

SUSTAINABILITY

SUSTAINABLE COMMUNITIES STRATEGY

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS



APPENDIX 1 OF 1
SPM PLACE TYPES

ADOPTED ON SEPTEMBER 3, 2020



TECHNICAL REPORT

SUSTAINABLE COMMUNITIES STRATEGY APPENDIX 1 OF 1
ADOPTED ON SEPTEMBER 3, 2020

Urban Mixed Use



Land Use Mix		Residential Mix	
Residential	18%	SF Large Lot	0%
Employment	16%	SF Small Lot	0%
Mixed Use	45%	Townhome	0%
Open Space/Civic	21%	MultiFamily	100%
Built Environment		Employment Mix	
Intersections per mi ²	200	Office	80%
Average Floors	23	Retail	20%
Floors Range	15 – 100	Industrial	0%
Total Net FAR	9.0		
Gross Density Range (per acre)		Average Density (per acre)	
Household	40-500+	Household	85
Employee	50-500+	Employee	266

Description

Urban Mixed Use districts are exemplified by a variety of intense uses and building types. Typical buildings are between 10 and 40+ stories tall, with offices and/or residential uses and ground-floor retail space. Parking is usually structured below or above ground. Workers, residents, and visitors are well served by transit, and can walk or bicycle for many of their transportation needs.

Urban Residential



Land Use Mix		Residential Mix	
Residential	64%	SF Large Lot	0%
Employment	4%	SF Small Lot	0%
Mixed Use	12%	Townhome	0%
Open Space/Civic	21%	MultiFamily	100%
Built Environment		Employment Mix	
Intersections per mi ²	200	Office	22%
Average Floors	18	Retail	78%
Floors Range	5 – 60	Industrial	0%
Total Net FAR	9.0		
Gross Density Range (per acre)		Average Density (per acre)	
Household	75-500+	Household	131
Employee	0-50+	Employee	44

Description

The most intense residential-focused type, Urban Residential areas are typically found within or adjacent to major downtowns. They include high- and mid-rise residential towers, with some ground-floor retail space. Parking usually structured below or above ground. Residents are well served by transit, and can walk or bicycle for many of their daily needs.

Urban Commercial



Land Use Mix		Residential Mix	
Residential	1%	SF Large Lot	0%
Employment	4%	SF Small Lot	0%
Mixed Use	12%	Townhome	0%
Open Space/Civic	21%	MultiFamily	100%
Built Environment		Employment Mix	
Intersections per mi ²	200	Office	93%
Average Floors	15	Retail	7%
Floors Range	15 – 100	Industrial	0%
Total Net FAR	6.0		
Gross Density Range (per acre)		Average Density (per acre)	
Household	0-40	Household	8
Employee	250-500+	Employee	402

Description

Urban Commercial areas are typically found within major Central Business Districts. They are exemplified by mid- and high-rise office towers. Typical buildings are between 15 and 40+ stories tall, with ground-floor retail space, and offices on the floors above. Parking is usually structured below or above ground; workers tend to arrive by transit, foot or bicycle in large numbers.

City Mixed Use



Land Use Mix		Residential Mix	
Residential	28%	SF Large Lot	0%
Employment	17%	SF Small Lot	0%
Mixed Use	35%	Townhome	3%
Open Space/Civic	20%	MultiFamily	97%
Built Environment		Employment Mix	
Intersections per mi ²	200	Office	60%
Average Floors	7	Retail	40%
Floors Range	3 – 40	Industrial	0%
Total Net FAR	3.4		
Gross Density Range (per acre)		Average Density (per acre)	
Household	10-75	Household	44
Employee	25-165	Employee	85

Description

City Mixed Use areas are transit-oriented and walkable, and contain a variety of uses and building types. Typical buildings are between 5 and 30 stories tall, with ground-floor retail space, and offices and/or residences on the floors above. Parking is usually structured below or above ground.

