

DIFFERENCES BETWEEN LAND USE DESIGNATION DESCRIPTIONS IN THE CITY OF SANTA CLARITA DRAFT GENERAL PLAN (RELEASED SEPTEMBER 2010) AND LAND USE DESIGNATION DESCRIPTIONS IN THE COUNTY OF LOS ANGELES REVISED DRAFT SANTA CLARITA VALLEY AREA PLAN (RELEASED NOVEMBER 2010)

CITY OF SANTA CLARITA DRAFT GENERAL PLAN	COUNTY OF LOS ANGELES REVISED DRAFT SANTA CLARITA VALLEY AREA PLAN
<p>Note: In the titles of the following land use designation descriptions, the City’s terminology for each designation is given first, with the corresponding designation in the County’s Area Plan shown in parenthesis.</p>	<p>Note: In the titles of the following land use designation descriptions, the County’s terminology for each designation is given first, with the corresponding designation in the City’s General Plan shown in parenthesis.</p>
<p>Non-Urban 1 (NU 1) – (County Area Plan - Rural Land 20/RL20)</p> <p>The Non-Urban 1 designation identifies lands in the planning area that are distinguished by significant environmental features and extreme development constraints. Lands in this designation are largely undeveloped and consist of rolling hillside areas, steep slopes, and remote mountain lands with limited access.</p> <p>Uses in this designation could include single-family homes at a maximum density of 1 dwelling unit per 20 acres, agriculture, equestrian uses, private recreation, and public and institutional facilities serving the local area. Specific allowable uses and development standards shall be determined by the underlying zoning designation.</p> <p>In order to maintain a dispersed rural environment, the clustering of development will only be permitted if lots are 2 net acres or greater in size. Individual homes and other structures should be designed in consideration of topographic and environmental constraints.</p>	<p>RL20 – Rural Land 20 (NU1 – Non-Urban 1)</p> <p>The Rural Land 20Non-Urban 1 designation identifies lands in the planning area that are distinguished by significant environmental features and extreme development constraints. Lands in this designation are largely undeveloped and consist of rolling hillside areas, steep slopes, and remote mountain lands with limited access.</p> <p><u>Allowable</u> uses in this designation could include single-family homes at a maximum density of 1 dwelling unit per 20 acres, agriculture, equestrian uses, private recreation, and public and institutional facilities serving the local area. Specific allowable uses and development standards shall be determined by the underlying zoning designation.</p> <p><u>Density-controlled development (clustering) is permitted in this designation in accordance with the provisions of the Zoning Ordinance, provided that all residential lots meet the minimum lot size requirements of a Community Standards District, where applicable.</u>In order to maintain a dispersed rural environment, the clustering of development will only be permitted if lots are 2 net acres or greater in size. Individual homes and other structures should be designed in consideration of topographic and environmental constraints.</p>

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<p>Non-Urban 2 (NU 2) – (County Area Plan - Rural Land 10/RL10)</p> <p>The Non-Urban 2 designation identifies lands in the planning area that include environmental features and are not appropriate for intense development requiring urban services. Lands in this category are largely undeveloped and consist of rolling hillside areas, slopes, and mountain lands with limited access.</p> <p>Uses in this designation could include single-family homes at a maximum density of 1 dwelling unit per 10 acres, agriculture, equestrian uses, private recreation, and public and institutional facilities serving the local area. Specific allowable uses and development standards shall be determined by the underlying zoning designation.</p> <p>In order to maintain a dispersed rural environment, the clustering of development will only be permitted if lots are 2 net acres or greater in size. Individual homes and other structures should be designed in consideration of topographic and environmental constraints.</p>	<p>RL10 – Rural Land 10 (NU2 – Non-Urban 2)</p> <p>The Rural Land 10Non-Urban 2 designation identifies lands in the planning area that include environmental features and are not appropriate for intense development requiring urban services. Lands in this category are largely undeveloped and consist of rolling hillside areas, slopes, and mountain lands with limited access.</p> <p><u>Allowable</u> uses in this designation could include single-family homes at a maximum density of 1 dwelling unit per 10 acres, agriculture, equestrian uses, private recreation, and public and institutional facilities serving the local area. Specific allowable uses and development standards shall be determined by the underlying zoning designation.</p> <p><u>Density-controlled</u> In order to maintain a dispersed rural environment, the clustering of development <u>(clustering) is will only be permitted in this designation in accordance with the provisions of the Zoning Ordinance, provided that all residential</u> if lots meet the minimum lot are 2 net acres or greater in size <u>requirements of a Community Standards District, where applicable.</u> Individual homes and other structures should be designed in consideration of topographic and environmental constraints.</p>
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<p>Non-Urban 3 (NU 3) – (County Area Plan - Rural Land 5/RL5)</p> <p>The Non-Urban 3 designation identifies lands in the planning area that include environmental features and are not appropriate for intense development requiring urban services. Lands in this category are undeveloped or partially developed and consist of rolling hillside areas with limited access.</p> <p>Uses in this designation could include single-family homes at a maximum density of 1 dwelling unit per 5 acres, agriculture, equestrian uses, private recreation, and public and institutional facilities serving the local area. Specific allowable uses and development standards shall be determined by the underlying zoning designation.</p> <p>In order to maintain a dispersed rural environment, the clustering of development will only be permitted if lots are 2 net acres or greater in size. Individual homes and other structures should be designed in consideration of topographic and environmental constraints.</p>	<p>RL5 – Rural Land 5 (NU3 – Non-Urban 3)</p> <p>The Rural Land 5Non-Urban 3 designation identifies lands in the planning area that include environmental features and are not appropriate for intense development requiring urban services. Lands in this category are undeveloped or partially developed and consist of rolling hillside areas with limited access.</p> <p><u>Allowable</u> uses in this designation could include single-family homes at a maximum density of 1 dwelling unit per 5 acres, agriculture, equestrian uses, private recreation, and public and institutional facilities serving the local area. Specific allowable uses and development standards shall be determined by the underlying zoning designation.</p> <p><u>Density-controlled</u> In order to maintain a dispersed rural environment, the clustering of development <u>(clustering) is will only be permitted in this designation in accordance with the provisions of the Zoning Ordinance, provided that all residential</u> if lots meet the minimum lot are 2 net acres or greater in size <u>requirements of a Community Standards District, where applicable.</u> Individual homes and other structures should be designed in consideration of topographic and environmental constraints.</p>
<p>Non-Urban 4 (NU 4) – (County Area Plan - Rural Land 2/RL2)</p> <p>The Non-Urban 4 designation provides for the maintenance and expansion of rural communities in the planning area that are distinguished by large lot sizes (generally two acres or greater), agricultural and equestrian uses, and an</p>	<p>RL2 – Rural Land 2 (NU4 – Non-Urban 4)</p> <p>The Rural Land 2Non-Urban 4 designation provides for the maintenance and expansion of rural communities in the planning area that are distinguished by large lot sizes (generally two acres or greater), agricultural and equestrian</p>

