

ZONING & GENERAL PLAN LAND USE

Residential Zones

RR-A RR-B RR-C

Rural Residential A, Rural Residential B, and Rural Residential C

The RR-A through RR-C residential rural zone is intended as an area for very low density residential uses with minimum lot sizes of one acre and maximum densities of one unit per acre. Additional uses are permitted that are complementary to, and can exist in harmony with, a rural residential neighborhood.

RS-1

Residential Single Family 1

This zone is intended for low density single-family residential land uses with a minimum lot size of one acre and maximum densities of one unit per net acre. Additional uses are permitted that are complementary to, and can exist in harmony with, low density neighborhoods.

RS-2

Residential Single Family 2

The RS-2 residential single-family 2 zone is intended as an area for low density residential uses with minimum lot size of 20,000 square feet and maximum density of two units per net acre. Additional uses are permitted that are complementary to, and can exist in harmony with, low density neighborhoods.

RS-3

Residential Single Family 3

The RS-3 residential single-family 3 zone is intended as an area for single-family residential development with minimum lot sizes of 15,000 square feet and maximum densities of three units per acre. Additional uses are permitted that are complementary to, and exist in harmony with, a residential neighborhood.

RS-4

Residential Single Family 4

The RS-4 residential single-family 4 zone is intended as an area for single-family residential development on minimum lot sizes of 10,000 square feet and maximum densities of four units per acre. Additional uses are permitted that are complementary to, and can exist in harmony with, a residential neighborhood.

RS-7

Residential Single Family 7

The RS-7 residential single-family 7 zone is intended as an area for single-family residential development on minimum lot sizes of 4,500 square feet and maximum densities of eight units per acre. Additional uses are permitted that are complementary to, and can exist in harmony with, a residential neighborhood.

RA

Residential Apartment

The RA residential apartment zone is intended as an area for the development of residential apartments with provisions for adequate light, air, open space and landscaped areas at a maximum density of 20 units per net acre. Additional uses are permitted that are complementary to, and can exist in harmony with, a residential apartment development.

RC

Residential Condo

The RC residential condominium zone is intended as an area for the development of residential condominiums with provisions for adequate light, air, open space and landscaped areas at a maximum density of 12 units per net acre. Additional uses are permitted that are complementary to, and can exist in harmony with, a residential condominium development.

MHP

Mobile Home Park

The MHP mobile home park zone, is intended for the exclusive development of mobile home parks.

Planned Residential Development Zones

PRD-1 PRD-2 PRD-3

Planned Residential Development 1 - Bridlewood, Planned Residential Development 2 - Garden Road, Planned Residential Development 3 - Vineland Hills

Planned residential development regulations are intended to facilitate development of areas designated for residential use on the general plan by permitting greater flexibility and, consequently, more creative and imaginative designs for the development of such residential areas than generally is possible under conventional zoning or subdivision regulations. These regulations are further intended to promote more economical and efficient use of the land while providing a harmonious variety of housing choices, a higher level of urban amenities, and preservation of natural and scenic qualities of open spaces.

Hospital Campus Zone

HC

Hospital Campus

This zone is intended to provide centralized services and facilities in an integrated complex to conveniently service the medical needs of the community.

Public Facilities Zone

PF

Public Facility

This zone is intended primarily for lands containing privately and publicly owned facilities serving the needs of the general community. It is the intent that this zone be applied to an entire parcel of land or to a portion of a parcel of land, provided that the remainder of the parcel meets the area requirements for which it is zoned.

Planned Community Zones

PC-1 PC-2 PC-3 PC-4 PC-5 PC-6 PC-7 PC-8 PC-9

Planned Community 1 - Rancho Arbolitos Palisades, Planned Community 2 - Rancho Arbolitos Woodside, Planned Community 3 - Rancho Arbolitos Parkside, Planned Community 4 - Collection, Planned Community 5 - Chimney Rock, Planned Community 6 - Hidden Valley, Planned Community 7 - South Poway Business Park, Planned Community 8 - Poway Road Corridor, Planned Community 9 - The Farms in Poway

The planned community zone is included in the development regulations to achieve the following purposes:

