

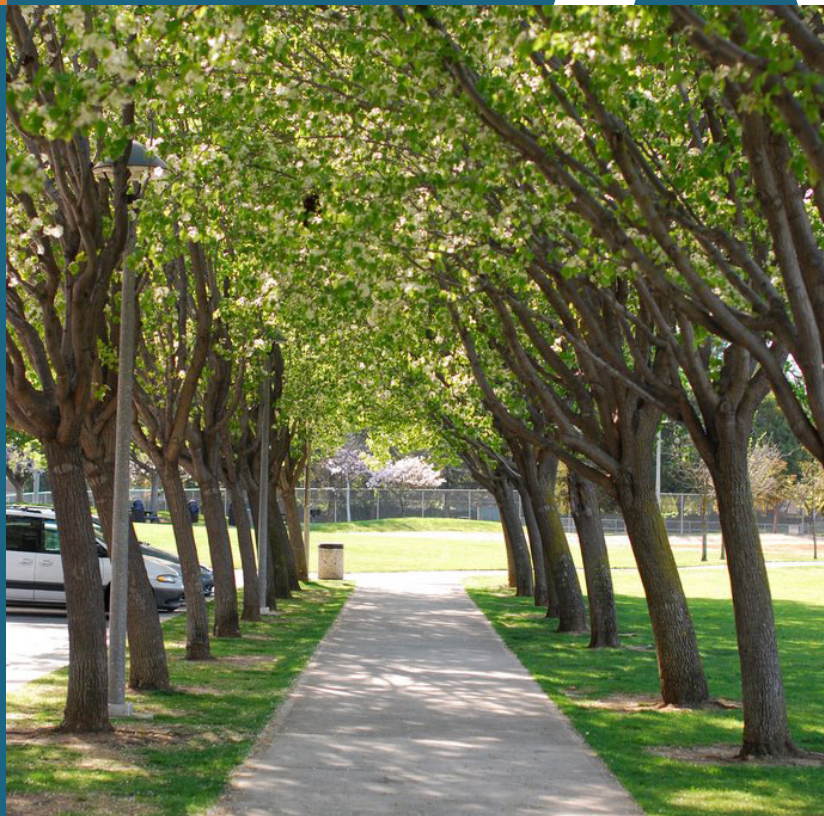


appendix a: land use definitions



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INTRODUCTION

The Land Use Map (**Figure A-1**) of Community Vision 2040 illustrates the policies in this element and in other elements that play a major role in guiding urban development. The map cannot be used alone because it illustrates the text, which should be used along with it.

The Land Use Map illustrates the general form of Cupertino in terms of land use patterns and intensity of land use activities. In contrast, the Municipal Zoning Map divides the city into very precisely drawn land use categories. Zoning districts have precisely written standards governing permitted activities and development forms. A series of policy statements accompany the planning text to guide the public and government officials in establishing precise zoning boundaries and pinpoint permitted activities.

California law requires that the zoning map and zoning regulations be consistent with the Land Use Map and text. The zoning map and regulations must be brought into conformity with Community Vision 2040 within a reasonable period after it is adopted.

LAND USE CATEGORIES

Patterns and symbols, defined on the map legend, are used on the Land Use Map to identify land use categories, the road system, major land features and significant public and private facilities. The following is a description of each land use category:

RESIDENTIAL

Areas suitable for dwellings, divided into five sub-categories based on dwelling unit density and expressed as the number of dwellings permitted on each acre. Maximum residential yield is calculated by multiplying the maximum dwelling unit density by the size of the lot in acres, excluding any public rights-of-way. Community Vision 2040 does not define whether the dwellings are to be owned or rented by their inhabitants or whether they are to be attached or detached.

Very Low Density: Intensity is based on applying one of four slope-density formula—Foothill Modified, Foothill Modified 1/2 Acre, Semi-Rural 5 acre or Foothill 5-20 acre. This classification is intended to protect environmentally sensitive areas from extensive development and to protect human life from hazards related to flood, fire and unstable terrain.

Low Density: 1-5 and 1-6 units on each acre. This category is intended to promote a suburban lifestyle of detached single-family homes. Planned residential communities can be incorporated into this category if the development form is compatible with adjoining residential development.

Low/Medium Density: 5-10 units per acre. This category accommodates more intensive forms of residential development while still being compatible with the predominant single-family detached residential neighborhood. This development can be successfully incorporated into a single-family environment.