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<p>absence of urban services.</p> <p>Uses in this designation could include single-family homes at a maximum density of 1 dwelling unit per 2 acres, agriculture, equestrian uses, private recreation, and public and institutional facilities serving the local area. Specific allowable uses and development standards shall be determined by the underlying zoning designation.</p> <p>Supportive commercial uses serving the local area, such as grocery stores, restaurants, personal services, and retail sale of specialty goods for rural residents, such as feed and tack stores, may be allowed in “activity areas” within this designation without a General Plan Amendment, provided that the size, location, design, and use types are determined to be compatible with the surrounding area through approval pursuant to the Unified Development Code. Such “activity centers” must be at least 1 mile from any commercial land use designation and must not exceed 5 acres in size.</p>	<p>uses, and an absence of urban services.</p> <p><u>Allowable</u> uses in this designation could include single-family homes at a maximum density of 1 dwelling unit per 2 acres, agriculture, equestrian uses, private recreation, and public and institutional facilities serving the local area. Specific allowable uses and development standards shall be determined by the underlying zoning designation.</p> <p>Supportive commercial uses serving the local area, such as grocery stores, restaurants, personal services, and retail sale of specialty goods for rural residents, such as feed and tack stores, may be allowed in “activity areas” within this designation without a <u>Plan Amendment, but may require a zone change and/or other approvals.</u> General Plan Amendment, provided that the size, location, design, and use types are determined to be compatible with the surrounding area through approval pursuant to the Unified Development Code. Such “activity centers” must be at least 1 mile from any commercial land use designation and must not exceed 5 acres in size.</p> <p><u>Density-controlled development (clustering) is permitted in this designation in accordance with the provisions of the Zoning Ordinance, provided that all residential lots meet the minimum lot size requirements of a Community Standards District, where applicable.</u> In order to maintain a dispersed rural environment, the clustering of development will not be permitted and lots must be 2 net acres or greater in size. Individual homes and other structures should be designed in consideration of topographic and environmental constraints.</p>
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<p>Non-Urban 5 (NU 5) – (County Area Plan - Rural Land 1/RL1)</p> <p>The Non-Urban 5 designation provides for the maintenance and expansion of rural communities in the planning area that are distinguished by large lot sizes (generally one acre or greater), agricultural and equestrian uses, and the absence of urban services.</p> <p>Uses in this designation could include single-family homes at a maximum density of 1 dwelling unit per 1 acre, agriculture, equestrian uses, private recreation, and public and institutional facilities serving the local area. Specific allowable uses and development standards shall be determined by the underlying zoning designation.</p> <p>Supportive commercial uses serving the local area, such as grocery stores, restaurants, personal services, and retail sale of specialty goods for rural residents, such as feed and tack stores, may be allowed in “activity areas” within this designation without a General Plan Amendment, provided that the size, location, design, and use types are determined to be compatible with the surrounding area through pursuant to the Unified Development Code. Such “activity centers” must be at least 1 mile from any commercial land use designation and must not exceed 5 acres in size.</p> <p>In order to maintain a dispersed rural environment, the clustering of development will not be permitted and lots must be 1 net acre or greater in size. Individual homes and other structures should be designed in consideration of topographic and environmental constraints.</p>	<p>RL1 – Rural Land 1 (NU5 – Non-Urban 5)</p> <p>The Rural Land 1Non-Urban 5 designation provides for the maintenance and expansion of rural communities in the planning area that are distinguished by large lot sizes (generally one acre or greater), agricultural and equestrian uses, and the absence of urban services.</p> <p><u>Allowable</u> uses in this designation could include single-family homes at a maximum density of 1 dwelling unit per 1 acre, agriculture, equestrian uses, private recreation, and public and institutional facilities serving the local area. Specific allowable uses and development standards shall be determined by the underlying zoning designation.</p> <p>Supportive commercial uses serving the local area, such as grocery stores, restaurants, personal services, and retail sale of specialty goods for rural residents, such as feed and tack stores, may be allowed in “activity areas” within this designation without a General Plan Amendment, <u>but may require a zone change provided that the size, location, design, and/or other approvals. use types are determined to be compatible with the surrounding area through pursuant to the Unified Development Code.</u> Such “activity centers” must be at least 1 mile from any commercial land use designation and must not exceed 5 acres in size.</p> <p><u>Density-controlled development (clustering) is permitted in this designation in accordance with the provisions of the Zoning Ordinance, provided that all residential lots meet the minimum lot size requirements of a Community Standards District, where applicable.</u>In order to maintain a dispersed rural environment, the clustering of development will not be</p>
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	<p>permitted and lots must be 1 net acre or greater in size. Individual homes and other structures should be designed in consideration of topographic and environmental constraints.</p>
<p>Urban Residential 1 (UR 1) – (County Area Plan - Residential/H2)</p> <p>The Urban Residential 1 designation provides for residential neighborhoods at densities that require urban services. Many of these neighborhoods provide a transition between higher density, urban development and rural communities throughout the planning area, and this designation is appropriate in such urban/rural interface areas.</p> <p>Uses in this designation could include single-family homes and other residential uses at a maximum density of 2 dwelling units per 1 acre. Specific allowable uses and development standards shall be determined by the underlying zoning designation.</p> <p>Supportive commercial and institutional uses serving the local area, such as stores, restaurants, personal services, limited medical services, and retail sale of specialty goods for neighborhood residents, may be allowed in a proposed development project within this designation without a General Plan Amendment, provided that the size, location, design, and use types are determined to be compatible with the surrounding area through approval pursuant to the Unified Development Code.</p> <p>The clustering of development, subject to underlying zoning requirements, is encouraged on lands with significant</p>	<p>H2 – Residential 2 (UR1 – Urban Residential 1)</p> <p>The Urban Residential 24 designation provides for residential neighborhoods at densities that require urban services. Many of these neighborhoods provide a transition between higher density, urban development and rural communities throughout the planning area, and this designation is appropriate in such urban/rural interface areas.</p> <p><u>Allowable</u> uses in this designation could include single-family homes and other residential uses at a maximum density of 2 dwelling units per 1 acre. Specific allowable uses and development standards shall be determined by the underlying zoning designation.</p> <p>Supportive commercial and institutional uses serving the local area, such as stores, restaurants, personal services, limited medical services, and retail sale of specialty goods for neighborhood residents, may be allowed in a proposed development project within this designation without a <u>Plan Amendment, but may require a zone change and/or other approvals.</u> General Plan Amendment, provided that the size, location, design, and use types are determined to be compatible with the surrounding area through approval pursuant to the Unified Development Code.</p> <p><u>Density-controlled development (clustering), in accordance</u></p>