- To promote and protect the public health, safety, and welfare;
- To implement the objectives and policies of the general plan;
- To safeguard and enhance environmental amenities and the quality of development;
- To attain the physical, social, and economic advantages resulting from comprehensive and orderly planned use of land resources;
- To lessen congestion and assure convenience of access; to secure safety from fire, flood, and other dangers; to provide for adequate light, air, sunlight, and open space; to promote and encourage conservation of scarce resources to prevent overcrowding of land and undue concentration of population; to facilitate the creation of a convenient, attractive, and harmonious community; to attain a desirable balance of residential and employment opportunities; and to expedite the provision of adequate and essential public services;
- To facilitate development within the City in accordance with the general plan by permitting greater flexibility and encouraging more creative and imaginative designs for major urban development projects subject to large-scale community planning;
- To promote more economical and efficient use of the land while providing a harmonious variety of housing choices and commercial and industrial activities, a high level of urban amenities, and preservation of natural and scenic qualities of open space;
- To provide a process for initiation, review, and regulation of large-scale comprehensively planned urban communities that affords the maximum flexibility to the developer within the context of an overall development program and specific, phased development plans coordinated with the provision of necessary public services and facilities.

Open Space - Recreation Zone

OS-R

Open Space Recreation

This zone is intended for low-intensity active-recreational and ancillary commercial needs which could be compatible with residential land uses. These active-recreational opportunities are meant to serve the recreational and social interaction needs of the City residents of all ages, economic situations, and physical conditions. Publicly owned lands, such as parks, may also be included in this zone subject to approval by the City. Only those additional uses are permitted that are complementary to, and can exist in harmony with, the open space recreation land use and surrounding lands uses. It is the intent that this zone be applied to an entire parcel of land or to a portion of a parcel of land, provided that the remainder of the parcel meets the area requirements for which it is zoned. In addition to the objectives outlined in PMC 17.02.010 (Purpose and scope), the open space-recreation zone is included in the zoning regulations to achieve the following purposes:

- Provide for compatible recreational land uses;
- Provide public or private active-recreation uses and activities on land within the community;
- Promote land use compatibility with existing or planned residential, commercial, manufacturing, and open space land uses which surround the OS-R zone activity or land use;
- Encourage in-fill active-recreation land uses which provides a range of opportunities within the community that serve the recreational and social interaction needs of City residents of all ages, economic situations, and physical conditions;
- Provide for recreational opportunities within planned communities and planned residential developments;
- Provide for associated building construction and development which is architecturally compatible and sensitive to existing and planned land uses on the same parcel of land and on surrounding properties.

Open Space - Resource Management Zone

OS-RM

Open Space Resource Management

This zone is intended for lands where valuable natural resources are located. The mountainous areas, prominent ridges, riparian areas, wildlife corridors, areas of high biological value, areas with geologic hazards, and areas with valuable historic and prehistoric resources are included within this zone. Limited activity, involving minimal disturbance of the existing terrain and habitat, may be allowed on lands carrying this zone with the approval of the City Council. In addition to the objectives outlined in PMC 17.02.010, the open space-resource management zone is included in the zoning regulations to achieve the following purposes:

- Preserve open space for the conservation of natural and cultural resources and maintain the natural character of the land;
- Provide for recreational opportunities within planned communities and planned residential developments;
- Provide for the conservation and preservation of environmentally significant physical and cultural resources, including designated mitigation sites;
- Conserve areas of historic and community significance for the enjoyment of future generations.

Commercial Zones

CB

Community Business

The CB community business zone is intended to accommodate local and communitywide commercial centers that typically serve large areas of the City.

CO

Commercial General

The CO commercial general zone is intended as an area for the location of a broad range of uses and provides locations for major retail and service businesses.

CN

Commercial Neighborhood

The CN commercial neighborhood zone is intended for neighborhood shopping centers which provide limited retail, business service and office facilities for the convenience of residents of the neighborhood. These shopping centers are intended to be compatible with a residential environment.

