

**DRAFT ORDINANCE FOR  
PLANNING COMMISSION CONSIDERATION ON JUNE 26, 2025**

**IN THE BOARD OF SUPERVISORS  
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA**

\_\_\_\_\_ day \_\_\_\_\_, 20\_\_

**PRESENT: Supervisors**

**ABSENT:**

RESOLUTION NO. \_\_\_\_\_

RESOLUTION TO AMEND THE SAN LUIS OBISPO COUNTY GENERAL PLAN, FRAMEWORK FOR  
PLANNING (INLAND) – PART I OF THE LAND USE AND CIRCULATION ELEMENTS (LUCE)  
TO UPDATE POLICIES TO ENCOURAGE MULTI-FAMILY DWELLING PRODUCTION  
(COUNTY FILE NUMBER: LRP2024-00015)

The following resolution is now hereby offered and read:

WHEREAS, State Law requires that a General Plan be adopted; and

WHEREAS, the Land Use and Circulation Elements of the San Luis Obispo General Plan were adopted by the Board of Supervisors on September 22, 1980; and

WHEREAS, on March 12, 2024, the Board prioritized updating regulations to encourage multi-family dwelling and incentivize affordable housing production as part of the 2020-2028 Housing Element Implementation Framework (Actions 01 and 02), including allowing multi-family dwellings as a primary use in Office and Commercial land use categories and establishing a Strategic Housing Incentive Program; and

WHEREAS, on June 26, 2025, the Planning Commission reviewed the recommended amendments to the Framework for Planning (Inland) and recommended the Board of Supervisors adopt the amendments as attached hereto in Exhibits A and B and incorporated in full; and

WHEREAS, the Board of Supervisors has duly considered the recommended amendments to the Framework for Planning (Inland) and finds that the recommendation of the Planning Commission on June 26, 2025 shall be accepted.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Supervisors of the County of San Luis Obispo, State of California, as follows:

1. That the recitals set forth hereinabove are true, correct, and valid.

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2. That the project is exempt from CEQA via the General Rule Exemption, pursuant to CEQA Guidelines Section 15061(b)(3).

3. That the project has been sufficiently noticed for tribal consultation pursuant to Senate Bill 18 (SB-18).

4. That the amendments to the Framework for Planning (Inland), as attached hereto in Exhibits A and B, are adopted and enacted at the meeting on September 21, 2025.

Upon motion of Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_, and on the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINING:

the foregoing resolution is hereby adopted.

\_\_\_\_\_  
Chairperson of the Board of Supervisors  
County of San Luis Obispo  
State of California

ATTEST:

MATTHEW PONTES  
Ex-Officio Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy Clerk

[SEAL]

Approved as to Legal Form and Effect:  
JON ANSOLABEHERE  
County Counsel

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By: \_\_\_\_\_  
Deputy County Counsel

Dated: May 21, 2025

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**EXHIBIT A – STRIKETHROUGH VERSION**

**RECOMMENDED AMENDMENT TO THE FRAMEWORK FOR PLANNING (INLAND)**

Chapter 6: Land Use Categories of the Framework for Planning (Inland) – Part I of the Coastal Zone Land Use and Circulation Elements of the San Luis Obispo County General Plan is amended to read as follows:

...

**Population Density**

Residential population is an important measure of the Land Use Element's effects on communities and the environment. Population density is the number of people that can be expected to occupy a given area, expressed in the Land Use Element as people per acre or acres per person. The densities that can be expected to be achieved in each of the land use categories are listed in Table N.

Residential population densities will occur in all land use categories except industrial and public facilities. However, the Commercial Retail, Commercial Service, Office and Professional and Recreation categories only allow residences as secondary uses or as allowed for developments that significantly contribute to County housing objectives in the very low- or low-income categories. ~~specialty permitted uses in certain situations.~~ Residential density within each of the other land use categories is allowed in a range of parcel sizes or building densities, depending on if the type of proposed development is a subdivision of land or a project such as apartments or a mobilehome park. Within each category parcel size range, higher density (more people per acre) can be achieved if criteria that apply to these different types of development, found in the Land Use Ordinance are met. Table N also refers to the sections in the Land Use Ordinance that set the exact requirements for property development of residential density.

Population density will vary throughout the county depending on the location of each area and its population characteristics. Household population can vary since some unincorporated areas are bedroom communities with many young families and other areas are popular for senior citizens. Some communities such as Los Osos have many small parcels in older subdivisions; other towns such as Nipomo will develop with larger parcels now considered to be standard size. The local differences in density are addressed in the LUE area and community/village plans in the land use

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chapters and by the standards and criteria related to site location and characteristics in the Land Use Ordinance.

