

1 **3.1 Land Use Designations**

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

10 **3.2.1 Residential Designations**

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

16 **Residential Estate (RE).** Like the Rural Agricultural land use designation, appropriate land uses
17 include agricultural uses such as orchards and vineyards, cattle grazing, and very low-density residential
18 uses.

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

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

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

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

31 **Residential - High Density (RH).** This multi-family residential designation may allow for town
32 homes, apartments, small-lot homes, and alternative may be approved at densities ranging from 10 to
33 20 dwelling units per acre.

34 **3.2.2 Commercial and Other Designations**

35 **Office and Professional (O/P).** The Office and Professional designation is intended for general
36 business offices, professional and medical offices. Real estate and financial offices, and other similar
37 uses may also be allowed. Medium Density residential uses may be allowed as part of mixed-use
38 structures.

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

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

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

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

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

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

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

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

32 *Specific Plan (SP).* The designation may be applied to one or many properties and may have a mix of
33 *designations, densities, and intensities from Table X-X that will be established as part of the adoption*
34 *process. Specific Plans may also have unique zoning and development standards or may rely upon the*
35 *development code. Specific Plans are project-specific and will include the name of the project as well as*
36 *development standards per state requirements.*

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38 **3.2.3 Development Standards**

39 **Table X-X** provides the development standards associated with each land use designation. The descriptions

Commented [AET1]: Records suggest that the Town has an adopted Horseshoe Bar Road, King Road, I-80 Specific Plan. Town staff is verifying status.

1 of land use designations use the terms "density" and "intensity." Density refers to the number of residential
2 units normally allowed per gross acre of land (prior to dedications for streets and other improvements). The
3 density range listed for each land use designation is its "base density." On any particular property, the
4 maximum base density may be exceeded if a proposed development receives the density bonus required by
5 State law for affordable housing projects, or if the property qualifies for, and is developed with a second
6 unit.

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

1 Table X-X Land Use Designation Development Standards

Land Use Category	Maximum Residential Density ¹	Maximum Lot Coverage ²	Source for Coverage
RA, Residential Agricultural	1 d.u./4.6 acres	25%	Zoning Ordinance Table 3-2. 20%; the review authority may allow up to 25% coverage on a nonconforming parcel that it determines is significantly smaller than the minimum area required by the zone (i.e., 25% or less of the required lot area).
RE, Residential Estate	1 d.u./2.3 acres	25%	
RR, Rural Residential	1 d.u./acre	20%	Same as GP Table 3-1
RL, Residential – Low Density	2 d.u./acre	25%	Same as GP Table 3-1
RM, Residential – Medium Density	2 – 6 d.u./acre	35%	Same as GP Table 3-1
RMH, Residential – Medium High Density	6 – 10 d.u./acre	40%	Same as GP Table 3-1
RH, Residential – High Density	10 – 25_d.u./acre	50%	GP Table 3-1: 10 – 15 du/acre Change to 20 du/ac from Housing Element High Density Overlay: 20 – 25
O/P, Office & Professional	2 - 10 d.u./acre in mixed-use projects	60%	Same as GP Table 3-1
GC, General Commercial	2 - 10 d.u./acre, as allowed by specific area policies	50%	Same as GP Table 3-1
TC, Town Center Commercial	20 d.u./acre in mixed use projects	60% 100%	Table 3-1: 15 du/acre Change 20 du/ac from Housing Element GP Table 3-1: 35% – 60%

Commented [AET2]: General Plan establishes the maximum. It's the zoning that would allow a range with specific standards to meet a higher range.

Commented [AET3]: Allowed by Ordinance 254. Assumed 80 percent of 25 for a 20 unit acre probability. Currently only two locations in town where there is RH.

Land Use Category	Maximum Residential Density ¹	Maximum Lot Coverage ²	Source for Coverage
			100% Recommended in Town Center
TD, Tourist/Destination Commercial	2 - 10 d.u./acre in mixed-use projects	40%	Zoning Ordinance Table 2-8: 25% – 40%
BP, Business Park	N.A.	60%	Same as GP Table 3-1
ILT, Limited Industrial	N.A.	50%	Same as GP Table 3-1
IL, Light Industrial	N.A.	50%	Same as GP Table 3-1
P, Public/Quasi-Public	N.A.	50%	Same as GP Table 3-1
Open Space/ Conservation	N.A.	<5%	Recommended
<i>Specific Plan</i>	<i>Varies</i>	<i>Varies</i>	Recommended

Commented [AET2]: General Plan establishes the maximum. It's the zoning that would allow a range with specific standards to meet a higher range.

1 Maximum allowable density. The Town does not guarantee that the full density can be achieved.
2 Maximum possible coverage. The zoning ordinance will determine parcel coverage or floor area ratio depending on zone district.
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Table 3-1- General Plan Land Use Categories, Maximum Density and Intensity (1)

Land Use Category	Maximum Residential Density (2)	Building Intensity		
		Maximum Height	Maximum Site Coverage	Maximum Floor Area Ratio (FAR)
Residential Agricultural	1 d.u./4.6 acre	2 stories/35 ft.	20%	N.A.
Residential Estate	1 d.u./2.3 acre	2 stories/35 ft.	20%	N.A.
Rural Residential	1 d.u./acre	2 stories/35 ft.	20%	N.A.
Residential - Low Density	2 d.u./acre	2 stories/35 ft.	25%	N.A.
Residential - Medium Density	2 - 6 d.u./acre	2 stories/30 ft.	35%	N.A.
Residential - Medium High Density	6 - 10 d.u./acre	2 stories/30 ft.	40%	N.A.
Residential - High Density	10 - 15 d.u./acre	2 stories/30 ft.	50%	N.A.
Office & Professional	2 - 10 d.u./acre in mixed-use projects	2 stories/30 ft.	35 - 60%	N.A.
General Commercial	2 - 10 d.u./acre, as allowed by specific area policies	2 stories/35 ft.	25 - 50%	N.A.
Town Center Commercial	15 d.u./acre in mixed use projects	3 stories/35 ft.	35 - 60%	0.25 - 1.60
Tourist/Destination Commercial	2 - 10 d.u./acre in mixed-use projects	3 stories/45 ft. (3)	25 - 40% By Ord 206	N.A.
Business Park	N.A.	2 stories/30 ft.	35 - 60%	N.A.
Limited Industrial	N.A.	2 stories/30 ft.	50%	N.A.
Light Industry	N.A.	2 stories/35 ft.	50%	N.A.
Public/Quasi-Public	N.A.	2 stories/30 ft.	35 - 50%	N.A.

Notes:

- (1) See the narrative descriptions of each land use category beginning on page 21 for exceptions and additional standards.
- (2) Residential density is expressed in dwelling units (d.u.) per acre.
- (3) Building height over 35 feet in the Tourist/Destination Commercial land use category requires Fire Department approval.