



Industrial and Technology Parks

0.5 - 1.0 FAR*

Subject to underlying zone

Industrial and Technology Park allows a wide variety of industrial uses by permitting base sector industrial uses, manufacturing, research and development, while also allowing other industrial uses, such as storage and distribution, to locate. Multi-tenant industrial, office, and accessory uses are allowed.

*The allowable FAR for the Solar Turbines site will not be changed through this Community Plan Update.



Technology Park

2.0 FAR

Technology Park allows high technology related to applied sciences, including: light manufacturing, research and development, corporate headquarters, and storage and distribution uses. This designation also allows office uses which provide functions directly related to these high technology uses. Sites with shared amenities, business incubators, and flexible innovation spaces are encouraged.



Urban Industrial

2.0 FAR

Urban Industrial provides for higher intensity employment uses with an urban character. Uses such as research and development, flexible work spaces, and business/professional office are encouraged. This category allows a higher intensity of employment development along with more active and enhanced streetscapes with strong connections between blocks and to amenities.



Urban Employment Village - Medium

0 - 74 du/ac

3.0 FAR

Urban Employment Village-Medium allows mixed-use development where employment and commercial uses are balanced with residential uses. Employment uses would be the primary use, and residential uses are allowed. Active street frontages and pedestrian-oriented design are encouraged. Developments can create unique urban housing opportunities that support creative office, business incubators, and high-tech research and development uses.



Urban Employment Village - High

0 - 109 du/ac

4.0 FAR

Urban Employment Village - High supports infill development in a higher intensity mixed-use setting. Employment, office, technology related uses with complementary commercial are encouraged. Higher-density residential is permitted to promote vertical and horizontal integration of employment and housing. This category would also allow residential with groundfloor shopkeeper units. Along prominent corridors, pedestrian oriented development with active storefronts, and outdoor social space is encouraged.



**Residential -
Medium High**
30 - 44 du/ac

Residential - Medium-High provides for multi-family housing within a medium-high density range. This category supports compact condominium/apartment buildings. Private and shared open space is a key component of the design, along with community amenities. Clear pedestrian connections should be made throughout the site and to other areas within the community.



Residential - High
45 - 74 du/ac

Residential - High allows condominium/apartment buildings within a high-density range. Development typically consists of a large block of residential units. Pedestrian connections and usable common outdoor space and amenities would allow these areas to contribute to the neighborhood character.



Residential - Very High
75 - 109 du/ac

Residential - Very High allows for condominium/apartment buildings in the highest density range. Development typically consists of a large block of residential units with a pedestrian orientation. Advantageous site conditions or smaller residential unit sizes can facilitate development at this density. Multifamily dwellings sited with prominent outdoor space, plazas, courtyards, pedestrian paseos, and greenways are desired.



Community Commercial
2.0 FAR

Community Commercial provides for shopping areas with retail, office, and services for the community at large. Community Commercial includes community-serving uses while also including office, hotel, automobile sales, as well as limited industrial uses of moderate intensity, that serve residents and workers in the community and adjacent communities. Areas designated as Community Commercial may range from pedestrian-friendly commercial streets to shopping centers and corridors.



**Community Commercial -
Residential Permitted**
0 - 109 du/ac
2.0 FAR - *Subject to underlying zone*

Community Commercial-Residential Permitted provides for a variety of commercial uses, such as retail, personal services, office, and hotel, that serve residents and workers in the community and adjacent communities. Residential uses are allowed as part of mixed-use development that features ground floor commercial uses. A pedestrian-oriented development is encouraged, with active storefronts in addition to outdoor seating and social gathering spaces.