**Building Intensity**

Non-residential development may utilize up to 40 per-cent of each site in ground flood building area. This amount will normally require 60 percent of each site for parking, landscaping and setbacks required by the Land Use Ordinance. However, if required parking is reduced on-site by partial waiver or is located off-site, lot coverage may be increased to the amounts set by Table N. In many cases where larger or more intensive uses necessitate larger parking lots, the area for parking spaces, aisles and entrances may reduce the building area. Additional floors may also reduce the amount of a building's site coverage in order to provide room for more required parking spaces, unless a parking structure is also developed. The building intensity ratio is implemented through the standards of the Land Use Ordinance.

**Parcel Size Ranges**

The Land Use Element uses a range of minimum parcel sizes for the creation of new lots in each land use category (shown in Table N). The ranges identified in each of the land use categories are based upon:

1. The need to provide flexibility in lot sizes to respond to particular site conditions, and also to protect existing and proposed neighborhoods from inappropriate levels of development.
2. The need for new development to be compatible with both existing adjacent uses, as well as planned future developments.
3. The need to provide standards to control the intensity of development in order to avoid, reduce or eliminate adverse environmental impacts.

Proposed land divisions and residential development proposals are evaluated by using the standards for minimum parcel size in the Land Use Ordinance, Chapter 22.22, which includes site design standards that apply to the location and characteristics of a site and its vicinity. These standards are the county's policy on how each category's range of parcel sizes is utilized to determine the minimum lot size for a proposed land division.

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However, if any lot size standards of Article 9 of the Land Use Ordinance differ from or conflict with the minimum lot size standards of Chapter 22.22 of the Land Use Ordinance, Article 9 takes precedence over Chapter 22.22.

[Amended 1989, Ord. 2411].

Projects participating in the voluntary Transfer of Development Credit (TDC) Program, involving the transfer of development potential from one site (sending site) to another site (receiving site) at a higher density than would otherwise be allowed by the land use category shown in Table N, may be allowed where the sites conform to the standards and criteria for the use of TDCs in the Land Use Ordinance.

[Added 1996, Ord. 2776; Amended 1999, Ord. 2882]

Residential projects that meet the standards of the ~~Density Bonus Program~~Inclusionary Housing Ordinance or Strategic Housing Incentive Program and qualify for additional on-site ~~density bonus~~ housing unit(s), and that solely because of the additional ~~of the density bonus~~ housing unit(s) will exceed the residential density limit set for the project site by the applicable land use category as shown in Table N, may be allowed to exceed the residential density limit where the project design conforms to the standards and criteria for the granting of ~~density bonus~~additional housing unit(s) in the Land Use Ordinance.

[Added 2012, Ord. 3238]

<b>TABLE N TYPICAL POPULATION DENSITIES, BUILDING INTENSITIES AND PARCEL SIZE RANGES FOR LAND USE CATEGORIES</b>				
Land Use Category	Subdivision Parcel Size Range <sup>1</sup>	Building Intensity <sup>5</sup>	Population Density <sup>2</sup>	<del>LUO Section</del>
Agriculture	320 to 20 acres	160 acres to 10 acres per dwelling <sup>3</sup>	64 to 4 acres per person	<del>22.22.040</del>
		Farm support quarters: 320 to 20 acres per dwelling	128 to 8 acres per person	<del>22.30.480</del>
Rural Lands	320 to 20 acres	160 to 10 acres per dwelling	64 to 4 acres per person	<del>22.22.050</del> <del>22.10.130A.1.</del>

