

General Plan Land Use Designations and Associated Zoning Classifications

General Plan Designation	Density Allowed	Zoning Classification	AUD Incentive Program Allowed
Hillside			
Low Density Residential	Max. 1 du/acre	A-1	No
Low Density Residential	Max 2 du/acre	A-2	No
Low Density Residential	Max 3 du/acre	E-1	No
Sub-Urban			
Low Density Residential	Max. 3 du/acre	E-1	
Low Density Residential	Max. 5 du/acre	E-2, E-3, R-1	
Medium Density Residential	12 du/acre	R-2	No
Office Low Impact Research and Dev.	3 du/acre	E-1 ¹ /C-X and R-2/C-X-4.0 ²	No
General Urban³			
Medium High Density Residential	15-27 du/acre	R-3/R-4	Yes
High Density Residential	28-36 du/acre	R-3/R-4 ⁴	Yes
Hotel/Medium High Residential	15-27 du/acre	R-4	Yes
Ocean Related Commercial/Medium High Residential	15-27 du/acre	HRC-1, HRC-2, OC, OM-1/S-P-2 ⁵	Only in HRC-2 and O-C where residential allowed
Office/Medium Density Residential	12 du/acre	C-O	No
Office/Medium High Residential	15-27 du/acre	R-O	Yes
Office/High Residential	28-36 du/acre	R-O	Yes
Commercial/Medium High Residential	15-27 du/acre	C-2, E-3/P-D ⁶ , PD, C-M, C-P, R-O, C-L, C-1, HRC-2 ⁷	C-2, R-O, C-1, C-M, C-P, C-L, HRC-2 Yes E-3, No
Commercial/High Residential	28-36 du/acre	C-2, C-M, E-3/P-D ⁸ ,	C-2, C-M – Yes E-3/P-D, No
Commercial Industrial/Medium High Residential	15-27 du/acre	C-M	Yes
Industrial	N/A	M-1	No
Ocean Related Industrial	N/A	OM-1	No

¹ KEYT

² Riviera Park

³ The commercial zones throughout the City allow residential uses where allowed per The Zoning Ordinance.

⁴ The Variable Density Ordinance is being temporarily amended to include two density tiers, Medium High and High, as reflected on the General Plan Map.

⁵ This OM-1 is a very small parcel w/specific plan.

⁶ Auto dealership area.

⁷ Small area at Los Patos Way where variable density is currently allowed.

⁸ Auto dealership area.