use Neighborhood**

**Density:** up to 30 DU/AC; FAR 0.25 to 2.0 (1 to 3.5 stories)

**SJ 2020 Designation(s):** Medium High Density Residential (12-16, 12-25 DU/AC), Victorian Preservation/Mixed Use, Evergreen Village Center

This designation is intended to accommodate and be applied to areas with an established greater mix of residential densities and also to allow for the incorporation of discrete amounts of commercial or mixed-use development within a residential neighborhood setting. Because the established neighborhood density and character is more intense than that found in typical single-family detached neighborhoods, it is appropriate to allow for infill development that includes medium density residential uses and possibly live/work, residential/commercial, or small stand-alone commercial uses. This designation may also be appropriate for areas in close proximity to urban amenities (such as transit stations), but that are not within a proposed Village area. The allowable density/intensity for mixed-use development will be determined using an allowable Floor Area Ratio (FAR) (0.25 to 2.0) rather than Dwelling Units per Acre (DU/AC) to better address the urban form and potentially allow lower numbers of units per acre if combined with other uses such as commercial or office.

## **Envision Proposed Land Use Designations**

Task Force Meeting No. 39; May 17, 2010

### **Urban Residential 1**

**Density:** 25-95 DU/AC; FAR 1.0 to 4.0 (3 to 8 stories)

**SJ 2020 Designation(s):** High Density Residential (25-50 DU/AC, Various)

This designation allows for medium density residential development and a fairly broad range of commercial uses, including hospitals and assembly uses, within identified Villages or in other areas within the City that have existing residential development built at this density. Any new residential development at this density should be in Growth Areas or, on a very limited basis, as infill within areas with characteristics similar to the Village areas (generally developed at high-density and in proximity to transit, jobs, amenities and other services). This designation is also used to identify portions of Village areas where the density of new development should be limited to a medium intensity in order to provide for a gradual transition between surrounding low-density neighborhoods and other areas within the Village suitable for greater intensification. The allowable density/intensity for mixed-use development will be determined using an allowable FAR (1.0 to 4.0) to better address the urban form and potentially allow lower numbers of units per acre if combined with other uses such as commercial or office.

### **Urban Residential 2**

**Density:** 50-250 DU/AC; FAR 2.0 to 12.0 (5 to 25 stories)

**SJ 2020 Designation(s):** Transit Corridor Residential (30+ DU/AC, Various)

This is the primary designation for new high-density, mixed-use residential development within Village areas. It also supports intensive commercial employment uses, such as office, hotels, hospitals and assembly uses. Sites with this designation are located within planned Villages and adjacent to or in close proximity to transit, jobs, amenities, and services. Commercial uses should be included with new residential development in an amount consistent with achievement of the planned job growth and Village Plan for the relevant Village area. The allowable density/intensity for mixed-use development will be determined using an FAR 2.0 to 12.0 to better address the urban form and potentially allow lower numbers of units per acre if combined with other uses such as commercial or office.

### **Village Overlay**

**Density:** Up to 250 DU/AC; FAR 2.0 to 12.0 (5 to 25 stories)

**SJ 2020 Designation(s):** N/A

A primary strategy of the City's General Plan is to direct new housing growth to identified Village Growth Areas that have the potential to develop into vibrant, walkable, mixed-use urban communities. Village areas designated with the Village Overlay include properties with a significant potential for intensification through redevelopment, and in most cases also have proximity to transit, existing services and other amenities that support their intensification. Each Village has a planned job and housing growth capacity, the distribution of which should be carefully defined through a Village Plan. The designation does not have a minimum DU/AC in order to facilitate mixed-use projects that may include small amounts of residential in combination with significant amounts of non-residential use. Such mixed-use projects should be developed within the identified FAR range of 2.0 to 12.0. These areas are divided into several categories depending upon their location: BART/Caltrain, Light Rail (Existing), Light Rail (Planned), Light Rail Corridors (Planned BRT/LRT), Commercial Center, and Neighborhood Villages. Medical offices, as well as full-service hospitals, would be appropriate uses in areas with a Village Overlay.