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Residential Rural	20 to 5 acres	20 to 5 acres per dwelling	8 to 2 acres per person	<del>22.22.060</del>
		<del>Secondary dwellings at one dwelling per parcel</del>	<del>4 acres to 1 acre per person</del>	<del>22.30.470</del>
Residential Suburban	5 acres to 1 acre	5 to 1 acre per dwelling	2 acres per person to 2.5 persons per acre	<del>22.22.070</del>
		<del>Secondary dwellings at one dwelling per parcel</del>	<del>1 acre per person to 5 persons per acre</del>	<del>22.30.470</del>
		Mobile home parks to 8 dwellings per acre	20 persons per acre	<del>22.30.440</del>
Residential Single Family	1 acre to 6,000 square feet <sup>4</sup>	1 acre per dwelling to 7 dwellings per acre	2.5 to 18 persons per acre	<del>22.22.080</del>
		<del>Secondary dwellings at one dwelling per parcel</del>	<del>5 to 26 persons per acre</del>	<del>22.30.470</del>
		1,750 square feet per dwelling for existing parcels	62 persons per acre	<del>22.10.110</del> <del>22.10.130</del>
		Mobile home parks to 8 dwellings per acre	20 persons per acre	<del>22.30.440</del>
Residential Multi-Family	1 acre to 6,000 square feet <sup>4</sup>	<del>10 to 4238</del> dwellings per acre	<del>252.5 to 10595</del> persons per acre	<del>22.22.080</del>
		Mobile home parks to 8 dwellings per acre	20 persons per acre	<del>22.30.440</del>
Recreation	20 acres to one acre outside urban and village areas  20 acres to 6,000 sq. ft. inside urban and village areas <sup>4</sup>	40% to 100% site coverage for non-residential buildings		
		20 acres to one acre per dwelling	8 acres per person to 2.5 persons per acre	<del>22.22.120</del>
		20 acres per dwelling to 7 dwellings per acre	8 acres per person to 18 persons per acre	
		Mobile home parks to 8 dwellings per acre	20 persons per acre	<del>22.30.440</del>
		<del>108 to 4238</del> multi-family dwellings per acre	<del>250 to 10595</del> persons per acre	<del>22.30.500</del>

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		Recreational vehicle parks at 15 dwellings per acre	38 persons per acre	<del>22.30.440</del>
Office and Professional	2.5 acres to 6,000 square feet <sup>4</sup>	40% to 100% site coverage for non-residential buildings		
		<del>108</del> to <del>4238</del> multi-family dwellings per acre ( <del>50% of total floor area of buildings</del> )	<del>254</del> to <del>10595</del> persons per acre	<del>22.30.490</del>
Commercial Retail and Commercial Service	2.5 acres to 6,000 square feet <sup>4</sup>	<del>10</del> to <del>4238</del> dwellings per acre	<del>254</del> to <del>10595</del> persons per acre	<del>22.22.090</del>
		Recreational vehicle parks to 15 dwellings per acre	38 persons per acre	<del>22.30.300</del>
Industrial	10 acres to 6,000 square feet <sup>4</sup>	40% to 100% site coverage for non-residential buildings		
		1 caretaker dwelling per parcel	to 18 persons per acre	<del>22.22.100</del>
Public Facilities	Minimum 6,000 square feet			<del>22.22.110</del>
Dalido Ranch	0 to 20 acres	1.5 FAR for business park 3.0 FAR for commercial park 18 DU per acre residential	45 persons per acre	<del>Article 9.5, Chapter 22.113, sections 22.113.010 and following</del>

**NOTES TO TABLE N:**

1. The appropriate minimum parcel size for a new land division within the ranges shown above shall be based on the characteristics of the site and vicinity, as determined by the Land Use Ordinance, Chapter 22.22 .
2. Population density is based on 2.5 persons per dwelling, per State Department of Finance, January 1987.
3. Building intensity assumes two primary dwellings on each parcel in the Agriculture and Rural Lands categories; one primary dwelling allowed on each parcel in other categories, ~~where secondary dwellings are not allowed as a use by right but may be permitted by land use permit approval.~~
4. Condominium parcel sizes are to be established by the Planning Commission through individual project review, provided the common ownership parcel is within the range stated here.
5. Building intensity is dependent on the allowable uses within each land use category, as determined by Articles 2 or 9 of the Land Use Ordinance, and by the site design standards of the Land Use Ordinance.
6. A project may be approved at a density higher than otherwise allowed for the applicable land use category by Table N, where the sites conform to the standards and criteria for the use of



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TDCs in the Land Use Ordinance, ~~or~~ where the residential project design conforms to the standards and criteria of the Density Bonus Program or Strategic Housing Incentive Program for the use of inclusionary housing density bonus units in the Land Use Ordinance, or as amended by the 2006 Dalidio Ranch Initiative measure.. [Added 1996, Ord. 2776; Amended 1989, Ord. 2411; 2012, Ord. 3238]

...

**B. DESCRIPTION OF LAND USE CATEGORIES**

....

