

**LAND USE
DESIGNATIONS**

The General Plan includes 21 residential, commercial, industrial, and other land use designations to depict the types of land uses that will be allowed in the General Plan Area.

Each land use designation is defined in terms of the allowable uses and density and intensity standards. Land use designations also allow for similar and compatible uses which may be implemented through the Planned Development (PD) overlay zone.

The General Plan is implemented largely through zoning. Appendix C of this *Policy Document* is a matrix showing correspondence between the General Plan land use designations and zoning districts.

Residential

Rural Residential (RR)

This designation provides for single family detached homes, secondary residential units, hobby farming and keeping of animals, public and quasi-public uses, and similar and compatible uses. Residential densities shall not exceed 2.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.40.

Very Low Density Residential (VLDR)

This designation provides for single family detached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 1.0 to 4.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.30.

Low Density Residential (LDR)

This designation provides for single family detached and attached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 3.0 to 8.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.40.

Neighborhood Preservation (NP)

This designation provides for single family detached and attached homes, duplexes, existing triplexes and fourplexes, existing multi-family units, existing nurseries, nursing, and convalescent homes and hospitals, limited commercial uses, public and quasi-public uses, and similar and compatible uses. This designation has the same density range and use provisions as low density residential,

but allows the following uses in existence as of December 6, 1979: multiple-family residential uses, nurseries, nursing, and convalescent homes, and hospitals to continue to operate as legal uses. The primary focus of this designation is residential. Residential densities shall be in the range of 3.0 to 8.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.50. This designation is applied to older residential neighborhoods where a mix of housing types has developed due to previous land use designations and where continued conversions may negatively affect the overall low density residential character of the area, the capacity of services, and the circulation system.

Medium-Low Density Residential (MLDR)

This designation provides for single family detached and attached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 5.0 to 12.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.50.

Medium Density Residential (MDR)

This designation provides for single family homes, duplexes, triplexes, fourplexes, multi-family residential units, group quarters, mobilehome parks, medical and professional offices, public and quasi-public uses, and similar and compatible uses. Medical and professional offices may be allowed with discretionary approval, when found to be compatible with the surrounding neighborhood. Residential densities shall be in the range of 8.0 to 16.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.50.

High Density Residential (HDR)

This designation provides for triplexes, fourplexes, multi-family residential units, group quarters, medical and professional offices, public and quasi-public uses, and similar and compatible uses. Medical and professional offices may be allowed with discretionary approval when found to be compatible with the surrounding neighborhood. Residential densities shall be in the range of 16.0 to 25.0 units per gross acre. Densities greater than 25.0 units per acre may be allowed subject to a conditional use permit. The FAR for non-residential uses shall not exceed 0.50.

Planned Neighborhood (PN)

This designation provides for single-family detached and attached homes, secondary residential units, multi-family residential units,

neighborhood commercial uses, parks, open space, public and quasi-public uses, and similar and compatible uses.

All urban development under this designation shall be approved pursuant to an adopted specific plan. As these specific plans are approved, the Planned Neighborhood designation shall be replaced through corresponding general plan amendments with more specific land use designations. Policies 1.C.3 through 1.C.5 in Part II, Chapter 1, of this *Policy Document* include guidelines for the preparation of specific plans for Planned Neighborhood areas.

The overall average residential density for residential lands (i.e., excluding lands designated for Neighborhood Commercial, Open Space, or Public Service) shall not exceed 7.0 units per gross acre. Prior to adoption of a specific plan, allowable uses shall include only those specified under the Agriculture (A) and Open Space (OS) designations.

Commercial

Commercial/Residential Mixed Use (MU)

This designation provides for medium to high density residential uses, retail and service uses, restaurants, banks, professional and administrative offices, and similar and compatible uses. This designation is seen as a transition zone utilized to buffer residential and more intensive commercial uses. The FAR for non-residential uses shall be in the range of 0.6 to 1.5. The allowable density for residential projects shall be in the range of 0.0 to 25.0 units per gross acre. Residential uses shall be subject to discretionary review and approval.

Neighborhood Commercial (NC)

This designation provides for neighborhood and locally-oriented retail and service uses, public and quasi-public uses, and similar and compatible uses. This designation is applied to areas of 15 acres or less within residential neighborhoods for the purpose of providing services to the immediate neighborhood. The FAR shall not exceed 0.50.

Central Commercial (CC)

This designation provides for retail and service uses, restaurants, banks, entertainment uses, professional and administrative offices, residential units above the ground floor, public and quasi-public uses, and similar and compatible uses. The FAR for nonresidential uses shall not exceed 4.0. The FAR for non-residential uses in the East Street Corridor Specific Plan area shall be between 0.80 and 1.50. Residential densities shall be in the range of 5.0 to 12.0 units per gross acre. Residential densities in the East Street Corridor

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Specific Plan area shall be in the range of 0.0 to 25.0 units per gross acre. Residential uses shall be subject to discretionary review and approval.

