

Table LU-1: Land Use Designations

Residential Designations ¹		Standards ²
	Very Low Density Residential (VLDR) This designation provides for residences on larger lots and small, quasi-agricultural activities, including raising and boarding livestock. Clustering is encouraged to allow continuation of agricultural uses or to provide common amenities for the development.	Up to 2 dwelling units per acre
	Low Density Residential (LDR) This designation provides for a mix of single family housing, including small lots, clustered lots, attached homes, and conventional large lot detached residences.	2.1 to 8 dwelling units per acre
	Medium Density Residential (MDR) This designation provides for smaller single family homes in more imaginative lotting arrangements, duplex and triplex development, smaller scale multi-family developments, including cottage homes, garden apartments, townhouses, and cluster housing, and mobile home parks. The density range will accommodate small-lot single family homes that will typically be smaller in size and more affordable to residents.	8.1 to 20 dwelling units per acre
	High Density Residential (HDR) This designation provides for multi-family townhome, condominium, and apartment style housing and mobile home parks. The multi-family dwelling sites are typically located with direct access to arterial streets. The sites have access to the pedestrian and bikeway network along the street corridor and are located along the conceptual route of a public transportation shuttle route. Sites should be located near a neighborhood park, a neighborhood commercial center, or jobs centers and should provide pedestrian and bicycle connections to these amenities and services.	20.1 to 30 dwelling units per acre

1: Schools, parks, churches, compatible public institutional and utilities facilities, and greenways are allowed in all residential land use designations

2: Population density is anticipated to equal the average household size, as identified by the State Department of Finance in any given year, times the number of dwelling units per acre. For example, in 2018, Manteca's average household size is 3.21 persons, resulting in a population density of approximately 6 to 26 persons per acre for the Low Density Residential Designation and a population density of approximately 48 to 80 persons per acre for the High Density Residential designation. Household sizes and population densities are anticipated to fluctuate over time, based on local and regional demographic and economic trends, including changes associated with aging populations, birth 'booms', immigration, emigration, and changes in household and social patterns, such as co-housing and shared housing opportunities.



Mixed Use Designations	Standards ²
<p>Commercial Mixed Use (CMU)</p> <p>This designation provides for high density residential, employment centers, retail commercial, and professional offices. A mix of compatible uses is encouraged to provide neighborhood-serving sales, services, and activities, as well as employment opportunities, including offices.</p> <p>Developments shall include community-serving amenities and connections that distinguish them from conventional multifamily, neighborhood commercial, or office development, with the intent that a recreational area and neighborhood serving uses will provide a local gathering place for recreation and socializing much as does a small town square. For example, a residential development could include a work center that provides on-site facilities that encourage telecommuting and entrepreneurship.</p> <p>Mixed uses may be integrated vertically or horizontally and shall be linked together through common walkways, plazas and parking areas, as well as linkages to the adjoining bicycle and pedestrian system.</p> <p>Where required, open space, detention facilities, and parks, will be designed as an amenity within the site. Public facilities, such as a post office, library, fire station, or satellite government office, shall be included where feasible.</p> <p>Developments shall have a shared parking program with the objective of reducing the parking required for each individual use.</p>	<p>Non-residential: Up to 1.0 FAR</p> <p>Residential: 20.1 to 30 units per acre</p> <p>Site coverage: 50%</p> <p>Minimum commercial uses: 25% of project unless Community Development Director determines site has no commercial viability</p>
<p>Downtown (DW)</p> <p>This designation provides for the mixture of retail and service commercial, office, and/or multiple-family residential uses that are intended to preserve and enhance the historic and pedestrian-scale character of the Downtown. Preferred residential uses include condominiums and townhomes and high-quality second and third floor apartment uses. Short-term rentals are not allowed in this designation, unless developed as part of a hotel. Multi-family residential uses are required to be permanent dwellings with each unit having separate restrooms, kitchens, and thermostats. The designation also provides for public/quasi-public uses, parks and urban open spaces, and similar and compatible uses.</p>	<p>Standards to be determined by Downtown Specific Plan or Zoning Code Update.</p> <p><u>Interim standards to be determined by Site Plan Review.</u></p>

1: Schools, parks, churches, compatible public institutional and utilities facilities, and greenways are allowed in all mixed use land use designations

2: Population density is anticipated to equal the average household size, as identified by the State Department of Finance in any given year, times the number of dwelling units per acre. For example, in 2018, Manteca's average household size is 3.21 persons, resulting in a population density of approximately 48 to 80 persons per acre for the Commercial Mixed Use and Downtown designations. Household sizes and population densities are anticipated to fluctuate over time, based on local and regional demographic and economic trends, including changes associated with aging populations, birth 'booms', immigration, emigration, and changes in household and social patterns, such as co-housing and shared housing opportunities.