**OFFICE AND PROFESSIONAL**

**Purpose**

- a. To provide for office and professional development in downtown community centers and civic areas.
- b. To allow for public and quasi-public uses, which are compatible with a centralized urban location or a transitional area.
- c. To provide for the concentration of office uses for their mutual benefit and convenience, as well as public convenience.
- d. To establish areas for the conduct of business that will minimize conflicts and adverse impacts on other land uses.
- e. To encourage conversion and renovation of historic or architecturally significant buildings when located in office and professional areas.

**Character**

- a. Transitional areas within Central Business Districts (CBD's) between residential and major commercial or public facilities, rather than components of retail or residential areas.
- b. Areas set aside to support a concentration of office uses, making office and professional activities more visible and easily accessible to the public, but not located in lengthy "strip development" corridors.
- c. Peripheral areas within central business districts in close proximity to commercial and public uses.
- d. Areas with average slopes less than 15%, and located outside environmentally sensitive or hazardous areas such as floodways or fault zones.
- e. Areas located with primary access from arterial, collector or commercial local streets, avoiding the use of local residential streets.
- f. Areas where residential use may be allowed as a primary or incidental use if a development substantially contributes to achieving affordable housing objectives in accordance with Density Bonus Program or Strategic Housing Incentive Program.~~but limited to second floor or "rear half of building" locations, to reserve ground-floor frontages for business use.~~

**COMMERCIAL RETAIL**

**Purpose**

**Central Business District (CBD) areas:**

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- a. Provide centralized locations for stores, offices, service establishments and amusements, offering a wide range of commodities and services scaled to meet neighborhood and community general shopping needs.
- b. Provide areas for a concentration of business and public facilities to encourage pedestrian circulation for public convenience and for mutual benefit.
- c. To allow for ~~limited~~ multi-family residential uses ~~only as secondary to commercial uses while limiting ground-level floor area or units that face or front public roads in a Central Business District to commercial uses.~~
- d. To allow community scale shopping centers if designed for street pedestrian shopping; regional shopping centers should be located within incorporated cities.

**Visitor-Serving Commercial areas:**

- e. To provide limited areas for highway traveler services and uses associated with tourists and vacationers within urban areas on collectors or arterials or in rural areas where other commercial areas are distant.
- f. To allow for commercial and compatible accessory uses related to resort or recreational activities.

**Neighborhood Commercial areas:**

- g. To provide convenient locations for retail commercial and service establishments to meet daily shopping needs of residential areas.

**Character**

**CBD areas:**

- a. Areas for retail businesses and services that supply a full range of occasional and daily community commercial needs, located within an urban service line.
- b. Uses that are economically and physically compatible, mutually supportive in function and location.
- c. Areas of intense retail commercial use in centralized locations serving as "drawing cards" for local and regional trade to minimize travel requirements for comparison shopping.
- d. An identified Central Business District (CBD) that can support improvement districts, parking districts and other improvements to prevent "leakage" to other commercial centers outside the region they intend to serve.
- e. Areas where residential uses ~~do not preclude ground-level floor area or units that face or front public roads within a Central Business District from commercial uses, are limited to second floor or "rear half of building" locations, to reserve ground floor frontages for business use.~~

**Visitor-Serving Commercial Areas:**

- f. Areas that serve transient and tourist needs incidental to traveling rather than local or regional residential demands, located within urban or village areas or at remote locations distant from urban or village areas where highway services already exist or would be accommodating of traveler safety in new locations.
- g. Areas where the following use groups from Article 2 of the Land Use Ordinance are eligible:

Libraries and museums  
Collection stations

Bed and breakfast facilities  
Hotels

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Eating and drinking places	Motels
Food and beverage sales	Personal services
Service stations	<del>Recreational vehicle parks</del>
Financial services	Pipelines and power transmission
Public safety facilities	<del>Transit stations and terminals,</del> and
Accessory storage	Truck stops

- h. Areas that are easily accessible and apparent from regional transportation routes.
- i. Areas in communities that are close to cultural, recreational and entertainment destinations or where needed to provide travel and tourism services.
- j. Areas that concentrate tourist accommodations and services and preclude functionally unrelated multi-family and retail commercial uses, discouraging dispersion of motels and other highway commercial uses in other commercial or residential areas.

**Neighborhood Commercial areas:**

- k. Limited areas where small-scale neighborhood commercial and service uses can be allowed to enable each community to attain self-sufficiency in regard to day-to-day shopping needs without disrupting the residential character of the area.
- l. Locations between residential areas and downtown areas along collector or arterial streets which serve to reduce the number of shopping trips for daily needs and to encourage walking or bicycling.
- m. Sites between two and five acres in size, related to the population within a one-half to one mile radius market area.
- n. Areas with individual uses of generally less than 8,000 square feet of floor area to support small-scale business, with site and building design to blend with surrounding residential character.