City Commercial



Land Use Mix		Residential Mix	
Residential	1%	SF Large Lot	0%
Employment	82%	SF Small Lot	0%
Mixed Use	4%	Townhome	0%
Open Space/Civic	14%	MultiFamily	100%
Built Environment		Employment Mix	
Intersections per mi ²	200	Office	77%
Average Floors	7	Retail	23%
Floors Range	5 – 40	Industrial	0%
Total Net FAR	3.1		
Gross Density Range (per acre)		Average Density (per acre)	
Household	0-10	Household	4
Employee	90-250	Employee	200

Description

The central business districts of most cities contain areas exemplary of City Commercial, with many mid- and high-rise office towers and government buildings. Typical structures are between 4 and 40 stories tall, with ground-floor retail space, and offices on the floors above. Parking is usually structured, though many workers arrive by transit, foot, or bicycle.

City Residential



Land Use Mix		Residential Mix	
Residential	65%	SF Large Lot	0%
Employment	4%	SF Small Lot	0%
Mixed Use	11%	Townhome	3%
Open Space/Civic	20%	MultiFamily	97%
Built Environment		Employment Mix	
Intersections per mi ²	200	Office	40%
Average Floors	7	Retail	60%
Floors Range	5 – 40	Industrial	0%
Total Net FAR	2.9		
Gross Density Range (per acre)		Average Density (per acre)	
Household	35-75	Household	58
Employee	0-17	Employee	14

Description

An dense residential-focused type, City Residential is dominated by mid- and high-rise residential towers, with some ground-floor retail space. Parking is usually structured, below or above ground. Residents are well served by transit, and can walk or bicycle for many of their daily needs.

Town Mixed Use



Land Use Mix		Residential Mix	
Residential	26%	SF Large Lot	0%
Employment	20%	SF Small Lot	0%
Mixed Use	29%	Townhome	0%
Open Space/Civic	25%	MultiFamily	100%
Built Environment		Employment Mix	
Intersections per mi ²	200	Office	75%
Average Floors	4	Retail	25%
Floors Range	2 – 8	Industrial	0%
Total Net FAR	1.9		
Gross Density Range (per acre)		Average Density (per acre)	
Household	7-35	Household	21
Employee	25-70	Employee	50

Description

Town Mixed Use areas are walkable mixed-use neighborhoods, such as the mixed-use core of a small city or transit oriented development, with a variety of uses and building types. Typical buildings are between 3 and 8 stories tall, with ground-floor retail space, and offices and/or residences on the floors above. Parking is usually structured, above or below ground.

Town Residential



Land Use Mix		Residential Mix	
Residential	68%	SF Large Lot	0%
Employment	0%	SF Small Lot	0%
Mixed Use	10%	Townhome	47%
Open Space/Civic	22%	MultiFamily	53%
Built Environment		Employment Mix	
Intersections per mi ²	220	Office	47%
Average Floors	3	Retail	53%
Floors Range	2 – 8	Industrial	0%
Total Net FAR	1.2		
Gross Density Range (per acre)		Average Density (per acre)	
Household	12-35	Household	18
Employee	0-25	Employee	12

Description

Containing a mix of townhomes, condominiums and apartments (and occasionally small-lot single family homes), Town Residential is characterized by dense residential neighborhoods interspersed with occasional retail areas. Typical buildings are 2-5 stories tall, with limited off-street parking; residents tend to use transit, walking and bicycling for many of their transportation needs.

Town Commercial



Land Use Mix		Residential Mix	
Residential	1%	SF Large Lot	0%
Employment	69%	SF Small Lot	0%
Mixed Use	17%	Townhome	0%
Open Space/Civic	14%	MultiFamily	100%
Built Environment		Employment Mix	
Intersections per mi ²	200	Office	68%
Average Floors	3	Retail	32%
Floors Range	2 – 8	Industrial	0%
Total Net FAR	1.8		
Gross Density Range (per acre)		Average Density (per acre)	
Household	0-7	Household	5
Employee	60-90	Employee	75

Description

Equivalent to the center of a traditional town, or a more employment-focused transit-oriented development, Town Commercial contains a mix of commercial buildings set in a walkable context. Typical structures are between 2 and 8 stories tall, with ground-floor retail, and offices, services, and some residential uses on upper floors.