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<p>environmental and/or topographical features or resources, in order to preserve open space for protection of these natural features or resources, to provide recreational amenities, or to act as a buffer to surrounding rural communities.</p>	<p><u>with the provisions of the Zoning Ordinance</u>The clustering of development, subject to underlying zoning requirements, is encouraged on lands with significant environmental and/or topographical features or resources, in order to preserve open space for protection of these natural features or resources, to provide recreational amenities, or to act as a buffer to surrounding rural communities, <u>provided that all residential lots meet the minimum lot size requirements of a Community Standards District, where applicable.</u></p>
<p>Urban Residential 2 (UR 2) – (County Area Plan – Residential/H5)</p> <p>The Urban Residential 2 designation provides for residential neighborhoods that typify much of the planning area. Uses in this designation could include single-family homes and other residential uses at a maximum density of 5 dwelling units per 1 acre. Specific allowable uses and development standards shall be determined by the underlying zoning designation.</p> <p>Supportive commercial and institutional uses serving the local area, such as stores, restaurants, personal services, limited medical services, and retail sale of specialty goods for neighborhood residents, may be allowed in a proposed development project within this designation pursuant to the Unified Development Code.</p> <p>The clustering of development is encouraged on lands with significant environmental and/or topographical features or resources, in order to preserve open space for protection of these natural features or resources, or to provide</p>	<p>H5 – Residential 5 (UR2 – Urban Residential 2)</p> <p>The Urban Residential 52 designation provides for residential neighborhoods that typify much of the planning area. <u>Allowable</u> Uses in this designation could include single-family homes and other residential uses at a maximum density of 5 dwelling units per 1 acre. Specific allowable uses and development standards shall be determined by the underlying zoning designation.</p> <p>Supportive commercial and institutional uses serving the local area, such as stores, restaurants, personal services, limited medical services, and retail sale of specialty goods for neighborhood residents, may be allowed in a proposed development project within this designation <u>without a Plan Amendment, but may require a zone change and/or other approvals</u>pursuant to the Unified Development Code.</p> <p><u>Density-controlled development (clustering), in accordance with the provisions of the Zoning Ordinance,</u>The clustering of development is encouraged on lands with significant environmental and/or topographical features or resources, in order to preserve open space for protection of these</p>