The following use groups from Article 2 of the Land Use Ordinance are eligible to be allowed in neighborhood commercial areas, with a maximum of 8,000 square feet for any use unless otherwise noted:

Nursery specialties  
Membership organization facilities  
Collection stations  
Small scale manufacturing  
Building materials and hardware  
Eating and drinking facilities (maximum 80 seats)  
Food and beverage retail sales  
General merchandise stores (2,000 square feet each, up to maximum of 25% of total floor area on a site)  
Outdoor retail sales  
Service stations  
Financial services  
Offices (2,000 square feet each, up to a maximum of 25% of floor area on a site)  
Offices, temporary  
Personal services  
Public safety facilities  
Repair services, consumer

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Accessory storage  
Temporary construction yards  
Pipelines and power transmission  
Transit stations and terminals  
Vehicle storage

**COMMERCIAL SERVICE**

**Purpose**

- a. To provide areas for commercial or industrial trade services and light manufacturing where they will not adversely affect surrounding properties.
- b. To protect adjacent incompatible uses from harmful influences and prevent intrusion of conflicting uses.
- c. To provide suitable locations for retail, wholesale, heavy commercial and service establishments usually located near highway traffic or where terminal facilities are convenient.

**Character**

- a. Areas characterized by existing heavy commercial, service, and small-scale industrial uses.
- b. Areas where uses generally serve occasional needs rather than day-to-day needs.
- c. Areas and uses that will not create extensive, incompatible land use mixtures.
- d. Areas within urban service and reserve lines, or village reserve lines.
- e. Areas located to promote infill and restructuring of existing heavy and service commercial areas and discourage proliferation of scattered service uses.
- f. Areas appropriate for developments using planned development concepts where unified landscaping, signing, building design, service capabilities and adequate circulation can be ensured.
- g. Areas located to have access from collector and arterial streets to avoid use of residential streets for access or deliveries.
- h. Areas with slopes less than 15 percent and located generally outside of flood ways, fault zones and other hazardous or environmentally sensitive areas.
- h-i. Areas where residential use may be allowed as a primary or incidental use if a development substantially contributes to achieving affordable housing objectives in accordance with Density Bonus Program or Strategic Housing Incentive Program.

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**EXHIBIT B - CLEAN**

**RECOMMENDED AMENDMENT TO THE FRAMEWORK FOR PLANNING (INLAND)**

Chapter 6: Land Use Categories of the Framework for Planning (Inland) – Part I of the Coastal Zone Land Use and Circulation Elements of the San Luis Obispo County General Plan is amended to read as follows:

...

**Population Density**

Residential population is an important measure of the Land Use Element's effects on communities and the environment. Population density is the number of people that can be expected to occupy a given area, expressed in the Land Use Element as people per acre or acres per person. The densities that can be expected to be achieved in each of the land use categories are listed in Table N.

Residential population densities will occur in all land use categories except industrial and public facilities. However, the Commercial Retail, Commercial Service, Office and Professional and Recreation categories only allow residences as secondary uses or as allowed for developments that significantly contribute to County housing objectives in the very low- or low-income categories. . Residential density within each of the other land use categories is allowed in a range of parcel sizes or building densities, depending on if the type of proposed development is a subdivision of land or a project such as apartments or a mobilehome park. Within each category parcel size range, higher density (more people per acre) can be achieved if criteria that apply to these different types of development, found in the Land Use Ordinance are met. Table N also refers to the sections in the Land Use Ordinance that set the exact requirements for property development of residential density.

Population density will vary throughout the county depending on the location of each area and its population characteristics. Household population can vary since some unincorporated areas are bedroom communities with many young families and other areas are popular for senior citizens. Some communities such as Los Osos have many small parcels in older subdivisions; other towns such as Nipomo will develop with larger parcels now considered to be standard size. The local differences in density are addressed in the LUE area and community/village plans in the land use chapters and by the standards and criteria related to site location and characteristics in the Land Use Ordinance.

