

SEC. 2.2 SUMMARY OF LAND USES

A summary of Principal Land Uses is:

Use	Acreage
Low Density Residential (SFR)	542.3
Medium Density Residential (MDR)	120.6
High Density Residential (HDR)	135.8
<u>Affordable Housing Overlay (AHO)¹</u>	--
Mixed Use District (MU)	0.0
Sub-Regional Shopping Center (SRSC)	88.0
Support Commercial (SC)	67.3
Limited Commercial-Industrial (LCI)	10.3
Business Park (BP)	9.3
Industrial (I)	283.1
Public School	9.5
Public Park (Open Space)	62.6
Southern California Edison Right-of-Way and Easement	0.8
Fire Station	1.0
Golf Course	85.9
Water Reservoir Site	1.1
District Streets and Freeway Rights-of-Way	45.3
TOTAL*	1,462.9

*The original acreage of the Planning Area 3H was an approximation of 20.0 acres. SPA 04-016 corrects the acreage to 19.3 for the same referenced area.

¹Land uses shown on the Land Use Plan with an Affordable Housing Overlay (AHO) zone are allowed multifamily residential pursuant to Chapter 17.31 of the Corona Municipal Code.

SECTION 4 LAND USE PLAN

SECTION 4.0 INTRODUCTION

The Land Use Plan, Exhibit 2, shows the principal land use designations for the Northeast Corona Specific Plan Area.

Residential:

- 0 to 6 dwelling units per gross acre - Low (L) Density
- 6 to 15 dwelling units per gross acre - Medium (M) Density
- 15 to 30 dwelling units per gross acre - High (H) Density

Mixed Use – MU

Business Park - BP

Commercial:

Support Commercial - SC

Sub-Regional Shopping Center District - SRSC

Manufacturing - M

Parks and Open Spaces - OS

Affordable Housing Overlay - (AHO).

The AHO zone is to designate certain properties as suitable for higher density residential uses in addition to any uses permitted and existing in the underlying zone. It is intended to facilitate and provide incentives for the development of affordable multifamily housing. Land Uses shown with an Affordable Housing Overlay (AHO) zone on the Land Use Plan are allowed multifamily housing pursuant to the requirements in Chapter 17.31 of the Corona Municipal Code. Properties planning to be developed per the AHO zone are allowed the permitted land uses in Section 17.31.040 of said chapter.

A certified copy of the Land Use Plan will be maintained by the Planning Department for the express purpose of Specific Plan SP-81-2 implementation and will indicate all approvals affecting the Specific Plan, together with a tabulation of resultant land uses. Said Land Use Plan shall be recognized as the Official Land Use Plan (Exhibit 2), as

SEC 4.5 SUPPORT COMMERCIAL DISTRICT (SC)

SEC. 4.5.02 PERMITTED USES

A.

B.

C. Properties in the SC land use shown with an Affordable Housing Overlay (AHO) zone on the Land Use Plan are allowed multifamily residential pursuant to Chapter 17.31 of the Corona Municipal Code.