## **Envision Proposed Land Use Designations**

Task Force Meeting No. 39; May 17, 2010

### **Downtown**

**Density:** Up to 350 DU/AC; FAR 3.0 to 15.0 (3 to 30 stories)

**SJ 2020 Designation(s):** Core Area

This designation includes office, retail, service, residential, and entertainment uses in the Downtown. Redevelopment should be at very high intensities, unless incompatibility with other major policies within the General Plan (such as Historic Preservation Policies) indicates otherwise. Residential projects should generally incorporate ground floor commercial uses. The designation does not have a minimum DU/AC in order to facilitate mixed-use projects that may include small amounts of residential in combination with significant amounts of non-residential use. Such mixed-use projects should be developed within the identified FAR range of 2.0 to 12.0. The broad range of uses allowed in Downtown could also facilitate medical office or full-service hospital uses.

### **Regional Commercial**

**Density:** FAR 0.25 to 12.0 (1 to 25 stories)

**SJ 2020 Designation(s):** Regional Commercial, General Commercial

These commercial areas attract customers from a regional area and play an important fiscal and economic role for the City. The designation supports a very wide range of commercial uses, which may develop at a wide range of densities. Auto dealerships, large shopping malls, and large or specialty commercial centers that draw customers from the greater regional area are appropriate in this designation along with office uses ranging in intensity up to a 12.0 FAR, hospital uses, and assembly uses.

### **Mixed Use Commercial**

**Density:** Up to 50 DU/AC, FAR 0.5 to 3.0 (1 to 6 stories)

**SJ 2020 Designation(s):** Combined Commercial/Industrial with Live/Work Overlay, Combined Residential/Commercial, some Neighborhood/Community Commercial, some Transit Corridor Commercial, some General Commercial

This designation is intended to accommodate a mix of commercial and residential uses and is more commercially focused than the Mixed Use Neighborhood designation. Commercial uses are the primary use in this designation, and residential uses could be a secondary use. Generally development in this designation is of medium intensity. Appropriate commercial uses include neighborhood retail, mid-rise office, medium scale hospitals or other health care facilities, and medium scale assembly uses. Low impact industrial uses are appropriate if they do not pose a hazard to nearby uses.

### **Neighborhood/Community Commercial**

**Density:** FAR 0.25 to 2.0 (1 to 4 stories)

**SJ 2020 Designation(s):** Neighborhood/Community Commercial, Office, some Transit Corridor Commercial, some General Commercial

Commercial uses that serve the communities in neighboring areas, such as neighborhood serving retail and services, fall within this designation. Neighborhood / Community Commercial uses typically have a strong connection to and provide services and amenities for the nearby community and should be designed to promote that connection with an appropriate urban form that supports walking, transit use and public interaction. Office uses, hospitals and assembly uses are also allowed in this designation.

## **Envision Proposed Land Use Designations**

Task Force Meeting No. 39; May 17, 2010

### **Combined Industrial/Commercial**

**Density:** FAR 0.25 to 3.0 (1 to 6 stories)

**SJ 2020 Designation(s):** Combined Industrial/Commercial, Industrial Park/General Commercial, Industrial Park with Mixed Industrial Overlay, River Commercial

This category allows a significant amount of flexibility for the development of a varied mixture of compatible commercial and industrial uses, including hospitals and assembly uses.

### **Employment Center**

**Density:** FAR 2.0 to 12.0 (4 to 25 stories)

**SJ 2020 Designation(s):** NSJ Industrial Core Area

This designation is reserved for intensive job growth and replaces the Industrial Core Area designation currently used in North San Jose. As the City continues to intensify its employment areas, it will be useful to designate key Employment Centers in the Berryessa/Milpitas BART area, and Old Edenvale area, as well as in North San Jose. All of these areas fall within identified Growth Areas and have access to transit and other important infrastructure to support their intensification. Uses of the Industrial Park designation are appropriate here, as are supportive commercial uses. The North San Jose Employment Center will continue to allow limited residential uses, while other Employment Centers should only be developed with industrial and commercial uses.