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<p>recreational amenities.</p> <p>The Urban Residential 2 designation has been applied to residential areas that existed prior to the effective date of the Area Plan and are surrounded by Rural Land designations, in order to recognize these existing areas as conforming to the Area Plan. However, this designation in these areas should not be interpreted as setting a precedent for expanding urban development into adjacent Non-Urban Land designations, because these areas are not served with adequate levels of urban infrastructure to accommodate greater densities or intensities of use. These areas are described below and shown on Exhibit L-2.</p> <p>Sleepy Valley, a neighborhood in the northeastern portion of the planning area adjacent to the Angeles National Forest, generally located along Sierra Highway between Oak Street and Steele Avenue;</p> <p>Val Verde, a community in the western portion of the planning area adjacent to Newhall Ranch and the Valencia Commerce Center, generally located along San Martinez Grande Canyon Road and Chiquito Canyon Road; and</p> <p>Tract 25965, a subdivision in the southern portion of the planning area adjacent to the Angeles National Forest, generally located at the intersection of Placerita Canyon Road and Running Horse Road.</p>	<p>natural features or resources, or to provide recreational amenities, <u>provided that all residential lots meet the minimum lot size requirements of a Community Standards District, where applicable.</u></p> <p>The Urban Residential 52 designation has been applied to residential areas that existed prior to the effective date of the Area Plan and are surrounded by Rural Land designations, in order to recognize these existing areas as conforming to the Area Plan. However, <u>the Residential 5</u>this designation in these areas should not be interpreted as setting a precedent for expanding urban development into adjacent RuralNon-Urban Land designations, because these areas are not served with adequate levels of urban infrastructure to accommodate greater densities or intensities of use. These areas are described below and shown on FigureExhibit L-2.</p> <p>Sleepy Valley, a neighborhood in the northeastern portion of the planning area adjacent to the Angeles National Forest, generally located along Sierra Highway between Oak Street and Steele Avenue;</p> <p>Val Verde, a community in the western portion of the planning area adjacent to Newhall Ranch and the Valencia Commerce Center, generally located along San Martinez Grande Canyon Road and Chiquito Canyon Road; and</p> <p>Tract 25965, a subdivision in the southern portion of the planning area adjacent to the Angeles National</p>
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	Forest, generally located at the intersection of Placerita Canyon Road and Running Horse Road.
<p>Urban Residential 3 (UR 3) – (No Corresponding County Area Plan Designation)</p> <p>The Urban Residential 3 designation provides for neighborhoods of single-family attached and detached housing, and small-scale attached multi-family dwellings such as duplexes and triplexes. Allowed uses include single-family homes, duplexes, triplexes and small-scale multi-family dwellings of a scale and character that complement and are consistent with a single family residential neighborhood, at a minimum density of six (6) and maximum density of eleven (11) dwelling units per acre provided associated recreational facilities are provided. Other incidental uses may be allowed, when determined to be in conformance with the primary use, based on the standards and requirements of the applicable zoning ordinance.</p> <p>In addition to allowed residential density, supportive commercial uses serving the local area, such as stores, restaurants, personal services, limited medical services, and retail sale of specialty goods appropriate to the surrounding neighborhood, may be allowed within approved activity areas without requiring a General Plan Amendment, provided that the size, location, design, and use types are determined to be compatible with the surrounding area through approval pursuant to the Unified Development Code. Live-work units may be allowed subject to the requirements of the underlying zone.</p>	N/A (The County Area Plan does not have this land use designation)

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Urban Residential 4 (UR 4) – (County Area Residential/H18)	H18 – Residential 18 (<i>UR4 – Urban Residential 4</i>)
<p>The Urban Residential 4 designation provides for mixed residential neighborhoods of detaching and attached dwellings. Allowable uses in this designation include detached and attached single-family homes, duplexes, multiple family dwellings, and other residential uses at a minimum density of 9 dwelling units per 1 acre and a maximum density of 18 dwelling units per 1 acre. Specific allowable uses and development standards shall be determined by the underlying zoning designation. Other incidental uses may be allowed, where determined to be in conformance with the primary use, based on the standards and requirements of the applicable zoning ordinance.</p> <p>Supportive commercial and institutional uses serving the local area, such as stores, restaurants, personal services, limited medical services, and retail sale of specialty goods for neighborhood residents, may be allowed in a proposed development project within this pursuant to the Unified Development Code. Live-work units may be allowed subject to the requirements of the underlying zoning.</p>	<p>The Urban-Residential <u>184</u> designation provides for mixed residential neighborhoods of detached and detaching and attached dwellings. Allowable uses in this designation include detached and attached single-family homes, duplexes, multiple family dwellings, and other residential uses at a minimum density of 9 dwelling units per 1 acre and a maximum density of 18 dwelling units per 1 acre. Specific allowable uses and development standards shall be determined by the underlying zoning designation. Other incidental uses may be allowed, where determined to be in conformance with the primary use, based on the standards and requirements of the applicable zoning ordinance.</p> <p>Supportive commercial and institutional uses serving the local area, such as stores, restaurants, personal services, limited medical services, and retail sale of specialty goods for neighborhood residents, may be allowed in a proposed development project within this <u>designation without a Plan Amendment, but may require a zone change and/or other approvals, pursuant to the Unified Development Code.</u> Live-work units may <u>also</u> be allowed <u>within this designation,</u> subject to the requirements of the underlying <u>zoning designation zone.</u></p>

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<p>Urban Residential 5 (UR 5) – (County Area Plan Urban Residential/H30)</p> <p>The Urban Residential 5 designation provides for medium to high density apartment and condominium complexes in areas easily accessible to transportation, employment, retail, and other urban services. Allowable uses in this designation include multiple family dwellings at a minimum density of 18 dwelling units per 1 acre and a maximum density of 30 dwelling units per 1 acre. Specific allowable uses and development standards shall be determined by the underlying zoning designation.</p> <p>Supportive commercial and institutional uses serving the local area, such as stores, restaurants, personal services, limited medical services, and retail sale of specialty goods for neighborhood residents, may be allowed in a proposed development project within this designation pursuant to the Unified Development Code. Live-work units may be allowed subject to the requirements of the underlying zone.</p>	<p>H30 – Residential 30 (UR5 – Urban Residential 5)</p> <p>The Urban–Residential 305 designation provides for medium to high density apartment and condominium complexes in areas easily accessible to transportation, employment, retail, and other urban services. Allowable uses in this designation include multiple family dwellings at a minimum density of 18 dwelling units per 1 acre and a maximum density of 30 dwelling units per 1 acre. Specific allowable uses and development standards shall be determined by the underlying zoning designation.</p> <p>Supportive commercial and institutional uses serving the local area, such as stores, restaurants, personal services, limited medical services, and retail sale of specialty goods for neighborhood residents, may be allowed in a proposed development project within this designation <u>without a Plan Amendment, but may require a zone change and/or other approvals, pursuant to the Unified Development Code.</u> Live-work units may <u>also</u> be allowed <u>within this designation,</u> subject to the requirements of the underlying <u>zoning designation zone.</u></p>
<p>Mixed Use (MX) – (No Corresponding County Area Plan Designation)</p> <p>The Mixed Use designation provides opportunities for the coordinated development of urban villages and corridors that offer a diverse range of complementary land uses, in appropriate locations throughout the planning area that are served by public transit, and in proximity to supportive uses and services. In addition to the Mixed Use land use designation on the Land Use Map, mixed-use projects may be allowed in other land use districts subject to the</p>	<p>N/A (The County Area Plan does not have this land use designation)</p>

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applicable requirements of the zoning ordinance. Approval for any mixed-use project will be based upon a determination that the project meets General Plan objectives for walkable, compact, connected neighborhoods, in which the mix of uses achieves a reduction of vehicle trips, and meets other applicable policies for sustainability and livability.

