

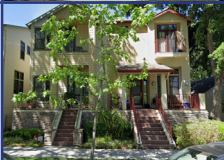
LAND USE DESIGNATIONS



Land Use Designations define the types of allowed uses and intensity or density of those uses. Land use designations correspond to colors on the Draft Revised Land Use Map.

	DESIGNATION	DESCRIPTION	DENSITY	FAR ³	IMAGE
	General Commercial	Broad range of low-scale commercial service buildings, such as automotive sales and repair, building materials, contractors' offices, and nurseries.	–	0.5	
	Retail	Shopping centers serving residents' daily needs for goods and services, such as groceries, pharmaceuticals, dry cleaning, and other uses.	–	1.0	
	Office	Smaller-scale office buildings in a variety of formats.	–	1.0	
	Business Park/R&D^{1,2}	Larger-scale clustered office buildings to support research and development (R&D), tech, biotech, and related.	–	1.5	
	Industrial	Heavy industrial uses including warehousing and logistics, light industrial and larger-scale research and development (R&D) spaces	–	1.5	
	Downtown Mixed Use^{1,2}	Higher density, larger-scale retail or office with residential above, designed towards pedestrians.	220 units per acre	5.0	
	Mixed Use¹	Larger-scale retail or office with residential adjacent to or above, designed towards pedestrians.	85 units per acre	2.0	

¹Note: Photos not of Davis | ²Proposed New Designation | ³Floor Area Ratio

	DESIGNATION	DESCRIPTION	DENSITY	FAR ³	IMAGE
	Neighborhood Mixed Use – High²	Higher density, neighborhood-serving retail or office with residential adjacent to or above, designed towards pedestrians.	60 units per acre	1.5	
	Neighborhood Mixed Use¹	Neighborhood-serving retail or office with residential adjacent to or above, designed towards pedestrians.	45 units per acre	1.0	
	Residential Very High Density	Higher density, large scale multifamily apartment buildings.	70 units per acre	–	
	Residential High Density	Larger scale multifamily apartment buildings.	50 units per acre	–	
	Residential Medium High Density	Multiplexes and medium scale multifamily apartment buildings, such as garden style apartments.	25 units per acre	–	
	Residential Medium Density	Smaller multifamily buildings including townhomes, duplexes, and/or triplexes.	14 units per acre	–	
	Residential Low Density	Primarily single-family homes or small lot single family homes and ADUs.	7.5 units per acre	–	
	Public/Semi Public	Public facilities, such as schools and municipal buildings, drainage channels, and institutional buildings, such as hospitals and churches.	–	–	
	Habitat and Open Space	Open space areas for wildlife habitat protection.	–	–	
	Park/ Greenbelt/ Golf Course	Neighborhood, community and regional parks, linear parkways and connectors, and other outdoor recreational facilities within urban areas.	–	–	
	Agricultural Commercial²	Areas for agriculture, food production, agricultural innovation, and complementary commercial activities.	–	–	

¹Note: Photos not of Davis | ²Proposed New Designation | ³Floor Area Ratio