Village Mixed Use



Land Use Mix		Residential Mix	
Residential	43%	SF Large Lot	15%
Employment	14%	SF Small Lot	15%
Mixed Use	14%	Townhome	29%
Open Space/Civic	28%	MultiFamily	41%
Built Environment		Employment Mix	
Intersections per mi ²	220	Office	42%
Average Floors	3	Retail	58%
Floors Range	2 – 6	Industrial	0%
Total Net FAR	1.0		
Gross Density Range (per acre)		Average Density (per acre)	
Household	5-12	Household	10
Employee	5-40	Employee	14

Description

Village Mixed Use areas are the walkable and transit accessible mixed-use cores of traditional neighborhoods. Typical buildings are between 2 and 6 stories tall, with ground-floor retail space, and offices and/or residences on the floors above. Parking is typically structured, tucked under, or placed behind buildings so that it does not detract from the pedestrian environment.

Village Residential



Land Use Mix		Residential Mix	
Residential	74%	SF Large Lot	26%
Employment	0%	SF Small Lot	26%
Mixed Use	1%	Townhome	49%
Open Space/Civic	26%	MultiFamily	0%
Built Environment		Employment Mix	
Intersections per mi ²	180	Office	100%
Average Floors	3	Retail	0%
Floors Range	2 – 5	Industrial	0%
Total Net FAR	0.9		
Gross Density Range (per acre)		Average Density (per acre)	
Household	8-12	Household	10
Employee	0-5	Employee	2

Description

Containing a mix of single-family homes on small lots and townhomes, Village Residential is characterized by traditional neighborhoods, designed to be supportive of transit service, walking and bicycling. Typical buildings are 2-3 stories tall, with small yards and an active focus on the public realm.

Village Commerical



Land Use Mix		Residential Mix	
Residential	0%	SF Large Lot	0%
Employment	61%	SF Small Lot	0%
Mixed Use	7%	Townhome	0%
Open Space/Civic	32%	MultiFamily	100%
Built Environment		Employment Mix	
Intersections per mi ²	230	Office	49%
Average Floors	2	Retail	51%
Floors Range	0	Industrial	0%
Total Net FAR	1.2		
Gross Density Range (per acre)		Average Density (per acre)	
Household	0-5	Household	2
Employee	1-60	Employee	40

Description

Equivalent to the center of a small town or district, or a lower-intensity employment-focused transit-oriented development, Village Commercial contains a mix of buildings set in a walkable context. Typical structures are between 2 and 5 stories tall, with some ground-floor retail, and offices, services, and some residential on upper floors.

Neighborhood Residential



Land Use Mix		Residential Mix	
Residential	76%	SF Large Lot	0%
Employment	0%	SF Small Lot	95%
Mixed Use	2%	Townhome	0%
Open Space/Civic	23%	MultiFamily	5%
Built Environment		Employment Mix	
Intersections per mi ²	180	Office	86%
Average Floors	2	Retail	14%
Floors Range	2 – 4	Industrial	0%
Total Net FAR	0.7		
Gross Density Range (per acre)		Average Density (per acre)	
Household	5-8	Household	7
Employee	0-3.5	Employee	3

Description

Neighborhood Residential areas are traditional neighborhoods containing mostly single-family homes on small lots, interspersed with occasional retail spaces. Typical buildings are between 2 and 3 stories tall, with small yards and an active focus on the public realm, set in a context designed to be supportive of transit service, walking and bicycling.

