

**Table 3.0-C: General Plan Land Use Designations and Foundation Components**

Foundation Component	Land Use Designation (LUD)	Building Intensity Range (du/ac or FAR) <sup>1,2</sup>	Selected Notes <sup>1,3,4</sup>
AGRICULTURE (AG)	Agriculture (AG)	10 ac min.	One single-family residence allowed per 10 acres, except as otherwise specified.
RURAL (RUR)	Rural Residential (RR)	5 ac min.	Allows limited animal-keeping and agricultural, recreational and other uses.
	Rural Mountainous (RM)	10 ac min.	Also allows compatible resource development (including mining with Surface Mining Permit).
	Rural Desert (RD)	10 ac min.	Also allows renewable energy and utilities.
RURAL COMMUNITY (RC)	Estate Density Resi. (RC-EDR)	2 ac min.	Single-family detached residences. Limited agriculture, intensive equestrian and animal-keeping uses expected and encouraged.
	Very Low Density Resi. (RC-VLDR)	1 ac min.	
	Low Density Residential (RC-LDR)	0.5 ac min.	
COMMUNITY DEVELOPMENT (CD)	Estate Density Residential (EDR)	2 ac min.	Single-family detached residences. Limited agriculture and animal-keeping permitted, however, intensive animal-keeping discouraged.
	Very Low Density Resi. (VLDR)	1 ac min.	
	Low Density Residential (LDR)	0.5 ac min.	
	Medium Density Residential (MDR)	2 – 5 du/ac	Single-family attached and detached residences. Lot sizes range from 5,500 to 20,000 square feet, typical 7,200-square foot lots allowed.
	Medium-High Density Residential (MHDR)	5 – 8 du/ac	Single-family attached and detached. Lot sizes range from 4,000 to 6,500 square feet.
	High Density Residential (HDR)	8 – 14 du/ac	Single-family attached and detached, including townhouses and patio homes.
	Very High Density Residential (VHDR)	14 – 20 du/ac	Single-family attached residences and multi-family dwellings.
	Highest Density Residential (HHDR)	20+ du/ac	Multi-family dwellings, including apartments and condos. Three-plus stories allowed.
	Commercial Retail (CR)	0.20 – 0.35 FAR	Local and regional retail uses. CR designated exceeds CR needed to serve population. <sup>5</sup>
	Commercial Tourist (CT)	0.20 – 0.35 FAR	Includes hotel, golf course, recreation and amusement uses.
	Commercial Office (CO)	0.35 – 1.0 FAR	Includes financial, legal, insurance, etc.
	Light Industrial (LI)	0.25 – 0.60 FAR	E.g., warehouse/distribution, assembly, light manufacturing, repair facilities and supporting retail uses.
	Heavy Industrial (HI)	0.15 – 0.50 FAR	More intense industry generating significant effects, i.e., excessive noise, dust and other nuisances.
Business Park (BP)	0.25 – 0.60 FAR	Employee-intensive uses, i.e. R&D, tech centers, corp. offices, “clean” industry and supporting retail.	
Public Facilities (PF)	≤ 0.60 FAR	Civic uses, such as Riverside County administrative buildings and schools. Also some infrastructure.	
Community Center (CC)	5 – 40 du/ac 0.20 – 0.35 FAR	Includes combo of small-lot SFR, MFR, CR, office, BP and civic uses, transit facilities and recreation-open space in a planned development area. Includes CCs in adopted Specific Plans.	
Mixed Use Planning Area (MUPA)	Varies	Applied to where a mix of uses is planned outside of Community Centers, where specific uses and ratios are not identified up front to provide flexibility.	

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OPEN SPACE (OS)	Conservation (OS-C)	N/A	Protection of open space for natural hazard avoidance, cultural preservation and natural and scenic resource preservation. Existing agriculture permitted.
	Conservation Habitat (OS-CH)	N/A	Public and private lands conserved and managed in accordance with adopted MSHCPs or other conservation plans.
	Water (OS-W)	N/A	Includes bodies of water and natural or artificial drainage corridors. Mineral extraction allowed conditionally.
	Recreation (OS-R or OS-REC)	N/A	Uses include parks, trails, athletic fields, golf courses and other such recreational uses.
	Rural (OS-RUR)	20 ac min.	One SFR allowed per 20 acres. Mineral extraction per Surface Mining Permit permitted in some cases.
	Mineral Resources (OS-M or OS-MIN)	N/A	Mineral extraction and processing facilities; areas held in reserve for future mineral uses.
Miscellaneous Codes <sup>6</sup> (Not Foundation Codes)	Overlay (OVL) Policy Area (PA) Rural Village Overlay (RVO) Study Area (SA)	N/A	Codes used to indicate policies, overlays and other planning concepts not directly related to specific Foundation Components or Land Use Designations, unlike all of the above.

Footnotes:

1. FAR = Floor Area Ratio, the measurement of the amount of non-residential building square footage in relation to the size of the lot. DU/AC = Dwelling units per acre, the amount of residential units in a given area (acre). SFR = single-family residential; MFR = multi-family residential. MSHCP = Multi-Species Habitat Conservation Plan.
2. The building intensity ranges are exclusive, e.g., the ranges are the minimum and maximum building intensities.
3. Clustering is encouraged in all residential designations. The allowable density of a particular land use designation (LUD) may be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the designation. The rest of the site would then be preserved as open space or a use compatible with open space (e.g., agriculture, pasture or wildlife habitat). Within the Rural and Rural Community Foundations, as well as the Rural Designation of the Open Space Foundation, the allowable density may be clustered as long as no lot is smaller than 0.5 acre. However, for sites adjacent to Community Development Foundation areas, 10,000-square-foot minimum lots are allowed. The clustered areas would be a mix of 10,000-square-foot and 0.5-acre lots. In such cases, larger lots or open space would be required near the project boundary with Rural Community and/or Rural Foundation Component areas.
4. Selected notes roughly paraphrased from General Plan Table LU-3. See that table for specific standards and details.
5. Since the amount of land designated CR exceeds the amount anticipated to be necessary at build out, once CR becomes 40% built out in an Area Plan, additional studies will be required before additional CR will be permitted.
6. Codes sometimes used on maps (not from Table LU-3).

Source: *Riverside County Draft EIR No. 521*, pages 3.0-19 and 3.0-20, March 2014. (Based on Riverside County, *RCIP General Plan*, Table LU-3, 2008.)