CO

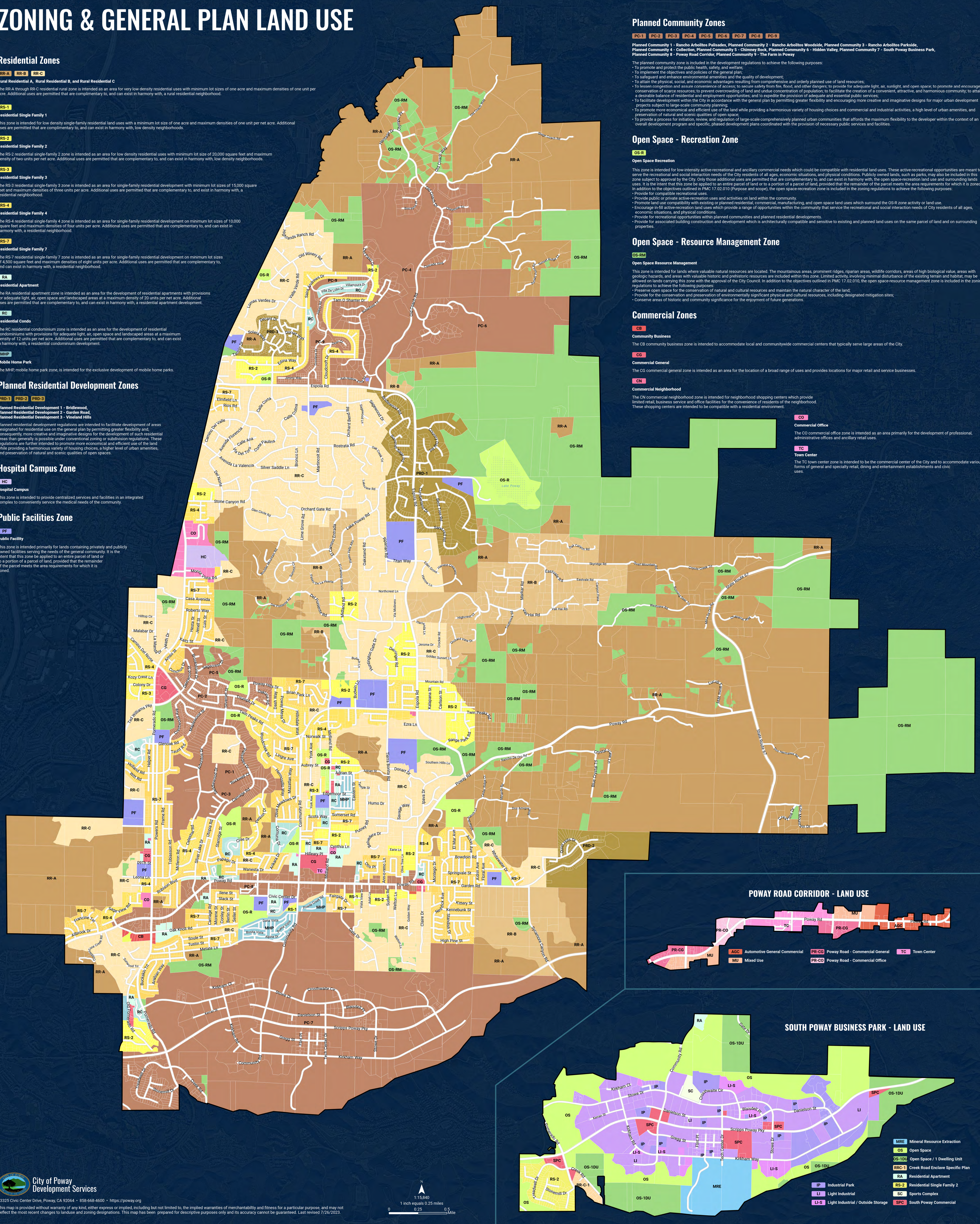
Commercial Office

The CO commercial office zone is intended as an area primarily for the development of professional, administrative offices and ancillary retail uses.