Mixed use projects will be subject to design standards and development characteristics as evaluated in their neighborhood and regional context. These projects shall:

- Be the subject of community outreach and public participation led by the applicant prior to formal submittal;
- Preserve the character of existing residential neighborhoods and provide adequate buffer and transition;
- Propose an economic engine with an appropriate amount of jobs, retail, office, restaurant and general commercial square footage combined with neighboring and integrated housing types;
- Be internally and externally pedestrian-oriented;
- Consist of 360-degree architectural design with pedestrian-scaled building massing and forms where adjacent to existing residences, with the use of landscaping to visually soften hard edges of buildings;

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- Contain varied building heights and create sight lines; and
- Include appropriate public and/or private recreational components.

The residential density in MX districts shall range from a minimum of six (6) to a maximum of fifty (50) dwelling units per acre, and the maximum floor area ratio (FAR) for non-residential uses shall range from .5 to 3.0, depending on the location of the mixed-use project, as described below:

Mixed Use – Neighborhood (MXN)

Mixed-use development in these areas will be encouraged in order to create neighborhoods that integrate residential uses with complementary commercial services, including retail and office uses. Mixed-use neighborhoods should be designed in consideration of surrounding development patterns, proximity to public transit, providing roadway and trail linkages to adjacent development where appropriate. Non-residential uses consistent with this district include those in the Neighborhood Commercial (CN) and Community Commercial (CC) districts. The residential density range in mixed-use neighborhoods shall be a minimum of six (6) to a maximum of eighteen (18) dwelling units per acre, and maximum floor area ratio for the non-residential portion of the development shall be .5. Building heights shall not exceed 50 feet.

Mixed Use – Corridor (MXC)

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Mixed-use development will be encouraged along specified commercial corridors in which revitalization of underutilized parcels or aging buildings is desired, as shown on the Land Use Map, subject to the applicable requirements of the zoning ordinance. Mixed uses along corridors may be either vertical or horizontal, provided that residential units in these areas should be protected from adverse impacts of high-volume arterial streets, and will typically be located an appropriate distance from the roadway. Non-residential uses consistent with this district include those in the Neighborhood Commercial (CN) and Community Commercial (CC) districts. The residential density range in mixed-use corridors shall be a minimum of eleven (11) to a maximum of thirty (30) dwelling units per acre, and maximum floor area ratio for the non-residential portion of the development shall be 1.0.

Mixed Use – Urban Village (MXUV)

Within transit-oriented urban villages that are located in proximity to commuter rail and bus transfer stations, mixed-use development will be encouraged in order to promote compact, connected environments for residents to live, work, shop, access needed services, and recreate, without having to use their vehicles. Either vertical or horizontal mixed uses are allowed, subject to the applicable requirements of the zoning ordinance. Non-residential uses consistent with this district include those in the Neighborhood Commercial (CN), Community Commercial (CC), and Regional Commercial (CR) districts. Single-use residential or

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<p>commercial projects which do <i>not</i> contain mixed uses will be allowed in these districts <i>only</i> if such projects are designed to integrate with other uses in the area so as to create interconnected, walkable neighborhoods, and do not include incompatible uses or design features contrary to the intent of the district. The residential density range in urban villages shall be a minimum of nineteen (19) to a maximum of fifty (50) dwelling units per acre and the maximum floor area ratio (FAR) for the non-residential portion of the development shall be 3.0.</p> <p><u>Mixed Use Overlay</u></p> <p>In addition to the mixed use land use designations, the Mixed Use Overlay identifies commercial areas that may be suitable for mixed residential and commercial development and redevelopment. The purpose of the Mixed Use Overlay is to provide a development alternative to the underlying commercial land use designation. This overlay allows the opportunity to improve the character within key commercial corridors and transit station locations. The overlay areas are shown on Exhibit L-3.</p>	
<p>Regional Commercial (CR) – (County Area Plan – Major Commercial/CM)</p> <p>The Regional Commercial designation is applied to central and regional commercial districts in the planning area, generally located around the Valencia Town Center and other major community centers. This designation is intended to promote development of regional focal points for commercial, entertainment, cultural, and business uses serving the general public and drawing from a market area</p>	<p>CM – Major Commercial (CR – Regional Commercial)</p> <p>The MajorRegional Commercial designation <u>identifies major</u> is applied to central and regional commercial districts in the planning area <u>and</u>, generally located around the Valencia Town Center and other major community centers. This designation is intended to promote <u>the</u> development of regional focal points for commercial, entertainment, <u>and</u> cultural, and business uses serving the general public and drawing from a <u>large</u> market area. <u>Allowable</u></p>