Neighborhood Low



Land Use Mix		Residential Mix	
Residential	77%	SF Large Lot	13%
Employment	1%	SF Small Lot	87%
Mixed Use	0%	Townhome	0%
Open Space/Civic	23%	MultiFamily	0%
Built Environment		Employment Mix	
Intersections per mi ²	230	Office	100%
Average Floors	2	Retail	0%
Floors Range	2 – 4	Industrial	0%
Total Net FAR	0.5		
Gross Density Range (per acre)		Average Density (per acre)	
Household	0.2-5	Household	4
Employee	0-5	Employee	2

Description

Containing a mix of single-family homes on small lots interspersed with some medium and larger lot homes, Neighborhood Low is a traditional neighborhood area designed to be supportive of walking and bicycling. Typical buildings are 2-3 stories tall, usually located within walking distance of a mixed-use neighborhood center.

Office Focus



Land Use Mix		Residential Mix	
Residential	0%	SF Large Lot	0%
Employment	82%	SF Small Lot	0%
Mixed Use	0%	Townhome	0%
Open Space/Civic	18%	MultiFamily	0%
Built Environment		Employment Mix	
Intersections per mi ²	45	Office	93%
Average Floors	4	Retail	2%
Floors Range	2 – 9	Industrial	5%
Total Net FAR	1.1		
Gross Density Range (per acre)		Average Density (per acre)	
Household	0	Household	0
Employee	35-150+	Employee	65

Description

Representing the most intense auto-oriented single-use office areas, Office Focus is characterized by mid and high-rise office towers. Typical buildings are between 2 and 9 stories tall. Parking can be either structured or provided on surface lots. Workers tend to arrive by auto, though densities are high enough to support suburban transit service.

Mixed Office and R&D



Land Use Mix		Residential Mix	
Residential	0%	SF Large Lot	0%
Employment	89%	SF Small Lot	0%
Mixed Use	0%	Townhome	0%
Open Space/Civic	11%	MultiFamily	0%
Built Environment		Employment Mix	
Intersections per mi ²	45	Office	82%
Average Floors	2	Retail	5%
Floors Range	1 – 6	Industrial	13%
Total Net FAR	0.8		
Gross Density Range (per acre)		Average Density (per acre)	
Household	0	Household	0
Employee	25-150+	Employee	33

Description

Representing intense suburban office/industrial/research areas, Mixed Office and R&D is characterized by a mix of employment buildings. Typical structures are 1-6 stories tall, surrounded by surface parking and some structured parking where appropriate.

Office/Industrial



Land Use Mix		Residential Mix	
Residential	0%	SF Large Lot	0%
Employment	92%	SF Small Lot	0%
Mixed Use	0%	Townhome	0%
Open Space/Civic	8%	MultiFamily	0%
Built Environment		Employment Mix	
Intersections per mi ²	40	Office	23%
Average Floors	1	Retail	5%
Floors Range	1 – 4	Industrial	72%
Total Net FAR	0.5		
Gross Density Range (per acre)		Average Density (per acre)	
Household	0	Household	0
Employee	16-25	Employee	21

Description

Office/Industrial areas are moderate-density suburban office and industrial areas. Typical structures are 1-5 stories tall, surrounded by surface parking lots and truck loading bays.

Industrial Focus



Land Use Mix		Residential Mix	
Residential	0%	SF Large Lot	0%
Employment	89%	SF Small Lot	0%
Mixed Use	0%	Townhome	0%
Open Space/Civic	11%	MultiFamily	0%
Built Environment		Employment Mix	
Intersections per mi ²	35	Office	20%
Average Floors	1	Retail	14%
Floors Range	1 – 2	Industrial	66%
Total Net FAR	0.5		
Gross Density Range (per acre)		Average Density (per acre)	
Household	0	Household	0
Employee	8-16	Employee	14

Description

Industrial Focus areas are warehouses and industrial employment areas. Typical structures are 1-2 stories tall, surrounded by surface parking lots and truck loading bays.