General Commercial (GC)

This designation provides for retail, services, restaurants, professional and administrative offices, hotels and motels, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.80. The FAR in the East Street Corridor Specific Plan Area shall be between 0.60 and 1.50.

Service Commercial (SC)

This designation provides for heavy commercial uses such as repair shops when activities are conducted indoors, contractors' shops, auto and other vehicle sales lots; large retail building supply businesses, storage warehouses, and nurseries; eating establishments; entertainment and recreation facilities; and small and large grocery stores, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.80.

Highway Commercial (HC)

This designation provides for restaurants, service stations, truck stops, hotels and motels, and retail and amusement uses that are oriented principally to highway and through traffic, regional retail uses, regional offices, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.50.

Industrial

Business Park (BP)

This designation provides for office parks, research and development, warehouses and light manufacturing related to research and development, general commercial uses that cater to industrial uses in this designation, professional offices, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.50.

Industrial (I)

This designation provides for industrial parks, warehouses, manufacturing, research and development, commercial uses compatible with the industrial uses, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.60.

Public and Open Space

Public Service (PS)

This designation provides for public facilities such as colleges, schools, hospitals, sanitariums, penal institutions, libraries, museums, government offices and courts, churches, meeting halls, cemeteries and mausoleums, and similar and compatible uses. The FAR shall not exceed 0.50.

Open Space (OS)

This designation provides for agricultural uses, outdoor recreational and equestrian uses, habitat protection, irrigation canals, reservoirs, watershed management, public and quasi-public uses, and areas typically limited for human occupation due to public health and safety hazards such as earthquake faults, floodways, unstable soils, or areas containing wildlife habitat and other environmentally-sensitive features. Such land areas are primarily publicly owned, but may include private property. The FAR for nonresidential uses shall not exceed 0.10.

Agriculture (A)

This designation provides for agricultural uses, limited agricultural support service uses (e.g., barns, animal feed facilities, silos, stables, fruit stands, and feed stores), industrial uses related directly to agriculture, public and quasi public uses, and similar and compatible uses. The minimum parcel size shall be 20 acres. Allowable residential development in areas designated Agriculture includes single family homes, secondary residential units, caretaker/employee housing, and farmworker housing. The FAR for nonresidential uses shall not exceed 0.40. This designation is applied to lands outside the Planning Area, but does not prohibit lands within the Planning Area from being used for agricultural purposes.

Urban Reserve

Urban Reserve (UR)

This designation is applied to land outside the Urban Limit Line within the Planning Area, which may be considered for development with urban uses. No urban development may occur on lands designated Urban Reserve before the General Plan is amended to specify a primary land use designation for the property. Allowable uses shall include wastewater treatment facilities and other uses specified under the Agriculture (A) and Open Space (OS) designations.

See also policy section 1.J in the Goals, Policies, and Implementation Programs section of this chapter.

**TABLE 1-1
CITY OF WOODLAND GENERAL PLAN
SUMMARY OF LAND USE DESIGNATIONS AND STANDARDS**

Land Use Designations		Residential Density Range (Dus per gross acre)	Assumed Average Population per Household ^a	Nonresidential Building Intensities (Maximum FAR) ^b	Assumed Average Employee Density (square feet per employee) ^c
Residential					
RR	Rural Residential	0.0 to 2.0	3.00		
VLDR	Very-Low Density Residential	1.0 to 4.0	3.00		
LDR	Low Density Residential	3.0 to 8.0	3.00		
NP	Neighborhood Preservation	3.0 to 8.0	2.75		
MLDR	Medium/Low Density Residential	5.0 to 12.0	2.75		
MDR	Medium Density Residential	8.0 to 15.0	2.50		
HDR	High Density Residential	16.0 to 25.0	2.50	0.50	
PN	Planned Neighborhood	1.0 to 25.0 ^d	2.75		
Commercial					
MU	Residential/Commercial Mixed Use	0.00 to 25.0	2.50	1.50	400
NC	Neighborhood Commercial			0.50	400
CC	Central Commercial	5.0 to 12.0	2.0	4.00	375
GC	General Commercial			0.80	400
SC	Service Commercial			0.80	600
HC	Highway Commercial			0.50	400
Industrial/Business Park					
BP	Business Park			0.50	350
I	Industrial			0.60	1,600
Public and Open Space					
PS	Public Service			0.50	
OS	Open Service			0.10	
A	Agriculture		3.00	0.40	
Urban Reserve					
UR	Urban Reserve	Not applicable			
^a Assumed average household size for the purposes of estimating population holding capacity ^b FARs apply to nonresidential uses only; FARs in residential designations apply to the limited permitted nonresidential uses in residential designations ^c Assumed average employee density for the purposes of estimating employee holding capacity ^d Overall average residential cannot exceed 7.0 DUs per gross acre DUs = "Dwelling Units" FAR = "Floor Area Ratio"					