

The descriptions of land use categories below indicate the density and FAR associated with each land use category. Development that exceeds these levels may only be allowed where certain conditions (specified in the Corona Municipal Code) exist. For example, the City is required by State law to offer a “density bonus” for seniors housing units. Other bonuses may be defined by the City as an incentive for specific objectives, such as projects that incorporate an extraordinary level of public amenity including public plazas, parks, and meeting facilities.

Agriculture

This designation is intended to accommodate agricultural activities, such as citrus crops, and allow for the construction of housing and ancillary facilities.

Residential

Rural Residential I

The designation accommodates large lot residential development to maintain the area’s low density, rural, and natural character.

Density: 0.2–0.5 du/adjusted gross acre

Rural Residential II

This designation accommodates large lot residential development to reflect estate and/or rural qualities.

Density: 0.5–1 du/adjusted gross acre

Estate Residential

This designation accommodates moderate to large size lots for single family detached housing units.

Density: 1–3 du/adjusted gross acre

Low Density Residential

This designation accommodates detached single-family homes and is characterized by lots up of 7,200 to 10,000 square feet.

Density: 3–6 du/adjusted gross acre

Low Medium Density Residential

This designation accommodates detached single-family houses on small lots up to 7,200 square feet or in condominium ownership. Although, more dense than the “Residential Low” category, these areas retain the basic amenities and qualities of a single-family neighborhood including front and rear yards, driveways, and garages.

Density: 6–8 du/adjusted gross acre

Medium Density Residential

This designation accommodates attached housing types, such as townhomes and duplexes and single-family detached housing in a condominium form of development, with a smaller average lot area per dwelling to facilitate the clustering of units in planned developments to provide expanded recreational amenities and preserve open spaces and topography.

Density: 6–15 du/adjusted gross acre

High Density Residential

This category **designation** accommodates multi-family residential development, such as garden apartments and condominiums. On larger parcels within this designation, common open space areas, landscaping, and other site amenities are typically provided.

Density: 15–36 du/adjusted gross acre, up to 75 du/adjusted gross acre for seniors units

Urban Density Residential

This designation accommodates high density residential development

EXHIBIT **B**

primarily through innovative infill design in the city's opportunity districts and sites.

Density: 37-60 du/adjusted gross acre

Commercial

General Commercial

This designation accommodates a broad range of commercial uses that serve local neighborhoods, the community, and visitors. Typical uses include supermarkets, department stores, apparel stores, theaters, and nonretail uses such as offices and banks. These areas also contain primarily auto-oriented uses such as hotels and motels, car dealerships, auto service and repair businesses, and construction suppliers.

Density: floor area ratio (FAR) 0.5

Height: ~~three stories~~

Office Professional

This designation accommodates general business offices, banks, finance, insurance, and real estate offices, medical offices, professional offices such as architects and engineers, and compatible uses.

Density: FAR 2.0

Height: ~~two to five stories, additional height may be permitted for distinctive architecture or uses deemed of significant economic importance to the City~~

Industrial

General Industrial

This designation accommodates a wide range of manufacturing, construction, transportation, wholesale trade, warehousing, vehicle storage, and related service activities. Mineral resource mining activities are also included in this category.

Density: FAR 0.5

Height: ~~one to two stories~~

Light Industrial

This designation accommodates various low-intensity, nonpolluting types of manufacturing operations, research and development, e-commerce, wholesale activities, and distribution facilities. The designation also includes campus-style industrial and business parks. These are intended to provide an employment base for Corona's residents and be generally perceived as "clean" industries that do not generate nuisance or unsafe levels of noise, vibration, air emissions, or liquid and solid waste.

Density: FAR 0.5

Height: ~~one to two stories~~

Mixed Use

Mixed Use I—Commercial and Residential

This designation accommodates the development of properties exclusively for retail commercial and office uses or an integrated mix of commercial and residential uses along arterial streets or at primary community activity centers and transit stations. A range of commercial and office uses is permitted, primarily serving neighborhood and community needs. Residential uses may be integrated into the upper floors of structures developed for retail or office uses on the lower floors or horizontally on the same site. Approval of a Specific Plan is required for the entitlement of a mixed use project.

Density: FAR 2.0

Height: ~~three to five stories~~

Downtown Commercial/Mixed Use

This designation accommodates the development of properties exclusively for retail commercial uses or an integrated mix of commercial and residential uses. A range of commercial uses is permitted

along the street frontages that cumulatively create a pedestrian-oriented and active street environment, including retail shops, services, offices, cultural facilities, entertainment, public and civic buildings, and similar and compatible uses.

Residential uses may be integrated into the upper floors of structures developed for retail or office uses on the lower floors or horizontally on the same site. Approval of a Specific Plan is required for the entitlement of a mixed use project.

Density: FAR 3.0

Height: two to six stories

Mixed Use II—Industrial and Commercial

This designation accommodates a site exclusively for light industrial uses or a mix of industrial and commercial uses. Generally, these should be “clean” types of industries, typified by light manufacturing, research and development, and e-commerce. Approval of a Specific Plan is required for entitlement of a mixed use project.

Density: FAR 2.0

Height: three stories additional height may be permitted for distinctive architecture or uses deemed of significant economic importance to the City

Open Space

Open Space General

The designation applies to lands permanently committed or protected for open space purposes due to their value as habitat, topography, scenic quality, public safety (e.g., flood control channels), or comparable purpose.

Open Space Recreation

This designation applies to lands committed as open space for public or private recreational purposes, such as golf courses.

Public and Institutional

Public and institutional uses may be accommodated within areas specifically designated on the Land Use Plan (e.g., “Park,” “School,” and so on), or within any other land use designation in accordance with Policy 1.15.2. These General categories of public and institutional uses include

- Park
- School
- Civic (government, corporate yards, police station, post office, and other)
- Fire Station and Facilities
- Utility
- Institutional

Table I indicates the amount of acreage within each use category designation and compares this with the amount of existing use in 2002.

1.3.2

Require that development occur within the range of maximum and minimum densities. (Imp 2, 3)

1.3.3

Allow for flexibility in the defined land use types, densities, and intensities to account for changes in housing needs and characteristics, industrial and employment markets, and retail commercial enterprises that will occur during the implementation of this Plan. Such deviations shall be considered only when they are found to be consistent with the Plan’s vision, goals, and overall policy intentions for