

LAND USE ELEMENT

Table LU-1 General Plan Land Use Categories and Definitions	
Land Use Definitions	
<p>OTC Old Town Commercial</p>	<p>Purpose To provide pedestrian-oriented commercial areas made up of street-front stores and offices that have a sufficient variety and depth of goods and services to meet the retail, business, and cultural needs of residents of the City and region. To provide limited residential opportunities which are in close proximity to the area's goods, services, and amenities.</p> <p>Description Commercial areas which provide retail and professional business services to City and regional residents accessed by major roadways and arterials in conjunction with Old Town single-level and multi-level parking areas. Development in these areas will be integrated with public and private open spaces designed to enhance the pedestrian experience. Appropriate uses include general retail, non-retail services, and offices. Commercial uses are allowed on all floors of buildings within this land use designation. Residential uses are also allowed as a secondary use in conjunction with on-site commercial uses. Buildings with H Street or Ocean Avenue frontage shall be commercial on the first floor. Residential units are permitted on upper floors of buildings fronting H Street or Ocean Avenue and on all floors of buildings not fronting H Street or Ocean Avenue. Residential access could be on the first floor but in the rear of the building. This category differs from the General Commercial category by emphasizing pedestrian-oriented businesses.</p> <p>Allowable Building Density: 2.0 FAR with up to 50% of floor area available for residential use at 20.0-44.0 DU/net acre</p> <p>Anticipated Maximum Population Intensity: 124 persons/net acre</p>
<p>GC General Commercial</p>	<p>Purpose To provide commercial areas for a wide variety of retail, office, and service-oriented enterprises which meet the needs of residents and visitors. To accommodate commercial uses which operate more effectively outside the other commercial areas of the community.</p> <p>Description Commercial areas characterized by a variety of retail, office, and visitor-oriented businesses that rely upon automobile access rather than pedestrian access. This category provides a wide range of goods and services accessed by high volume roadways. Appropriate uses include destination retail, community and regional shopping centers, visitor-oriented businesses, and automobile oriented business.</p> <p>Allowable Building Density: 0.50 FAR</p> <p>Anticipated Maximum Population Intensity: not applicable</p>