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<p>encompassing the entire Santa Clarita Valley. Typical uses include the regional mall; retail sale of primarily new automobiles and recreational vehicles, furniture, and home improvements; large-scale entertainment uses such as theaters and arenas; corporate offices and financial institutions; and hospitality services, including hotels and restaurants. Allowable uses shall have a maximum Floor Area Ratio (FAR) of 2.0. Coverage of the development site by buildings shall not exceed 90 percent, except as otherwise permitted by the reviewing authority pursuant to discretionary review as prescribed by the Unified Development Code.</p> <p>Residential uses may be permitted in this designation as allowed by the zoning ordinance, provided that approval of residential uses in commercial designations does not adversely impact job creation or economic development in the planning area. Where appropriate, mixed-use development incorporating multiple-family residential with commercial uses is allowed in this designation, pursuant to the zoning ordinance. Residential uses within the CR designation shall include no less than eighteen (18) and no more than fifty (50) dwelling units per acre.</p>	<p>encompassing the entire Santa Clarita Valley. Typical uses in this designation include the regional shopping centersmall; retail sale of primarily new automobiles and recreational vehicles, furniture, and home improvement goods; theatres and other improvements; large-scale entertainment uses such as theaters and arenas; corporate offices and financial institutions; day care centers; and hotels, restaurants, and other hospitality services. including hotels and restaurants. Allowable uses shall have a maximum Floor Area Ratio (FAR) of 2.0. Specific allowable uses and Coverage of the development standardsite by buildings shall be determined by the underlying zoning designationnot exceed 90 percent, except as otherwise permitted by the reviewing authority pursuant to discretionary review as prescribed by the Unified Development Code.</p> <p>Multiple family dwellings (including live-work units) Residential uses may be permitted in this designation, subject to as allowed by the requirements of the underlying zoning designationordinance, provided that the approval of multiple family dwellings in this designationresidential uses in commercial designations does not adversely impact job creation or economic development in the planning area. Multiple family dwellings shall have a minimum density of 18 dwelling units per 1 acre and a maximum density of 50 dwelling units per 1 acre.</p> <p>Mixed use developments. Where appropriate, mixed-use development incorporating multiple family dwellings (including live-work units) and commercial uses, may also be permitted in this designation, subject to the requirements of the underlying zoning designation. Multiple family</p>
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	<p><u>dwelling in mixed use developments shall have a minimum density of 18 dwelling units per 1 acre and a maximum density of 50 dwelling units per 1 acre, and family residential with commercial uses in mixed use developments shall have a maximum Floor Area Ratio (FAR) of 2.0 is allowed in this designation, pursuant to the zoning ordinance. Residential uses within the CR designation shall include no less than eighteen (18) and no more than fifty (50) dwelling units per acre.</u></p>
<p>Community Commercial (CC) – (No Corresponding County Area Plan Designation)</p> <p>The Community Commercial designation is intended for business providing retail and service uses which primarily serve the local market. Representative uses include restaurants, clothing stores, hardware and auto parts stores, grocery markets, pharmacies, banks and financial services, specialty retail, theaters and nightclubs, day care centers, and medical services. These areas are typically located along arterial streets or at the intersections of high traffic corridors. Coverage of the development site by buildings shall not exceed 80 percent, except as otherwise permitted by the reviewing authority pursuant to discretionary review as prescribed by the Unified Development Code.</p>	<p>N/A (The County Area Plan does not have this land use designation)</p>
<p>Neighborhood Commercial (CN) – (County Area Plan – Neighborhood Commercial/CN)</p> <p>The Neighborhood Commercial designation provides for small neighborhood commercial districts that serve the short-term needs of residents in the immediate area. Allowable uses in this designation include supermarkets; drug stores; restaurants; personal services; repair services;</p>	<p>CG – General Commercial (CN – Neighborhood Commercial)</p> <p>The <u>GeneralNeighborhood</u> Commercial designation provides for small neighborhood commercial districts that serve the short-term needs of residents in the immediate area. Allowable uses in this designation include supermarkets; drug stores; restaurants; personal services;</p>

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<p>light automotive services; day care centers; and other local-serving shops and services for neighborhood residents. Neighborhood commercial centers should be integrated into surrounding neighborhoods with appropriate screening, buffering, and pedestrian access. More intensive uses that are incompatible with adjacent neighborhoods, such as bars and nightclubs, heavy automobile repair, and businesses with outdoor operations or storage, are not appropriate in this designation. Coverage of the development site by buildings shall not exceed 75 percent, except as otherwise permitted by the reviewing authority pursuant to discretionary review as prescribed by the Unified Development Code. Allowable uses shall have a maximum Floor Area Ratio (FAR) of 1.0. Specific allowable uses and development standards shall be determined by the underlying zoning designation.</p>	<p>repair services; light automotive services; day care centers; and other <u>shops and services for neighborhood residents</u>. local-serving shops and services for neighborhood residents. Neighborhood commercial centers should be integrated into surrounding neighborhoods with appropriate screening, buffering, and pedestrian access. More intensive uses that are incompatible with adjacent neighborhoods, such as bars and nightclubs, heavy automobile repair, and businesses with outdoor operations or storage, are not appropriate in this designation. Coverage of the development site by buildings shall not exceed 75 percent, except as otherwise permitted by the reviewing authority pursuant to discretionary review as prescribed by the Unified Development Code. Allowable uses shall have a maximum Floor Area Ratio (FAR) of 1.0. Specific allowable uses and development standards shall be determined by the underlying zoning designation.</p> <p><u>Multiple family dwellings (including live-work units) may be permitted in this designation, subject to the requirements of the underlying zoning designation, provided that the approval of multiple family dwellings in this designation does not adversely impact job creation or economic development in the planning area. Multiple family dwellings shall have a minimum density of 6 dwelling units per 1 acre and a maximum density of 18 dwelling units per 1 acre.</u></p> <p><u>Mixed use developments, incorporating multiple family dwellings (including live-work units) and commercial uses, may also be permitted in this designation, subject to the requirements of the underlying zoning designation. Multiple family dwellings in mixed use developments shall have a minimum density of 6 dwelling units per 1 acre and a</u></p>
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	<p><u>maximum density of 18 dwelling units per 1 acre, and commercial uses in mixed use developments shall have a maximum Floor Area Ratio (FAR) of 1.0.</u></p>
<p>Business Park (BP) – (County Area Plan – Office and Professional/IO)</p> <p>The Business Park designation provides for mixed employment districts in areas accessible to transportation and visible from freeways and major arterials and is intended to promote the development of master-planned environments with a high quality of design and construction. Allowable uses in this designation include offices; research and development; light assembly and fabrication; warehousing and distribution; and supportive commercial uses. Development in this designation is expected to provide enhanced landscaping and outdoor amenities to create a campus-like setting. Operations and storage activities are to be confined to enclosed buildings or otherwise screened from public view. This designation is appropriate in locations with good access and visibility from freeways and major arterials. Site areas should be large enough to accommodate comprehensive planning, and designs shall provide compatibility with and linkage to adjacent developments. Coverage of the development site by buildings shall not exceed 90 percent, except as otherwise permitted by the reviewing authority pursuant to discretionary review as prescribed by the Unified Development Code. Allowable uses shall have a maximum Floor Area Ratio (FAR) of 2.0. Specific allowable uses and development standards shall be determined by the underlying zoning designation.</p>	<p>IO – Industrial Office (BP – Business Park)</p> <p>The Industrial OfficeBusiness Park designation provides for mixed employment districts in areas accessible to transportation and visible from freeways and major arterials and is intended to promote the development of master-planned environments with a high quality of design and construction. Allowable uses in this designation include offices; <u>medical services</u>; research and development; light assembly and fabrication; warehousing and distribution; and supportive commercial uses. Development in this designation is expected to provide enhanced landscaping and outdoor amenities to create a campus-like setting. Operations and storage activities are to be confined to enclosed buildings or otherwise screened from public view. This designation is appropriate in locations with good access and visibility from freeways and major arterials. Site areas should be large enough to accommodate comprehensive planning, and designs shall provide compatibility with and linkage to adjacent developments. Coverage of the development site by buildings shall not exceed 90 percent, except as otherwise permitted by the reviewing authority pursuant to discretionary review as prescribed by the Unified Development Code. Allowable uses shall have a maximum Floor Area Ratio (FAR) of 2.0. Specific allowable uses and development standards shall be determined by the underlying zoning designation.</p>

