

Proposed Zoning & Land Use

Clairemont Community Plan Update

	Community Plan Land Use	Implementing Zone*			
	Land Use Designation	Zone	S.F. of Lot Area / Unit	Max. Density	Max. FAR
Residential	Very Low 3 - (0-3 du/ac)	RS-1-3	15,000	3 du/ac	0.45
	Low 2 - (5-9 du/ac)	RS-1-7	5,000	9 du/ac	Varies
	Low 3 - (10-15 du/ac)	RM-1-1	3,000	15 du/ac	1.25
		RT-1-2			1.30
	Low 4 - (16-29 du/ac)	RM-2-5	1,500	29 du/ac	1.35
	Low 4* - (16-27 du/ac)	RT-1-5	1,600	27 du/ac	1.60
	Medium 1 - (30-44 du/ac)	RM-3-7	1,000	44 du/ac	1.80
	Medium 2 - (45-54 du/ac)	RM-3-8	800	54 du/ac	2.25
	Medium 3 - (55-73 du/ac)	RM-3-9	600	73 du/ac	2.70
	Medium 4 - (74-109 du/ac)	RM-4-10	400	109 du/ac	3.60
Commercial	Community Commercial - (0-29 du/ac)	CC-1-3	1,500	29 du/ac	1.50
	Community Commercial - (0-54 du/ac)	CC-3-7	800	54 du/ac	4.50
	Community Commercial - (0-73 du/ac)	CC-3-8	600	73 du/ac	4.50
	Neighborhood Commercial - (0-29 du/ac)	CN-1-2	1,500	29 du/ac	1.75
	Neighborhood Commercial - (0-44 du/ac)	CN-1-4	1,000	44 du/ac	2.20
	Office Commercial - (0-29 du/ac)	CO-1-2	1,500	29 du/ac	3.00
Mixed-Use	Community Village - (0-44 du/ac)	CC-3-6	1000	44 du/ac	4.00
	Community Village - (0-54 du/ac)	CC-3-7	800	54 du/ac	4.50
	Community Village - (0-73 du/ac)	CC-3-8	600	73 du/ac	4.50
	Community Village - (0-109 du/ac)	RMX-1	-	-	3.00
Industrial	Industrial Park	IL-3-1	-	-	2.00
		IP-2-1	-	-	2.00
Parks & Open Space	Open Space	OR-1-1	-	1 du/premises	0.45
		OR-1-2	-		0.10
	Park	OP-1-1	-	-	-
	Resource Based Park	OP-2-1	-	-	-
Institutional	Institutional Zones for 'Institutional' uses vary based upon surrounding zones				
	Mesa College (SDCCD) Zones for 'SDCCD' uses vary based upon surrounding zones				
	Utility Zones for 'Utility' uses vary based upon surrounding zones				

*For information on building height requirements, please refer to the Implementation Regulations Summary.