

GPA2023-0005

General Plan Land Use Table – Amendment

(Added text shown in red underline)

Table LU-1 Corona General Plan Land Use Designations

Land Use Designation	Description	Density/ Intensity
Agriculture	Accommodates agricultural activities, such as citrus crops, and allows for housing and ancillary facilities.	1 du/5 acres
Rural Residential I	Accommodates large lot residential development to maintain the area’s low density, rural, and natural character.	Density: 0.2–0.5 du/adj. gross acre
Rural Residential II	Accommodates large lot residential development to reflect estate and/or rural qualities.	Density: 0.5–1 du/adj. gross acre
Estate Residential	Accommodates moderate to larger size lots for single-family detached housing units.	Density: 1–3 du/adj. gross acre
Low Density Residential	Accommodates detached single-family homes. For properties within Airport Compatibility Zone D, new development shall have a density of at least 5 du/ac	Density: 3–6 du/adj. gross acre
Low Medium Density Residential	Accommodates detached single-family houses or detached or attached condominium ownership.	Density: 6–8 du/adj. gross acre
Medium Density Residential	Accommodates townhomes, duplexes, and single-family detached units in condo developments, with smaller lots to facilitate clustering of units and expanded recreational amenities and preserve open spaces and topography.	Density: 6–15 du adjusted gross acre
High Density Residential	Accommodates multi-family residential (e.g., garden apartments and condos, including common open space, landscaping, and other site amenities.	Density: 15–36 du/adj. gross acre, up to 75 du/adj gross acre for senior units
Urban Density Residential	Accommodates high density residential development primarily through innovative infill design in the city’s opportunity districts and sites.	Density: 36–60 du/adj. gross acre Density with an Affordable Housing Overlay Zone: 45-60 du/adj. gross acre
General Commercial ³	Accommodates a range of commercial uses that serve local neighborhoods, the community, and visitors. Typical uses are governed by implementing zones. <u>Accommodates 100% residential use if affordable housing is provided pursuant to the requirements of the Affordable Housing Overlay (AHO) Zone.</u>	Intensity: FAR of 0.5 <u>Density with an Affordable Housing Overlay Zone: 36-60 du/adj. gross acre</u>
Office Professional ³	Accommodates general business offices, banks, finance, insurance, and real estate offices, medical offices, professional offices, and compatible uses.	Intensity: FAR 2.0

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General Industrial ³	Accommodates a wide range of manufacturing, construction, transportation, wholesale trade, warehousing, vehicle storage, and related service activities. Mineral resource activities are included in this category.	Intensity: FAR 0.5
Light Industrial ³	Accommodates low intensity, nonpolluting manufacturing, R&D, e-commerce, wholesale, and distribution facilities. Also includes campus-style industrial and business parks. These are intended to provide a job base for residents in "clean" industries that do not generate nuisance or unsafe levels of noise, vibration, air emissions, or waste.	Intensity: FAR 0.5
Mixed Use I Commercial and Residential ^{1,2}	Accommodates retail commercial and office uses or an integrated mix of commercial and residential uses along arterials or at primary community activity centers and transit stations. Commercial and office uses primarily serving neighborhood and community needs, is permitted. Accommodates 100% residential use if affordable housing is provided pursuant to the requirements of the Affordable Housing Overlay (AHO) Zone.	Mixed Use Commercial and Residential Intensity: FAR 2.0 Density for 100% residential use: 45-60 du/adj. gross acre
Downtown Commercial/ Mixed Use ²	Accommodates the development of properties exclusively for retail commercial uses or an integrated mix of commercial and residential uses. Commercial uses are permitted along the street frontages that cumulatively create a pedestrian-oriented and active street environment, including retail shops, services, offices, cultural facilities, entertainment, public and civic buildings, and similar and compatible uses.	Intensity: FAR 3.0
Mixed Use II— Industrial and Commercial ¹	Accommodates the development of light industrial uses or a mix of industrial and commercial uses. Generally, these should be recognized "clean" types of industries, typified by light manufacturing, research and development, and e-commerce. Accommodates 100% residential use if affordable housing is provided pursuant to the requirements of the Affordable Housing Overlay (AHO) Zone.	Intensity: FAR 2.0 Density for 100% residential use: 45-60 du/adj. gross acre
Open Space General	Accommodates lands permanently committed or protected for open space due to value as habitat, topography, scenic quality, public safety (e.g., flood control channels), or comparable purpose.	Not applicable
Parks and Open Space Recreational	Accommodates lands committed as open space for public or private recreational purposes, such parks and golf courses.	Not applicable
Public and Institutional	Accommodates public and institutional uses within areas specifically designated on the land use plan or within any other land use designation in accordance with policies under Goal LU-15. General categories include schools, civic uses, fire stations, utilities, and other institutional uses, except for public and private parks.	Based on implementing zone

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Notes

1. Approval of a Specific Plan or adoption of citywide development standards and design guidelines is required for entitlement of a mixed-use project.
2. Residential uses may be integrated into the upper floors of structures developed for retail or office uses on the lower floors or horizontally on the same site.
3. Permissible intensity levels (maximum FARs) are lower within Airport Compatibility Zones C and D of the Corona Municipal Airport Influence Area, where limitations on the number of persons per acre apply. Refer to the Corona Municipal Airport Land Use Compatibility Plan for developments in this area.