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<p>Industrial (I) – (County Area Plan – Light Industrial/IL)</p> <p>The Light Industrial designation provides for industrial districts in areas with adequate access, infrastructure, and services and is intended to accommodate the most intensive types of industrial uses allowed in the planning area. Allowable uses in this designation include storage and distribution of goods; vehicle storage; contractor’s storage facilities; batch plants; heavy equipment repair and sales; wholesale sales; heavy vehicle repair; and supportive commercial uses.</p> <p>Heavy industrial uses that involve processing of raw materials, generation or treatment of large amounts of hazardous substances, or that result in an excessive emission of odors, fumes, pollutants, vibration, noise, or other noxious, hazardous, or nuisance conditions, will not be allowed. Encroachment of incompatible uses, such as assembly uses and general retail, are not appropriate in Industrial areas. Coverage of the development site by buildings shall not exceed 90 percent, except as otherwise permitted by the reviewing authority pursuant to discretionary review as prescribed by the Unified Development Code. Allowable uses shall have a maximum Floor Area Ratio (FAR) of 1.0. Specific allowable uses and development standards shall be determined by the underlying zoning designation.</p>	<p>IL – Light Industrial (<i>I – Industrial</i>)</p> <p>The Light Industrial designation provides for industrial districts in areas with adequate access, infrastructure, and services and is intended to accommodate the most intensive types of industrial uses allowed in the planning area. Allowable uses in this designation include storage and distribution of goods; vehicle storage; contractor’s storage facilities; batch plants; heavy equipment repair and sales; wholesale sales; heavy vehicle repair; and supportive commercial uses. Heavy industrial uses that involve processing of raw materials, generation or treatment of large amounts of hazardous substances, or that result in an excessive emission of odors, fumes, pollutants, vibration, noise, or other noxious, hazardous, or nuisance conditions, will not be allowed. Encroachment of incompatible uses, such as assembly uses and general retail, are not appropriate in Industrial areas. Coverage of the development site by buildings shall not exceed 90 percent, except as otherwise permitted by the reviewing authority pursuant to discretionary review as prescribed by the Unified Development Code. Allowable uses shall have a maximum Floor Area Ratio (FAR) of 1.0. Specific allowable uses and development standards shall be determined by the underlying zoning designation.</p>
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<p>Open Space (OS) – (County Area Plan – Open Space/OS)</p> <p>The Open Space designation is intended to identify and reserve land for both natural and active open space uses, including public and private parks, conservancy lands, nature preserves, wildlife habitats, water bodies and adjacent riparian habitat, wetlands areas dedicated to open space use, drainage easements, cemeteries, golf courses, and other open space areas dedicated for public or private use. Typical uses include recreation, trails, trailheads, paseos, horticulture, limited agriculture, animal grazing, and habitat preservation. Accessory uses incidental to the primary use, such as restrooms, visitor centers, clubhouses, maintenance structures, and manager’s offices, may be allowed provided that such structures do not cover more than 10 percent of the site area, except as otherwise permitted by the reviewing authority pursuant to discretionary review as prescribed by the Unified Development Code.</p>	<p>Note: The County Area Plan has three Open Space land use designations that correspond to the City General Plan’s one Open Space land use designation.</p> <p>OS-PR –Parks and Recreation (OS – Open Space)</p> <p>The Parks and Recreation designation identifies open space lands in the planning area that are used for public and private parks and golf courses. Specific allowable uses, maximum intensity standards, and development standards shall be determined by the underlying zoning designation.</p> <p>OS-C –Conservation (OS – Open Space)</p> <p>The Conservation designation identifies open space lands in the planning area that are preserved as open space or used for passive recreation. Allowable uses in this designation include conservancy lands; nature preserves; wildlife habitats; limited agriculture; drainage or slope easements; and utility right-of-ways. Specific allowable uses, maximum intensity standards, and development standards shall be determined by the underlying zoning designation.</p> <p>OS-W – Water (OS – Open Space)</p> <p>The Water designation identifies open space lands in the planning area that are water courses, including lakes, rivers, and creeks.</p>
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<p>National Forest (OS-NF) – (County Area Plan – National Forest/OS-NF)</p> <p>The National Forest designation identifies lands in the planning area within the Angeles and Los Padres National Forests. For lands owned by the United States Forest Service, specific allowable uses, maximum intensity standards, and development standards shall be determined by the underlying zoning designation.</p> <p>For privately owned lands within the National Forest (in-holdings), allowable uses in this designation include single-family homes at a maximum density of 1 dwelling unit per 5 acres, agriculture, equestrian uses, private recreation, and public and institutional facilities serving the local area. Specific allowable uses and development standards are determined by the underlying zoning designation. The clustering of development will only be permitted if lots are 2 net acres or greater in size. Individual homes and other structures should be designed in consideration of topographic and environmental constraints.</p>	<p>OS-NF – National Forest (<i>OS-NF – National Forest</i>)</p> <p>The National Forest designation identifies lands in the planning area within the Angeles and Los Padres National Forests. For lands owned by the United States Forest Service, specific allowable uses, maximum intensity standards, and development standards shall be determined by the underlying zoning designation.</p> <p>For privately owned lands within the National Forest (in-holdings), allowable uses in this designation include single-family homes at a maximum density of 1 dwelling unit per 5 acres, agriculture, equestrian uses, private recreation, and public and institutional facilities serving the local area. Specific allowable uses and development standards are determined by the underlying zoning designation. <u>Density-controlled development (clustering) is permitted in this designation in accordance with the provisions of the Zoning Ordinance, provided that all residential lots meet the minimum lot size requirements of a Community Standards District, where applicable.</u>The clustering of development will only be permitted if lots are 2 net acres or greater in size. Individual homes and other structures should be designed in consideration of topographic and environmental constraints.</p>
<p>Bureau of Land Management (OS-BLM) – (County Area Plan OS-BLM)</p> <p>The Bureau of Land Management designation identifies lands in the planning area owned by the United States Bureau of Land Management. Specific allowable uses, maximum intensity standards, and development standards shall be determined by the underlying zoning designation.</p>	<p>N/A (The County Area Plan is identical)</p>

