

Preliminary Land Use Classification System

Land Use Designation	Density or Intensity Range	Description	
Residential Designations <i>(No changes from existing General Plan)</i>			
	Estate Low Density Residential	1-2 DU/Acre	Large lot, single-family residential development in a rural or semi-rural setting. Private, non-commercial equestrian and agricultural uses may be allowed if associated with residential uses.
	Low Density Residential	2-6 DU/Acre	Conventional single-residential residential development characterized by individual single-family homes constructed in subdivisions with lot sizes ranging from 4,500 to 12,000 square feet, or by custom units built on slightly larger lots.
	Low Medium Density Residential	6-15 DU/Acre	Includes small lot or zero lot line single-family subdivisions, duplexes and mobile home parks, as well as lower intensity apartment and condominium complexes.
	Medium Density Residential	15-24 DU/Acre	Apartment and condominium /townhouse units in areas with ready access to major circulation routes, business districts and public open space areas. Typical developments may consist of two-or three-story buildings that house multiple dwelling units and provide some form of open space.
Mixed Use Activity Center Designations			
	Neighborhood Mixed Use <i>(Includes Old Town Mixed Use designation from existing General Plan)</i>	Max. 24 DU/Acre; 1.0 - 1.5 FAR	Local- and neighborhood-supporting mixed use activity centers and corridors. Commercial retail is encouraged to be the primary use on the ground floor. Professional office and housing uses are also encouraged, either integrated with a commercial use, or as separate, free-standing uses. Walkability and pedestrian access are key considerations.
	Urban Mixed Use <i>(Includes higher intensity Commercial FAR Overlays from existing General Plan.)</i>	25 – 60 DU/Acre; 1.5 - 3.0 FAR	Urban, high-intensity, regionally-oriented activity centers that define the character of surrounding areas. This designation provides for integrated commercial retail, professional office, housing and civic uses. Commercial retail is intended to be the primary use on the ground floor. Convenient transit access, innovative housing options, and pedestrian-oriented design are key considerations.
	Commercial Recreation Mixed Use <i>(Higher FAR than current General Plan. Introduces housing.)</i>	25-40 DU/Acre; 1.5-3.0 FAR	Urban, high-intensity activity center gateways to the City, located along high-frequency transit corridors. This designation provides for entertainment-oriented retail, professional office, dining, and service uses, integrated with high density housing, hotels, and recreational activities. Uses should attract local and regional residents and tourists.
Commercial and Office Designations			
	General Commercial <i>(Includes higher intensity Commercial FAR overlays from existing General Plan.)</i>	Max. 1.0 FAR	A wide range of retail and service commercial uses and professional offices. Regional shopping centers, mid- and high-rise office projects, corridor shopping districts and neighborhood corner stores are all permitted uses.
	Recreation Commercial <i>(Applies to East Orange only)</i>	Max. 0.35 FAR	Outdoor commercial recreational uses such as golf courses and typical recreation commercial facilities, which include, but are not limited to marinas, boat rental buildings, staging areas, fishing facilities, and other commercial sports facilities.
	Neighborhood Office Professional <i>(Equivalent to Office Professional designation in existing General Plan)</i>	Max. 0.5 FAR	Low-rise office and professional office park development. Professional office is intended as the primary use. However, support retail and service commercial uses are also permitted as necessary to serve adjacent professional offices.
	Urban Office Professional <i>(Includes higher intensity Commercial FAR overlays from existing General Plan.)</i>	1.5-3.0 FAR	Urban, high-intensity, mid- and high-rise office centers. Professional office is intended as the primary use. However, support retail and service commercial uses are also permitted as necessary to serve adjacent professional offices. Hospitals and supporting uses are also permitted.
Industrial Designations			
	Light Industrial <i>(Includes some higher intensity Industrial FAR overlays from existing General Plan.)</i>	Max. 1.0 FAR	Allows for manufacturing, processing and distribution of goods. Wholesale activities associated with industrial operations, as well as small-scale, support retail, service commercial and office uses may also be established in areas with ready access to major circulation routes.
	Industrial <i>(Includes remaining higher intensity Industrial FAR overlays existing General Plan.)</i>	Max. 0.75 FAR	
Public/Semi-Public Uses <i>(No changes from existing General Plan)</i>			
	Public Facilities and Institutions	Civic uses / Schools - Max. 0.5 FAR Institutions – Max. 2.0 FAR	Provides for several types of public, quasi-public and institutional land uses, including schools, colleges and universities, City and County facilities, hospitals and major utility easements and properties.
	Open Space	NA	Steep hillsides, creeks, or environmentally sensitive areas that should not be developed. Although designated as permanent open space, most areas will not be developed as public parks. Creekside areas that promote connectivity of the City's trail systems may be developed as public park spaces. Lands in this category include both privately held open spaces and public lands.
	Open Space – Park	NA	Public lands used for passive and active recreation. Includes all park lands owned and maintained by the City of Orange, as well as parks operated by the County.
	Open Space – Ridgeline	NA	Areas designated open space to preserve visually significant ridgelines identified on the Land Use Policy. No development or grading is permitted.
	Resource Area	NA	Allows for agricultural uses and continued use of stream and river channels for aggregate mining. Passive and active recreational uses are also permitted. May serve as a holding zone for future uses compatible with established and planned land uses in surrounding areas.