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**Building Intensity**

Non-residential development may utilize up to 40 per-cent of each site in ground flood building area. This amount will normally require 60 percent of each site for parking, landscaping and setbacks required by the Land Use Ordinance. However, if required parking is reduced on-site by partial waiver or is located off-site, lot coverage may be increased to the amounts set by Table N. In many cases where larger or more intensive uses necessitate larger parking lots, the area for parking spaces, aisles and entrances may reduce the building area. Additional floors may also reduce the amount of a building's site coverage in order to provide room for more required parking spaces, unless a parking structure is also developed. The building intensity ratio is implemented through the standards of the Land Use Ordinance.

**Parcel Size Ranges**

The Land Use Element uses a range of minimum parcel sizes for the creation of new lots in each land use category (shown in Table N). The ranges identified in each of the land use categories are based upon:

1. The need to provide flexibility in lot sizes to respond to particular site conditions, and also to protect existing and proposed neighborhoods from inappropriate levels of development.
2. The need for new development to be compatible with both existing adjacent uses, as well as planned future developments.
3. The need to provide standards to control the intensity of development in order to avoid, reduce or eliminate adverse environmental impacts.

Proposed land divisions and residential development proposals are evaluated by using the standards for minimum parcel size in the Land Use Ordinance, Chapter 22.22, which includes site design standards that apply to the location and characteristics of a site and its vicinity. These standards are the county's policy on how each category's range of parcel sizes is utilized to determine the minimum lot size for a proposed land division.

However, if any lot size standards of Article 9 of the Land Use Ordinance differ from or conflict with the minimum lot size standards of Chapter 22.22 of the Land Use Ordinance, Article 9 takes precedence over Chapter 22.22.

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[Amended 1989, Ord. 2411].

Projects participating in the voluntary Transfer of Development Credit (TDC) Program, involving the transfer of development potential from one site (sending site) to another site (receiving site) at a higher density than would otherwise be allowed by the land use category shown in Table N, may be allowed where the sites conform to the standards and criteria for the use of TDCs in the Land Use Ordinance.

[Added 1996, Ord. 2776; Amended 1999, Ord. 2882]

Residential projects that meet the standards of the Density Bonus Program or Strategic Housing Incentive Program and qualify for additional on-site housing unit(s), and that solely because of the additional housing unit(s) will exceed the residential density limit set for the project site by the applicable land use category as shown in Table N, may be allowed to exceed the residential density limit where the project design conforms to the standards and criteria for the granting of additional housing unit(s) in the Land Use Ordinance.

[Added 2012, Ord. 3238]

<b>TABLE N TYPICAL POPULATION DENSITIES, BUILDING INTENSITIES AND PARCEL SIZE RANGES FOR LAND USE CATEGORIES</b>			
Land Use Category	Subdivision Parcel Size Range <sup>1</sup>	Building Intensity <sup>5</sup>	Population Density <sup>2</sup>
Agriculture	320 to 20 acres	160 acres to 10 acres per dwelling <sup>3</sup>	64 to 4 acres per person
		Farm support quarters: 320 to 20 acres per dwelling	128 to 8 acres per person
Rural Lands	320 to 20 acres	160 to 10 acres per dwelling	64 to 4 acres per person
Residential Rural	20 to 5 acres	20 to 5 acres per dwelling	8 to 2 acres per person
Residential Suburban	5 acres to 1 acre	5 to 1 acre per dwelling	2 acres per person to 2.5 persons per acre

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		Mobile home parks to 8 dwellings per acre	20 persons per acre
Residential Single Family	1 acre to 6,000 square feet <sup>4</sup>	1 acre per dwelling to 7 dwellings per acre	2.5 to 18 persons per acre
		1,750 square feet per dwelling for existing parcels	62 persons per acre
		Mobile home parks to 8 dwellings per acre	20 persons per acre
Residential Multi-Family	1 acre to 6,000 square feet <sup>4</sup>	10 to 42 dwellings per acre	25 to 105 persons per acre
		Mobile home parks to 8 dwellings per acre	20 persons per acre
Recreation	20 acres to one acre outside urban and village areas	40% to 100% site coverage for non-residential buildings	
		20 acres to one acre per dwelling	8 acres per person to 2.5 persons per acre
		20 acres per dwelling to 7 dwellings per acre	8 acres per person to 18 persons per acre
	20 acres to 6,000 sq. ft. inside urban and village areas <sup>4</sup>	Mobile home parks to 8 dwellings per acre	20 persons per acre
		10 to 42 multi-family dwellings per acre	25 to 105 persons per acre
		Recreational vehicle parks at 15 dwellings per acre	38 persons per acre
Office and Professional	2.5 acres to 6,000 square feet <sup>4</sup>	40% to 100% site coverage for non-residential buildings	
		10 to 42 multi-family dwellings per acre	25 to 105 persons per acre
Commercial Retail and	2.5 acres to 6,000 square feet <sup>4</sup>	10 to 42 dwellings per acre	25 to 105 persons per acre