Medium Density: 10-20 units per acre. This category provides greater opportunity for multiple-family residential developments in a planned environment. This range usually results in traffic volumes and buildings that are not compatible with single-family residential neighborhoods. These developments should be located on the edges of single-family residential communities where utility services and street networks are adequate to serve increased densities.

Medium/High Density: 20-35 units per acre. This promotes a wide range of housing choices in multiple-family dwellings. The intensity requires that the category be used in corridors with access to services and transit. The development may result in structures with three or four levels and underground parking. This category offers opportunity for housing choice, especially for people who want a more urban environment.

High Density: Greater than 35 units per acre. This promotes a wide range of housing choices in multiple-family dwellings. The intensity requires that the category be used only at locations with adequate utility services or transit or both. The development may result in structures with three or four levels and underground parking. This category offers maximum opportunity for housing choice, especially for people who want a city environment.

COMMERCIAL/RESIDENTIAL

This designation allows primarily commercial uses and secondarily residential uses or a compatible combination of the two. Commercial use means retail sales, businesses, limited professional offices, and service establishments with direct contact with customers. This applies to commercial activities ranging from neighborhood convenience stores to regionally oriented specialty stores. Retail stores that would be a nuisance for adjoining neighborhoods or harmful to the community identity would be regulated by the commercial zoning ordinance and use permit procedure.

Smaller commercial parcels in existing residential areas may be needed to provide local neighborhood serving retail; otherwise they may be redeveloped at residential densities compatible with the surroundings. Residential development is subject to the numerical caps and other policies described in the development priorities tables.

NEIGHBORHOOD COMMERCIAL/RESIDENTIAL

Neighborhood Commercial is a subset of the Commercial land use designation. This category includes retail activities, personal services and limited commercial offices that serve primarily the residents of adjacent neighborhoods. Residential living units may only be allowed as upper floor uses.

OFFICE

This designation encompasses all office uses referenced in the City's Administrative and Professional Office Zone including administrative, professional and research and development activities.

Prototype research and development is permitted if it is conducted along with the office functions of a business. Prototype R&D is defined as research and development activities that lead to the development of a new product or a new manufacturing and assembly process. Products developed, manufactured or assembled here are not intended to be mass-produced for sale at this location.

Guidelines for Prototype Research and Development: The type, use and storage of hazardous material for prototype R&D or assembly is regulated by the Uniform Building Code, the Uniform Fire Code and any new ordinance or other regulation that controls hazardous materials.

The building must not present the appearance that a prototype R&D or assembly process is in place. There will be no exterior storage and receiving facilities will be small. Generally, no more than 25 percent of the total space occupied by the firm will be devoted to this activity.

COMMERCIAL/OFFICE/RESIDENTIAL

This designation applies to the mixed-use areas that are predominantly commercial and office uses. Supporting residential uses may be allowed to offset job growth, better balance the citywide jobs to housing ratio and when they are compatible with the primarily non-residential character of the area. Residential development is subject to the numerical caps and other policies (described in the Land Use and Community Design element).

INDUSTRIAL/RESIDENTIAL

This designation allows primarily industrial uses and secondarily residential uses or a compatible combination of the two. Industrial use refers to manufacturing, assembly and research and development. Administrative offices that support manufacturing and wholesaling are included.

Housing may be allowed to offset job growth and better balance citywide jobs to housing ratio. Residential development is subject to the numerical caps and other policies (described in the Land Use and Community Design Element).

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OFFICE/INDUSTRIAL/COMMERCIAL/RESIDENTIAL

This designation applies to areas that are primarily office uses and industrial uses. Commercial uses should be ancillary and supportive of the office and industrial base with the exception of larger parcels, which may be used for regionally oriented stores. Residential development is subject to the numerical caps and other policies (described in the Land Use and Community Design Element).

QUASI-PUBLIC/INSTITUTIONAL

This designation applies to privately owned land involving activities such as a private utility, a profit or non-profit facility giving continuous patient care, an educational facility or a religious facility.

PARKS AND OPEN SPACE

This designation applies to land owned by the public and used for recreation. It is also applied to private open space and recreational lands.

RIPARIAN CORRIDOR

This designation applies to creek corridors if they are not part of a larger park or residential property.

PUBLIC FACILITIES

This designation applies to land used or planned to be used by a governmental entity for a public purpose.

TRANSPORTATION

This designation applies to streets, highways and rail corridors.

MONTA VISTA NEIGHBORHOOD LAND USE DESIGNATION

Residential: The Monta Vista neighborhood has three density ranges, which allow single family, duplex and multi-family housing types.

Non-residential: The non-residential designations are the same as the rest of Cupertino.