

3.1 Land Use Designations

The Land Use Element is intended to designate the general distribution and intensity of land uses, including housing, business, industry, open space, education, public buildings, and others. The Land Use Diagram (Figure 3-1) divides Loomis into a series of residential and non-residential land use designations. These different land use designations identify the locations in the Town where specific types of land uses may occur. While the land use designations are implemented (carried out on a day- to-day basis) by the specific rules provided for each zoning district in the Zoning Ordinance, the General Plan provides the overall parameters of density and intensity, and a description of the general types of land uses appropriate in each designation.

3.2.1 Residential Designations

Residential Agricultural (RA). This land use designation is key in maintaining the rural character of Loomis, and is appropriate for agricultural uses such as orchards, nurseries and vineyards, cattle grazing, and very low-density residential uses. Proposed development and agricultural uses should maintain existing natural vegetation and topography to the maximum extent feasible.

Residential Estate (RE). Like the Rural Agricultural land use designation, appropriate land uses include agricultural uses such as orchards and vineyards, cattle grazing, and very low-density residential uses. Proposed development and agricultural uses should maintain existing natural vegetation and topography to the maximum extent feasible.

Rural Residential (RR). The Rural Residential designation allows for agricultural uses; however, the keeping of large animals is based on parcel size. As in the other lowest- density residential designations, proposed development and agricultural uses should maintain existing natural vegetation and topography to the maximum extent feasible.

Residential - Low Density (RL). This land use designation allows for homes on lots that are smaller than Rural Residential. This designation is Residential but depending on parcel size may also allow some agricultural uses.

Residential - Medium Density (RM). This single-family residential land use designation allows for smaller lot sizes like more developed cities in the region.

Residential - Medium-High Density (RMH). This residential land use designation is intended to accommodate smaller lot single-family residential development, and lower density multi-family development including duplexes.

Residential - High Density (RH). This multi-family residential designation may allow for town homes, apartments, and small-lot homes, and may be approved at densities ranging from 10 to 20 dwelling units per acre.

3.2.2 Commercial and Other Designations

Office and Professional (O/P). The Office and Professional designation is intended for general business offices, and professional and medical offices. Real estate and financial offices, and other

1 similar uses may also be allowed. Medium Density residential uses may be allowed as part of mixed-
2 use structures.

3 **General Commercial (GC).** This designation is intended mainly for retail and service commercial
4 uses located outside of the downtown core. Areas within this land use designation may also
5 accommodate medium density residential uses as part of mixed- use structures or site development.

6 **Town Center Commercial (TC).** The Town Center Commercial designation is intended to accommodate
7 a mixture of land uses, with primarily retail commercial and office uses on the ground floors of commercial
8 structures, and residential units allowed on second or third floors.

9 **Tourist Destination Commercial (TD).** This land use designation is intended to accommodate a
10 mixture of office/business park, retail commercial, lodging, conference center and other traveler-
11 serving uses, local-serving entertainment uses, and medium density residential uses as part of mixed-
12 use structures.

13 **Business Park (BP).** This land use designation is intended for "headquarters" office-type and high
14 technology uses in campus-like settings (buildings of similar or compatible architecture with shared
15 circulation and parking, with substantial setbacks from streets and other property boundaries) with
16 extensive landscaping throughout. Warehouses or fulfillment centers greater than 40,000 or 50,000 square
17 feet are not envisioned in this designation.

18 **Limited Industrial (ILT).** The purpose of the designation is to provide locations for light industrial uses
19 that can operate near residential uses without adversely affecting residents. This designation is intended to
20 provide for the evolution of the area over time, to industrial uses that are more compatible with adjacent
21 residential uses.

22 **Light Industry (IL).** This designation is intended for the manufacturing, production, storage, or sale of
23 consumer goods and services, and for heavy commercial uses that involve outdoor activity or storage areas.
24 Research and development offices, start-up businesses, warehouses, manufacturing plants, and other similar
25 types of uses and supporting uses may be allowed. This designation is not intended for heavy industrial
26 uses, such as chemical plants.

27 **Public Quasi Public (P).** The Public-Quasi Public land use designation is applied to properties owned by
28 the Town and other public agencies (including school districts), which include a range of uses such as
29 libraries, parks, schools, fire stations, emergency medical service facilities, etc.

30 **Open Space & Conservation (OSC).** This designation may be applied to public and private parks, trails,
31 conservation areas, buffers, tree planting or preservation sites, wetlands, slopes, or other areas where
32 development will be precluded. While some of the areas may have trails, restrooms and other public serving
33 improvements, very little development of building or ground disturbance is anticipated.

34 35 **3.2.3 Development Standards**

36 **Table X-X** provides the development standards associated with each land use designation. The descriptions
37 of land use designations use the terms "density" and "intensity." Density refers to the number of residential
38 units normally allowed per gross acre of land (prior to dedications for streets and other improvements). The
39 density range listed for each land use designation is its "base density." On any particular property, the

1 maximum base density may be exceeded if a proposed development receives the density bonus required by
2 State law for affordable housing projects, or if the property qualifies for, and is developed with a second
3 unit.

4 The "intensity" of a land use is expressed in two ways - the type of land use itself and building mass, both
5 of which are described broadly in the description of each land use designation. Basic standards are provided
6 in **Table X-X** but are refined and regulated by the Town Zoning Ordinance and/or Town Development
7 Standards. The types of land uses allowed in each designation are described in general terms, because the
8 Zoning Ordinance will provide detailed lists of the specific allowable land uses within the land use
9 designations. The Town does not guarantee that any individual project will be able to achieve the maximum
10 densities as designated in the General Plan or the Zoning Ordinance.

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Table X-X

General Plan Land Use Categories, Maximum Density and Intensity (1)

| Land Use Category | Maximum Residential Density ¹ | Maximum Lot Coverage ² |
|--|--|--|
| RA, Residential Agricultural | 1 d.u./4.6 acres | 25% |
| RE, Residential Estate | 1 d.u./2.3 acres | 25% |
| RR, Rural Residential | 1 d.u./acre | 20% |
| RL, Residential – Low Density | 2 d.u./acre | 35% |
| RM, Residential – Medium Density | 2 – 6 d.u./acre | 35% |
| RMH, Residential – Medium High Density | 6 – 10 d.u./acre | 40% |
| RH, Residential – High Density | 10 – 20 d.u./acre | 50% |
| O/P, Office & Professional | 2 - 10 d.u./acre in mixed-use projects | 60% |
| GC, General Commercial | 2 - 10 d.u./acre, as allowed by specific area policies | 50% |
| TC, Town Center Commercial | 20 d.u./acre in mixed use projects | 100% |
| TD, Tourist/Destination Commercial | 2 - 10 d.u./acre in mixed-use projects | 50% |
| BP, Business Park | N.A. | 60% |
| ILT, Limited Industrial | N.A. | 50% |
| IL, Light Industrial | N.A. | 50% |
| P, Public/Quasi-Public | N.A. | 50% |
| Open Space/ Conservation | N.A. | <5% |

3 ¹ Maximum allowable density. The Town does not guarantee that the full density can be achieved.

4 ² Maximum possible coverage. The zoning ordinance will determine parcel coverage or floor area
5 ratio depending on zone district.