

Existing General Plan Designations



Land Use Designation	Density or Intensity Range	Implementing Zoning Districts	Commentary
Estate Low Density Residential	1-2 DU/Acre	R1-R, R1-20, R1-40	Large lot, SF in rural/semi-rural setting. Equestrian uses permitted. Located largely East of Orange Park Acres and Villa Park
Low Density Residential	2-6 DU/Acre	R1-8, R1-10, R1-12, R1-15 OP	Conventional single family development; lot sizes typically less than ¼ acre. Covers almost 1/3 of existing City of Orange area
Low Medium Density Residential	6-15 DU/Acre	R1-5, R1-6, R1-7, R2-6, R2-7, R2-8	Small lot single family, mobile home parks, low intensity duplexes and condos.
Medium Density Residential	15-24 DU/Acre	R-3, R-4	Condos/apartments with access to major circulation facilities; up to 3 story buildings permitted. Highest residential intensity currently permitted.
Old Town Mixed Use	24 DU/Acre; 0.5 FAR	OP, CP, C1, C2	
General Commercial	.5 FAR	C-1, C-2, C-3, C-TR	Most broadly applied commercial designation; dominates Tustin and Chapman Avenues.
Commercial Recreation	1.5 FAR from Santa Ana River to Batavia; .5 from Batavia east	CR	<p><i>Potential for synergistic development with Anaheim's "Platinum Triangle" and potential higher density residential development. City can capitalize upon changes pending by Anaheim – get ahead of the curve.</i></p> <p><i>Many present permissible uses perhaps not congruent with development of this area as "entertainment district" – such as car & boat sales, car washes.</i></p> <p><i>Existing zoning now prohibits residential in this area.</i></p>
Recreational Commercial	.35 FAR	CR-EOPC	Proposed East Orange uses intended to mesh with Irvine Lake location
Commercial 1.0-2.5 FAR	2.5 FAR	C-1?	Only 104 acres total; all in West Orange; Hotels. Both Commercial LU designations with FARs can be collapsed into GC; intensity governed by zoning
Commercial 2.5-3.0 FAR	3.0 FAR	C-2, C-3	About 340 acres, mostly along SR 22 and 55 corridors. Large offices, The Block.
Industrial .4 FAR	.4 FAR	M-1	Most predominant industrial designation; dominates Batavia, Main, Glassell corridors. 95% estimated as industrial use. Small pockets in Depot area.
Industrial .6 FAR	.6 FAR	M-1	1-2 story warehouse-style industrial/commercial businesses; heavier industrial at River edge. Some apparent vacancies along Collins.
Industrial .6 FAR, 3	.6 FAR	M-2	Generally well-groomed industrial and office area;

Existing General Plan Designations



Land Use Designation	Density or Intensity Range	Implementing Zoning Districts	Commentary
story limit			contains 2 major County facilities (sheriff, social services).
Industrial 1.5 FAR	1.5 FAR	M-2	Several hundred acres along River north of Commercial recreation area. Grocery distribution firm, soda bottling plant, 2-3 story tilt-up industrial and associated uses.
Office Professional .5 FAR	.5 FAR	OP, CP, CI, C2	Just 60 acres in City; largest concentration along East Chapman west of Tustin.
Public Facilities	2.0 FAR	PI, PI-SP	Schools, hospitals, parks, government facilities, etc.
Open Space	NA	RO, SH	Steep and/or environmentally sensitive areas not necessarily for public use.
Open Space Park	NA	RO	Open space areas for public use.
Open Space Ridgeline	NA	SH	Minor pockets in eastern end of City. More restrictive grading policies than other open space designations.
Resource Area	NA	S-G	Mineral extraction, agriculture, etc.
CalTrans/TCA R.O.W.	NA		Freeway/tollway rights of way. No development permitted.