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<p>Specific Plan (SP) – (County Area Plan – Specific Plan/SP)</p> <p>The Specific Plan designation identifies lands in the planning area that are governed by an adopted Specific Plan. Specific allowable uses, maximum intensity standards, and development standards shall be determined by the adopted Specific Plan.</p>	<p>N/A (The County Area Plan is identical)</p>
<p>Public/Institutional (PI) – (County Area Plan – Public and Semi-Public Facilities/P)</p> <p>The Public/Institutional designation identifies land which is or will be used for various types of public or quasi-public facilities owned and operated by public agencies, special districts, or non-profit organizations, including but not limited to civic and governmental offices, public works yards, public or private schools, libraries, day care centers, hospitals and supporting medical facilities, museums, fire stations, police stations, landfills, and prisons. Building height and coverage will be determined by the lead agency for each project, based upon the type and intensity of use. Privately-owned facilities serving the general public with transportation services, such as helipads, may also be appropriate in this designation.</p> <p>OVOV recognizes that there are existing utilities and associated infrastructure operating with previous approvals located in all zones dispersed throughout the Valley. The City's ability to regulate or condition said utilities and associated infrastructure operations is at times limited and, in some cases, preempted by other lead government agencies. It is expected that these uses will continue, that necessary operations and maintenance are performed, that</p>	<p>P-CS –Community Serving (PI – Public/Institutional)</p> <p>The <u>Community Serving</u>Public/Institutional designation identifies <u>lands in the planning area that are land which is or will be used</u> for various types of public <u>and community serving or quasi-public</u> facilities owned and operated by public agencies, special districts, or <u>and other entities.</u> <u>Allowable uses include</u>including but not limited to civic and governmental offices;¹⁷ public works yards;¹⁷ public or private schools;¹⁷ libraries;¹⁷ day care centers;¹⁷ hospitals and supporting medical facilities;¹⁷ museums;¹⁷ fire stations;¹⁷ police stations;¹⁷ landfills;¹⁷ <u>and airports.</u> Building height and coverage will be determined by the lead agency for each project, based upon the type and intensity of use. Privately-owned facilities serving the general public with transportation services, such as helipads, may also be appropriate in this designation.</p> <p>OVOV recognizes that there are existing utilities and associated infrastructure operating with previous approvals located in all zones dispersed throughout the Valley. The City's ability to regulate or condition said utilities and associated infrastructure operations is at times limited and, in some cases, preempted by other lead government</p>

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<p>on-site testing is needed, and that expansion will occur as demand for the utility increases. Allowable uses shall have a maximum FAR of 0.5.</p>	<p>agencies. It is expected that these uses will continue, that necessary operations and maintenance are performed, that on-site testing is needed, and that expansion will occur as demand for the utility increases. Allowable uses shall have a maximum <u>Floor Area Ratio (FAR)</u> of 0.5. <u>Specific allowable uses, maximum intensity standards, and development standards shall be determined by the underlying zoning designation.</u></p> <p>Note: The language regarding existing utilities is located in an earlier segment of the County Area Plan and is copied below.</p> <p>The Area Plan recognizes that there are existing utilities and associated infrastructure, operating with previous approvals, located in all land use designations. The County’s ability to regulate or condition these uses is limited and, in some cases, preempted by other lead government agencies. It is expected that these uses will continue, that necessary operations and maintenance will continue to be performed, that on-site testing will continue to be necessary, and that expansion will occur as demands increase.</p>
<p>Transportation Corridor (TC) – (County Area Plan – Transportation Corridor/TC)</p> <p>The Transportation Corridor designation identifies major transportation facilities in the planning area, including freeways and railroad lines.</p>	<p>P-TF – Transportation Facilities (TC – Transportation Corridor)</p> <p>The Transportation FacilitiesCorridor designation identifies major transportation facilities in the planning area, including freeways and railroad lines.</p>