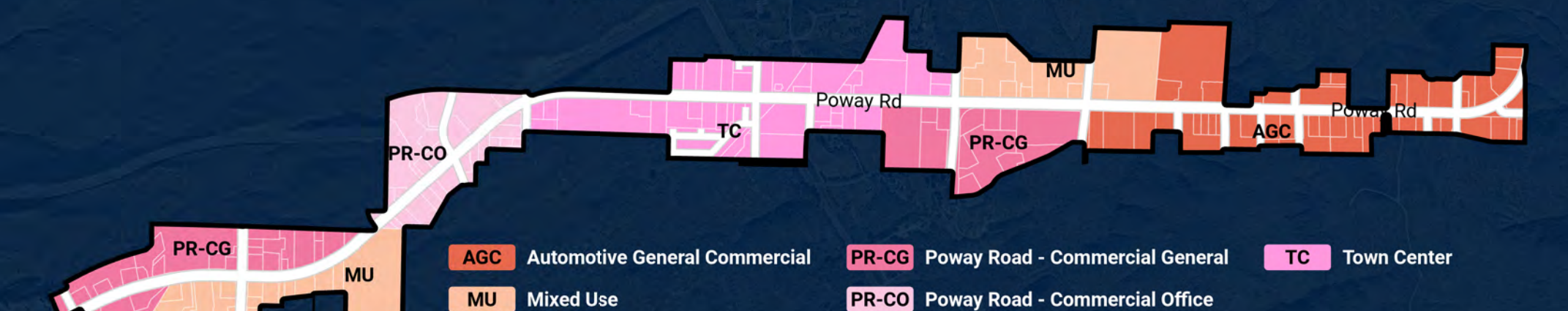
TC

Town Center

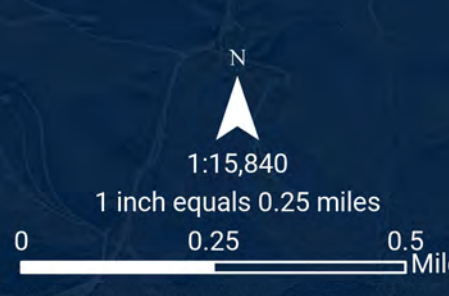
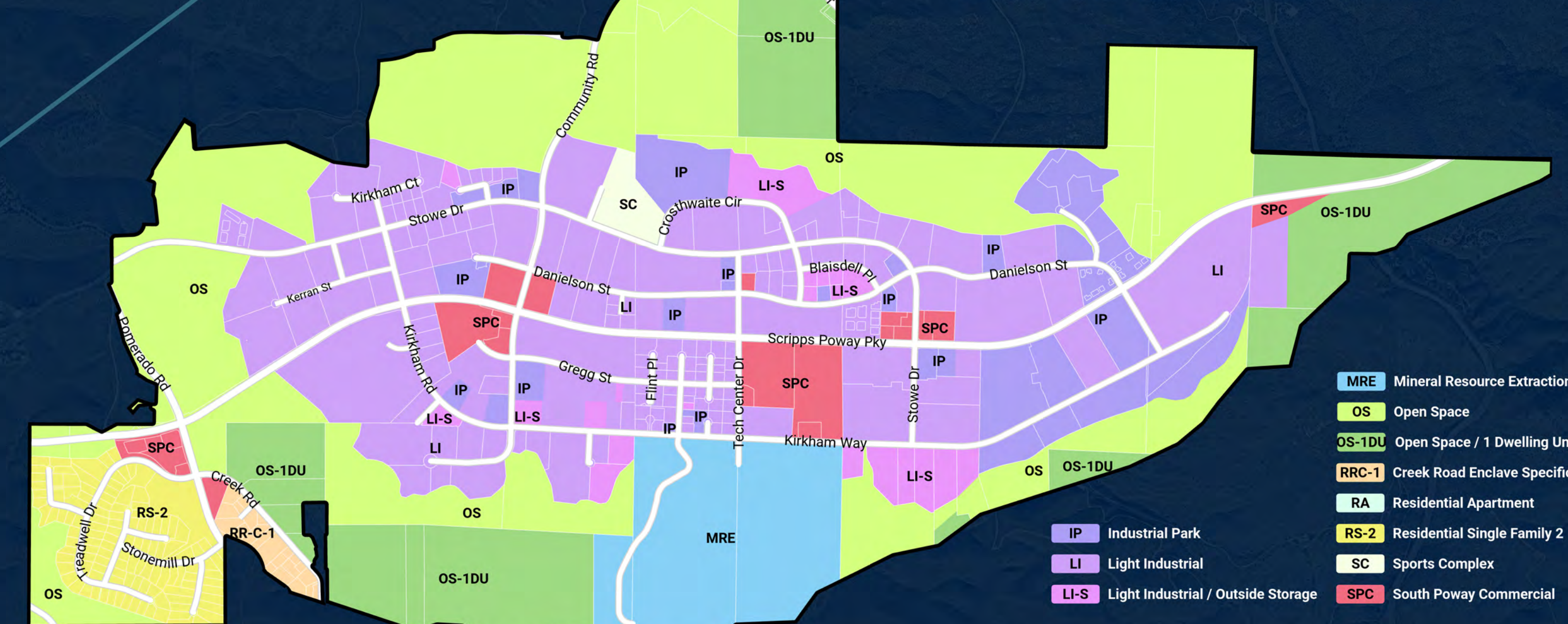
The TC town center zone is intended to be the commercial center of the City and to accommodate various forms of general and specialty retail, dining and entertainment establishments and civic uses.



POWAY ROAD CORRIDOR - LAND USE



SOUTH POWAY BUSINESS PARK - LAND USE



- MRE** Mineral Resource Extraction
- OS** Open Space
- OS-1DU** Open Space / 1 Dwelling Unit
- RRC-1** Creek Road Enclave Specific Plan
- RA** Residential Apartment
- RS-2** Residential Single Family 2
- SC** Sports Complex
- SPC** South Poway Commercial
- IP** Industrial Park
- LI** Light Industrial
- LI-S** Light Industrial / Outside Storage