Commercial, Professional, and Industrial Designations	Standards
<p>Business Industrial Park (BIP)</p> <p>This designation provides for sites for large uses in an office park environment that would include multi-tenant buildings. Business parks of this nature are well suited for research and development facilities and also provide an attractive business environment for unrelated businesses. Allowed uses include administrative, offices, research and development, light industrial, including manufacturing and assembly, and commercial storage.</p> <p>Warehouse, storage, and distribution that support the industrial uses typically do not comprise more than 20% of a business industrial park. An increase of such uses may be permitted with appropriate transition area between logistical service uses and residential uses. The transition area of a site is to be provided at 20 feet for each 10% increase beyond 20% of building use for logistical services. Transition areas are intended to increase the distance between logistical emission sources and sensitive residential receptors and protect vulnerable people (e.g., children, the elderly, and medically compromised individuals) from exposure to air pollution from logistic facilities. Transition zones may contain green space and/or revenue-producing uses like commercial office buildings or retail land uses. Service commercial and retail activities provided for the convenience of the employees shall not comprise more than 10% of a business industrial park.</p>	<p>Non-residential: Up to 1.FAR</p> <p>Site coverage: 50%</p>
<p>Business Professional (BP)</p> <p>This designation provides for professional and administrative offices, medical and dental clinics, laboratories, financial institutions, public and quasi-public uses, and similar and compatible uses. The use category is specifically intended for the frontage along SR 120, and along other major roads and in the Central Business District to provide an attractive, landscaped setting for one, two, and three-story office buildings.</p>	<p>Non-residential: Up to 1.5 FAR</p> <p>Site coverage: 50%</p>
<p>Commercial (C)</p> <p>This designation provides for neighborhood, community, and regional-serving retail and service uses; offices; restaurants; service stations; highway-oriented and visitor commercial and lodging; auto-serving and heavy commercial uses; wholesale; warehousing; public and quasi-public uses; commercial recreation and public gathering facilities, such as amphitheaters or public gardens; and similar and compatible uses. Uses that are incompatible with residential uses due to noise, vibration, or other characteristics are not permitted in locations that may impact existing or future residential development.</p>	<p>Central Business District Non-residential: Up to 2.0 FAR</p> <p>Other non-residential: Up to 0.6 FAR</p> <p>Residential: 20.1 to 30 units per acre (see Policy LU-4.6)</p> <p>Site coverage: 50%</p>
<p>Industrial (I)</p> <p>This designation provides for manufacturing, processing, assembling, research, wholesale, and storage uses, trucking terminals, railroad and freight stations, industrial parks, warehouses, distribution centers, light manufacturing, public and quasi-public uses and similar and compatible uses. Business and business office</p>	<p>Non-residential: Up to 0.7 FAR</p> <p>Site coverage: 60%</p>



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	uses, agricultural processing, commercial, and agriculture-related ancillary uses are allowed. Uses that are incompatible with residential uses due to noise, vibration, or other characteristics are not permitted in locations that may impact existing or future residential development. Residential uses, including permanent and temporary uses of any type, are not permitted.	
	<p>Agricultural Industrial (AI)</p> <p>This designation provides for limited industrial uses directly related to agriculture and compatible uses, such as wineries, food packaging and processing, storage of food and beverages processed on-site, agricultural education, agricultural research and development (irrigation, production yield, pest resistance, etc.), and agricultural extension services.</p>	<p>Non-residential: Up to 0.4 FAR</p> <p>Site coverage: 50%</p>

Public Designations		Standards
	Public/Quasi-Public (PQP) This designation provides for government owned facilities, public and private schools, institutions, civic uses, assembly uses, and public utilities, and quasi-public uses such as hospitals and churches. Multifamily and congregate residential housing is allowed when secondary to the primary use. This designation also allows commercial recreation uses, including public and private parks, beach and water access, recreation fields, lifestyle centers that include upscale specialty stores with dining and entertainment in an outdoor setting, and other community- and visitor-oriented recreation, provided that the project includes a component that provides a significant public benefit to the community.	Non-residential: Up to 0.5 FAR Site coverage: 50%
	Park (P) This designation provides for neighborhood, community and regional parks, greenways, golf courses, and other outdoor recreational facilities within urban development. Specific uses include public recreation sites, including ball fields, tot lots and play apparatus, adult softball and soccer playing fields, swimming pools, community center buildings, meeting facilities, libraries, art centers, after school care facilities, art in public places, facilities for night-time recreation, trails benches, interpretive markers, picnic areas, barbecue facilities, landscaping, irrigation, city wells, trees and natural habitat areas.	Non-residential: Up to 0.2 FAR Site coverage: 20%
	Open Space (OS) This designation provides for habitat, open space, natural areas, lands of special status species, wetlands and riparian areas. These areas are set aside as permanent open space preserves to protect environmentally sensitive areas. Development is limited to improvements, such as parking, restrooms, and walkways, etc., to provide for public access to open space and educational facilities, such as learning centers or space for hosted talks and tours of the open space.	Non-residential: Up to 0.05 FAR Site coverage: 5%



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Other Designations		Standards
	<p>Agriculture (AG)</p> <p>This designation provides for agricultural uses (such as vineyards, orchards, and row crops), single family homes directly related to the agricultural use of the property, limited industrial uses directly related to the agricultural use of the property, and similar and compatible uses.</p>	<p>Residential and non-residential: Up to 0.2 FAR</p> <p>Site coverage: 20%</p>
	<p>Urban Reserve Overlay</p> <p>This designation is applied to select properties around the perimeter of the City, both within city limits and beyond in the Sphere of Influence, where the City intends expand its urbanized development pattern in the time horizon beyond the current General Plan. The overlay accompanies an underlying Agricultural, Very Low Density Residential, Low Density Residential, Business Industrial Park, or Industrial land use designation.</p>	<p>Based on underlying land use designation</p>
	<p>Policy Area</p> <p>This designation is applied to provide for flexibility in achieving the vision of the General Plan for select areas that either 1) have approved land use entitlements, or 2) require a comprehensive approach to planning to achieve a broad goal, such as providing a high-quality transit corridor and opportunities for expansion of necessary community services. See Goal 8 and implementing policies for guidance for individual policy areas.</p>	<p>Based on General Plan policies associated with the specific policy area.</p>