

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