

**Table LU-2
Land Use Classification System**

Major Land Use Groupings	Dwelling Units Per Gross Acre Range or Maximum Floor Area Ratio(a)	Average Dwelling Units Per Acre or Average Floor Area Ratio(b)	Land Use Designation and Summary Description
Commercial	0.25:1 ^{(c)1}	0.20:1	3.1 Neighborhood Commercial - Retail, office, and service-oriented business activities serving a local community area and population.
	0.50:1 ^{(c)1}	0.30:1	3.2 General Commercial - Retail, office, and service-oriented business activities serving a community-wide area and population or broader market.
	0.75:1	0.75:1	3.2.a. General Commercial – Town Center (TC) and Town Center Edge (TCE) Districts - A maximum floor area ratio (FAR) of 0.75 is permitted within the TC and TCE Districts.
Industrial	0.40:1 ^{(c)1}	0.30:1	4.0 Industrial Park - Light industrial, manufacturing and residential allowable uses include wholesale businesses, light manufacturing and assembly, research and development, warehousing and storage, distribution and sales and within a designated Residential Overlay, Very High Density residential development.
	0.40:1 ^{(c)1, (c)2}	0.30:1	4.1 Quasi-Industrial - Light industrial, manufacturing including those uses allowed in the Industrial Park designation. Allows a variety of regional and sub-regional commercial uses such as vehicle sales and large box retail. Also, allows Very High Density residential development within a designated Residential Overlay.
	0.10:1	0.05:1	4.2 Agri-Business - Agricultural crop production and sales, and animal breeding, boarding, raising and training.
	0.40:1 ^{(c)1}	0.25:1	4.3 Office/Research Park - Single-tenant and multi-tenant offices, including legal, medical, financial, administrative, R&D, corporate and general business.
Public/ Institutional	0.40:1	0.25:1	5.0 Public & Institutional - Schools, churches, fire stations, community centers, utility substations, and office complexes.
	0.30:1	0.25:1	5.1 Existing Public Schools - Existing public schools.
	0.30:1	0.25:1	5.2 Potential Public Schools - Future public schools.
	0.40:1	0.40:1	5.3 Assisted Care Facilities - Specialized care and housing facilities for seniors and persons requiring special medical housing.
Special	Varies	Varies	Special Study - Areas that have unique features, environmental conditions, and/or development constraints requiring special regulations or standards designed to address or preserve those conditions.
	Varies	Varies	Specific Plan/Precise Plan - Areas governed by a specific plan or precise plan adopted prior to development.
	Varies	Varies	Planned Community - Denotes large areas of land under single or common ownership for detailed planning and development for residential, commercial, industrial, public/institutional, recreation and open space uses.

- (a) Maximum allowable level of development standard for individual parcels of land.
- (b) Assumed overall average level of development. Since the development which has occurred to date has not reached the maximum allowed level of density or intensity on every parcel of land, future development is expected to be less than the maximum on a city-wide basis. Therefore, an average level of density/intensity is used when projecting: 1) total future dwelling units/population for residential development; and 2) future square footage for non-residential development where floor area is used as a measurement of building intensity.
- (c)1 0.75:1- maximum allowable floor area ratio (FAR) for Hotels. The maximum FAR may only be granted at the discretion of the City consistent with the Title 9 Land Use Code if the project demonstrates superior architectural design, is compatible with surrounding areas, and provides significant benefits to the general public and residents of San Juan Capistrano.
- (c)2 The intensity of existing development may be increased to a maximum floor area ratio of 0.85:1, if (1) the development’s building area is 10,000 square feet or greater; (2) the development was legally established; (3) the development is legally operating with a valid San Juan Capistrano business license; (4) the increase of intensity is limited to only storage use, and (5) the increase of intensity does not increase the building footprint or envelope.

Industrial Designations

4.0 Industrial Park: The Industrial Park designation provides for a variety of light industrial and manufacturing uses that are non-polluting and which can co-exist compatibly with surrounding land uses. The Industrial Park designation also provides for multi-family residential uses within a designated Residential Overlay. Industrial uses allowed do not in their maintenance, assembly, manufacturing or operations create smoke, gas, dust, sound, vibrations, soot or glare to any degree which will be obnoxious or offensive to persons residing or conducting business in the City. Such activities are to be conducted within the building. Properties within the Residential Overlay may be developed with Very High Density residential housing (18.1 to 30 units per acre) or be maintained and enhanced as light industrial and manufacturing uses.

Allowable industrial uses include research & development, light manufacturing and processing, offices, warehousing and storage, high technology production, and related uses. Other uses that are determined to be compatible with the primary industrial uses may also be allowed. The maximum intensity of industrial development is a project floor area ratio of 0.40:1 and an average floor area ratio of 0.30:1, the maximum intensity of residential development is a maximum density of 30 du/acre.

4.1 Quasi-Industrial: The Quasi-Industrial designation provides for a variety of light industrial and manufacturing uses, including limited regional and sub-regional commercial activities that are non-polluting and which can co-exist compatibly with surrounding land uses. The Quasi-Industrial designation also provides for multi-family residential uses within a designated Residential Overlay. Industrial uses allowed do not in their maintenance, assembly, manufacturing or operations create smoke, gas, dust, sound, vibrations, soot or glare to any degree which will be obnoxious or offensive to persons residing or conducting business in the City. Properties within the Residential Overlay may be developed with Very High Density residential housing (18.1 to 30 units per acre) or be maintained and enhanced as light industrial and manufacturing uses.

Allowable industrial uses include research & development, light manufacturing and processing, large single tenant distribution and sales, automobile sales and leasing, offices, warehousing and storage, high technology production, and related uses. Other uses that are determined to be compatible with primary industrial uses may also be allowed. The maximum intensity of industrial development is a project floor area ratio of 0.40:1 and an average floor area ratio of 0.30:1. The maximum intensity of residential development is a maximum density of 30 du/acre.