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Commercial Service		Recreational vehicle parks to 15 dwellings per acre	38 persons per acre
Industrial	10 acres to 6,000 square feet <sup>4</sup>	40% to 100% site coverage for non-residential buildings	
		1 caretaker dwelling per parcel	to 18 persons per acre
Public Facilities	Minimum 6,000 square feet		
Dalido Ranch	0 to 20 acres	1.5 FAR for business park 3.0 FAR for commercial park 18 DU per acre residential	45 persons per acre

**NOTES TO TABLE N:**

1. The appropriate minimum parcel size for a new land division within the ranges shown above shall be based on the characteristics of the site and vicinity, as determined by the Land Use Ordinance, Chapter 22.22 .
2. Population density is based on 2.5 persons per dwelling, per State Department of Finance, January 1987.
3. Building intensity assumes two primary dwellings on each parcel in the Agriculture and Rural Lands categories; one primary dwelling allowed on each parcel in other categories.
4. Condominium parcel sizes are to be established by the Planning Commission through individual project review, provided the common ownership parcel is within the range stated here.
5. Building intensity is dependent on the allowable uses within each land use category, as determined by Articles 2 or 9 of the Land Use Ordinance, and by the site design standards of the Land Use Ordinance.
6. A project may be approved at a density higher than otherwise allowed for the applicable land use category by Table N, where the sites conform to the standards and criteria for the use of TDCs in the Land Use Ordinance, where the residential project design conforms to the standards and criteria of the Density Bonus Program or Strategic Housing Incentive Program in the Land Use Ordinance, or as amended by the 2006 Dalidio Ranch Initiative measure.. [Added 1996, Ord. 2776; Amended 1989, Ord. 2411; 2012, Ord. 3238]

...

**B. DESCRIPTION OF LAND USE CATEGORIES**

....

**OFFICE AND PROFESSIONAL**

**Purpose**

- a. To provide for office and professional development in downtown community centers and civic areas.

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- b. To allow for public and quasi-public uses, which are compatible with a centralized urban location or a transitional area.
- c. To provide for the concentration of office uses for their mutual benefit and convenience, as well as public convenience.
- d. To establish areas for the conduct of business that will minimize conflicts and adverse impacts on other land uses.
- e. To encourage conversion and renovation of historic or architecturally significant buildings when located in office and professional areas.

**Character**

- a. Transitional areas within Central Business Districts (CBD's) between residential and major commercial or public facilities, rather than components of retail or residential areas.
- b. Areas set aside to support a concentration of office uses, making office and professional activities more visible and easily accessible to the public, but not located in lengthy "strip development" corridors.
- c. Peripheral areas within central business districts in close proximity to commercial and public uses.
- d. Areas with average slopes less than 15%, and located outside environmentally sensitive or hazardous areas such as floodways or fault zones.
- e. Areas located with primary access from arterial, collector or commercial local streets, avoiding the use of local residential streets.
- f. Areas where residential use may be allowed as a primary or incidental use if a development substantially contributes to achieving affordable housing objectives in accordance with Density Bonus Program or Strategic Housing Incentive Program.

**COMMERCIAL RETAIL**

**Purpose**

**Central Business District (CBD) areas:**

- a. Provide centralized locations for stores, offices, service establishments and amusements, offering a wide range of commodities and services scaled to meet neighborhood and community general shopping needs.
- b. Provide areas for a concentration of business and public facilities to encourage pedestrian circulation for public convenience and for mutual benefit.
- c. To allow for multi-family residential uses while limiting ground-level floor area or units that face or front public roads in a Central Business District to commercial uses.
- d. To allow community scale shopping centers if designed for street pedestrian shopping; regional shopping centers should be located within incorporated cities.

**Visitor-Serving Commercial areas:**

- e. To provide limited areas for highway traveler services and uses associated with tourists and vacationers within urban areas on collectors or arterials or in rural areas where other commercial areas are distant.
- f. To allow for commercial and compatible accessory uses related to resort or recreational activities.

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**Neighborhood Commercial areas:**

- g. To provide convenient locations for retail commercial and service establishments to meet daily shopping needs of residential areas.

