

3.1.5 Industrial (I)

Industrial uses are concentrated along Sheridan Street, in the western portion of the *North Main Street District Specific Plan* area. The intent of this industrial area is to provide the opportunity for light and medium industrial uses to locate within the project site. Heavy industrial uses are not appropriate within the Specific Plan area and shall not be permitted. The entire area devoted to industrial uses encompasses approximately 13.6 acres, or about five percent of the 257.6-acre Specific Plan area. A target building square footage of 240,000 square feet (approximately equal to the amount of existing development in this portion of the Specific Plan) has been identified for this area.

3.1.6 Single Family Condominium (SFC)

Single family detached condominiums are located at the northeast corner of River Road and Cota Street. ~~and single family attached condominiums are located near the northwest corner of Parkridge Avenue and N. Main Street.~~ The intent of the SFC area is to provide the opportunity for “village” like residential use to be located within the Specific Plan area, near shopping and public transit. The area devoted to SFC encompasses approximately ~~12.1~~ 8.3 acres or about ~~4.6~~ 3.2 percent of the 258.0 acre Specific Plan area. Single family ~~detached~~ condominiums ~~can include both attached and detached units and~~ are permitted at a density no greater than 15 dwelling units per acre based on adjusted gross acreage.

3.1.7 Urban Density Residential District (UDR) District

The Urban Density Residential (UDR) District is intended to accommodate and promote high density residential development not exceeding 60 dwelling units per acre. The district creates opportunities for integration between the commercial and residential uses along the Main Street corridor as well as enhanced commuter transit options with the nearby Metrolink Station and bus transfer hub. The District encompasses approximately 19.0 acres generally located west of Main Street between Blaine Street and River Road.

3.1.8 Mixed Use District (MU) District

Mixed Use District (MU): This district is intended to provide opportunities for well-designed commercial projects or projects that combine residential with non-residential uses such office, retail, business services, personal services, public spaces and uses, and other commercial amenities. The District area covers approximately 36.0 acres in three areas bordering the east side of Main Street.

3.2 CIRCULATION PLAN

North Main Street forms the central “spine” of the Specific Plan. Three east-west streets intersect North Main Street at right angles: Blaine Street, Harrison Street, and Rincon Street. Two additional streets, Parkridge Avenue and River Road, intersect North Main Street at a diagonal. Several other streets form the Specific Plan area boundary, including Grand Boulevard to the