

**8.3 MATRIX OF COMPARISON OF LAND USE DESIGNATIONS**

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**SANTA CLARA  
GENERAL PLAN**

**8.3 MATRIX OF COMPARISON OF LAND USE DESIGNATIONS****TABLE 8.3-1: MATRIX OF COMPARISON OF LAND USE DESIGNATIONS**

<i>1992 General Plan Land Use Designations</i>		<i>2010-2035 General Plan Land Use Designations</i>	
<i>Designation</i>	<i>Density/FAR</i>	<i>Designation</i>	<i>Density/FAR</i>
<b>Residential</b>			
Single Family Detached	8 du/acre	Very Low Density Residential	0 to 10 du/acre
Single Family Attached	9 to 18 du/acre	Low Density Residential	8 to 18 du/acre
Moderate Density Residential	19 to 25 du/acre net du/acre	Medium Density Residential	19 to 36 du/acre
Medium Density Residential	26 to 36 du/acre		
High Density Residential	37+ du/acre	High Density Residential	37 to 50 du/acre
<b>Commercial</b>			
Convenience Commercial	No FAR maximum	Neighborhood Commercial	Maximum FAR of 0.4 (Retail/stores, support services, local-serving offices)
Convenience (S) Commercial (Service Station locations)	No FAR maximum	Community Commercial	Maximum FAR of 0.5 (Neighborhood-serving commercial uses; shopping centers, grocery stores, local-serving offices)
Thoroughfare Commercial	No FAR maximum		
Office	35% lot coverage		
Community and Regional Shopping	No FAR maximum	Regional Commercial	Maximum FAR of 0.6 (Regional retail, hotels, offices; neighborhood- and community-serving commercial uses; local-serving offices)
Tourist Commercial	25% lot coverage		



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<i>1992 General Plan Land Use Designations</i>		<i>2010-2035 General Plan Land Use Designations</i>	
<b>Mixed Use</b>			
Mixed-Use	19 to 25 du/acre	Neighborhood Mixed Use	Minimum 10 du/acre for sites <1 acre Minimum 19 du/acre for sites >1 acre; Maximum 36 du/ac Minimum Commercial FAR of 0.10 (Neighborhood Commercial and Medium Density Residential Uses)
Transit-Oriented Mixed Use	26 to 45 du/acre	Community Mixed Use	Residential 19-36 du/acre Minimum Commercial FAR of 0.10 (Community Commercial and Medium Density Residential Uses)
Gateway Thoroughfare	19 to 25 du/acre	Regional Mixed Use	Residential 37-50 du/acre Minimum Commercial FAR of 0.15 (Regional Commercial and High Density Residential Uses)

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<i>1992 General Plan Land Use Designations</i>		<i>2010-2035 General Plan Land Use Designations</i>	
<b>Industrial</b>			
Office/Research and Development	50% lot coverage	High-Intensity Office/R&D	Maximum FAR of 2.0
Industrial Transition	50% lot coverage	Low-Intensity Office/R&D	Maximum FAR of 1.0
Light Industrial	50% lot coverage	Light Industrial	Maximum FAR of 0.6
Heavy Industrial	No FAR maximum	Heavy Industrial	Maximum FAR of 0.45
<b>Public Facilities</b>			
Institutional	No FAR maximum	Public/Quasi Public	No Applicable FAR or Density
Educational	Shall not exceed that allowed in most restrictive adjacent land use.		
Fire, Police and Electric Stations and Substations	Shall not exceed that allowed in most restrictive adjacent land use.		
Parks and Recreation	Shall not exceed that allowed in most restrictive adjacent land use.	Parks/Open Space	No Applicable FAR or Density
Open Space	Shall not exceed that allowed in most restrictive adjacent land use.		
Historically Significant Resource	Determined on a case by case basis.	Historically Significant Resource	Subject to underlying land use and Historic Preservation Policies
No Corresponding Designation	No Corresponding Designation	El Camino Real Focus Area	Subject to El Camino Real Focus Area Policies
		Downtown Focus Area	Subject to Downtown Focus Area Policies
		Santa Clara Station Focus Area	Subject to Santa Clara Station Focus Area Policies
		Stevens Creek Boulevard Focus Area	Subject to Stevens Creek Boulevard Focus Area Policies



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