**Character**

**CBD areas:**

- a. Areas for retail businesses and services that supply a full range of occasional and daily community commercial needs, located within an urban service line.
- b. Uses that are economically and physically compatible, mutually supportive in function and location.
- c. Areas of intense retail commercial use in centralized locations serving as "drawing cards" for local and regional trade to minimize travel requirements for comparison shopping.
- d. An identified Central Business District (CBD) that can support improvement districts, parking districts and other improvements to prevent "leakage" to other commercial centers outside the region they intend to serve.
- e. Areas where residential uses do not preclude ground-level floor area or units that face or front public roads within a Central Business District from commercial uses.

**Visitor-Serving Commercial Areas:**

- f. Areas that serve transient and tourist needs incidental to traveling rather than local or regional residential demands, located within urban or village areas or at remote locations distant from urban or village areas where highway services already exist or would be accommodating of traveler safety in new locations.
- g. Areas where the following use groups from Article 2 of the Land Use Ordinance are eligible:

Libraries and museums	Bed and breakfast facilities
Collection stations	Hotels
Eating and drinking places	Motels
Food and beverage sales	Personal services
Service stations	Recreational vehicle parks
Financial services	Pipelines and power transmission
Public safety facilities	Transit stations and terminals
Accessory storage	Truck stops

- h. Areas that are easily accessible and apparent from regional transportation routes.
- i. Areas in communities that are close to cultural, recreational and entertainment destinations or where needed to provide travel and tourism services.
- j. Areas that concentrate tourist accommodations and services and preclude functionally unrelated multi-family and retail commercial uses, discouraging dispersion of motels and other highway commercial uses in other commercial or residential areas.

**Neighborhood Commercial areas:**

- k. Limited areas where small-scale neighborhood commercial and service uses can be allowed to enable each community to attain self-sufficiency in regard to day-to-day shopping needs without disrupting the residential character of the area.

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- l. Locations between residential areas and downtown areas along collector or arterial streets which serve to reduce the number of shopping trips for daily needs and to encourage walking or bicycling.
- m. Sites between two and five acres in size, related to the population within a one-half to one mile radius market area.
- n. Areas with individual uses of generally less than 8,000 square feet of floor area to support small-scale business, with site and building design to blend with surrounding residential character.

The following use groups from Article 2 of the Land Use Ordinance are eligible to be allowed in neighborhood commercial areas, with a maximum of 8,000 square feet for any use unless otherwise noted:

- Nursery specialties
- Membership organization facilities
- Collection stations
- Small scale manufacturing
- Building materials and hardware
- Eating and drinking facilities (maximum 80 seats)
- Food and beverage retail sales
- General merchandise stores (2,000 square feet each, up to maximum of 25% of total floor area on a site)
- Outdoor retail sales
- Service stations
- Financial services
- Offices (2,000 square feet each, up to a maximum of 25% of floor area on a site)
- Offices, temporary
- Personal services
- Public safety facilities
- Repair services, consumer
- Accessory storage
- Temporary construction yards
- Pipelines and power transmission
- Transit stations and terminals
- Vehicle storage

**COMMERCIAL SERVICE**

**Purpose**

- a. To provide areas for commercial or industrial trade services and light manufacturing where they will not adversely affect surrounding properties.
- b. To protect adjacent incompatible uses from harmful influences and prevent intrusion of conflicting uses.
- c. To provide suitable locations for retail, wholesale, heavy commercial and service establishments usually located near highway traffic or where terminal facilities are convenient.

**Character**

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- a. Areas characterized by existing heavy commercial, service, and small-scale industrial uses.
- b. Areas where uses generally serve occasional needs rather than day-to-day needs.
- c. Areas and uses that will not create extensive, incompatible land use mixtures.
- d. Areas within urban service and reserve lines, or village reserve lines.
- e. Areas located to promote infill and restructuring of existing heavy and service commercial areas and discourage proliferation of scattered service uses.
- f. Areas appropriate for developments using planned development concepts where unified landscaping, signing, building design, service capabilities and adequate circulation can be ensured.
- g. Areas located to have access from collector and arterial streets to avoid use of residential streets for access or deliveries.
- h. Areas with slopes less than 15 percent and located generally outside of flood ways, fault zones and other hazardous or environmentally sensitive areas.
- i. Areas where residential use may be allowed as a primary or incidental use if a development substantially contributes to achieving affordable housing objectives in accordance with Density Bonus Program or Strategic Housing Incentive Program.