### **Industrial Park**

**Density:** FAR 0.5 to 5.0 (2 to 10 stories)

**SJ 2020 Designation(s):** Industrial Park

The Industrial Park designation is an industrial designation intended for a wide variety of industrial users such as research and development, manufacturing, assembly, testing and offices. This designation is differentiated from the Light Industrial and Heavy Industrial designation in that Industrial Park uses are limited to those for which the functional or operational characteristics of a hazardous or nuisance nature can be mitigated through design controls. Some commercial uses, including hospitals, may be appropriate within this designation, provided that it can be demonstrated that they will not be incompatible with Industrial Park or other nearby activities.

### **Light Industrial**

**Density:** FAR Up to 1.5 (1 to 3 stories)

**SJ 2020 Designation(s):** Light Industrial

This designation is intended for a wide variety of industrial uses and excludes uses with unmitigated hazardous or nuisance effects. Warehousing, wholesaling, and light manufacturing are examples of typical uses in this designation.

### **Heavy Industrial**

**Density:** FAR Up to 1.5 (1 to 3 stories)

**SJ 2020 Designation(s):** Heavy Industrial

This category is intended for industrial users with nuisance or hazardous characteristics which for reasons of health, safety, environmental effects, or welfare are best segregated from other uses.

## **Envision Proposed Land Use Designations**

Task Force Meeting No. 39; May 17, 2010

### **Public/Quasi-Public**

**Density:** FAR N/A

**SJ 2020 Designation(s):** Utilities, Public/Quasi-Public

This category is used to designate public land uses and joint development projects that include public and private participation. Public utilities, churches, private schools, and private hospitals are also appropriate within this designation. The appropriate intensity of development can vary considerable as appropriate to the Public/Quasi-Public use developed on the site.

### **Public Parks, Open Space, and Habitat**

**Density:** N/A

**SJ 2020 Designation(s):** Open Space/Trails, Public Facilities, Public Park and Open Space

These lands are devoted to publicly-owned open space, parks, recreation areas, and trails. Development of public facilities such as restrooms, playgrounds, educational/visitors' centers, or parking areas is an inherent part of many of these properties. Community centers, public golf courses, and other amenities open to the public would also be allowed in this designation.

### **Private Open Space**

**Density:** N/A

**SJ 2020 Designation(s):** Private Open Space

This category designates privately-owned lands used for low intensity, open space activities. Appropriate uses in this category include cemeteries, salt ponds, and private buffer lands such as riparian setbacks.

### **Private Recreation**

**Density:** N/A

**SJ 2020 Designation(s):** Private Recreation

These areas allow uses of a higher intensity than those in the Private Open Space designation and are generally, but not necessarily, of an open nature. When these lands are within the Urban Service Area (USA), amusement parks, golf courses, tennis clubs, driving ranges, recreational vehicle parks, and private campgrounds could be allowed. Outside the USA, uses are more limited. Intensity of any new development in this area is limited.

### **Hotel Overlay**

**Density:** FAR 2.0 to 12.0 (4 to 25 stories)

**SJ 2020 Designation(s):** Industrial Park/Preferred Hotel Site, Transit Corridor Residential/Limited Hotel Expansion

This overlay covers sites in North San Jose that are priority sites for hotel development or limited hotel expansion in the North San Jose Area Development Policy.

### **Transit Employment Residential Overlay**

**Density:** 55 to 250 DU/AC; FAR 2.0 to 12.0 (5 to 25 stories)

**SJ 2020 Designation(s):** Transit Employment Residential (NSJ)

This overlay identifies sites within the North San Jose Employment Center that may be appropriate for residential development, but only in accordance with other policies contained in the North San Jose Area Development Policy.