Low Density Employment Park



Land Use Mix		Residential Mix	
Residential	0%	SF Large Lot	0%
Employment	86%	SF Small Lot	0%
Mixed Use	0%	Townhome	0%
Open Space/Civic	14%	MultiFamily	0%
Built Environment		Employment Mix	
Intersections per mi ²	35	Office	28%
Average Floors	1	Retail	5%
Floors Range	1 – 2	Industrial	67%
Total Net FAR	0.4		
Gross Density Range (per acre)		Average Density (per acre)	
Household	0	Household	0
Employee	1-8	Employee	6

Description

Low-Density Employment Parks include suburban low-intensity non-retail business areas. Typical uses include warehousing, offices, industrial, construction yards, transportation fleet services, and freight depots. Typical structures are 1-2 stories tall, surrounded by surface parking lots and truck loading bays.

High Intensity Activity Center



Land Use Mix		Residential Mix	
Residential	14%	SF Large Lot	0%
Employment	37%	SF Small Lot	0%
Mixed Use	41%	Townhome	6%
Open Space/Civic	8%	MultiFamily	94%
Built Environment		Employment Mix	
Intersections per mi ²	130	Office	20%
Average Floors	5	Retail	80%
Floors Range	5 – 40	Industrial	0%
Total Net FAR	2.5		
Gross Density Range (per acre)		Average Density (per acre)	
Household	0.5-200+	Household	24
Employee	3-250+	Employee	69

Description

High Intensity Activity Centers include a mix of moderate to intense densities of retail, office, and residential uses. They are often anchored by major regional retail centers or office parks, and while they can contain a robust mix of uses, they are most often oriented within an auto-oriented and non-walkable street and land use pattern. Parking can be structured and/or provided on surface lots.

Mid Intensity Activity Center



Land Use Mix		Residential Mix	
Residential	23%	SF Large Lot	0%
Employment	64%	SF Small Lot	0%
Mixed Use	5%	Townhome	51%
Open Space/Civic	8%	MultiFamily	49%
Built Environment		Employment Mix	
Intersections per mi ²	70	Office	8%
Average Floors	3	Retail	92%
Floors Range	2 – 7	Industrial	0%
Total Net FAR	1.3		
Gross Density Range (per acre)		Average Density (per acre)	
Household	0.5-9	Household	7
Employee	3-22	Employee	11

Description

Mid Intensity Activity Centers include a mix of moderate to intense densities of retail, office, and residential uses. They are often anchored by major regional retail centers or office parks, and while they can contain a robust mix of uses, they are most often oriented within an auto-oriented and non-walkable street and land use pattern. Parking can be structured and/or provided on surface lots.

Low Intensity Retail-Centered Neighborhood



Land Use Mix		Residential Mix	
Residential	45%	SF Large Lot	9%
Employment	33%	SF Small Lot	60%
Mixed Use	0%	Townhome	12%
Open Space/Civic	22%	MultiFamily	18%
Built Environment		Employment Mix	
Intersections per mi ²	65	Office	4%
Average Floors	2	Retail	96%
Floors Range	1 – 4	Industrial	0%
Total Net FAR	0.4		
Gross Density Range (per acre)		Average Density (per acre)	
Household	0.5-7	Household	4
Employee	1-6	Employee	4

Description

Typically set in an auto-oriented development pattern, the Low Intensity Retail-Centered Neighborhood includes a commercial strip that fronts on to an arterial, with single-family or other housing types located in adjacent and surrounding areas. Typical buildings are between 1 and 2 stories, generally served by surface parking.

Strip Mall/ Big Box Retail



Land Use Mix		Residential Mix	
Residential	0%	SF Large Lot	0%
Employment	93%	SF Small Lot	0%
Mixed Use	0%	Townhome	0%
Open Space/Civic	7%	MultiFamily	0%
Built Environment		Employment Mix	
Intersections per mi ²	60	Office	11%
Average Floors	1	Retail	89%
Floors Range	1 – 2	Industrial	0%
Total Net FAR	0		
Gross Density Range (per acre)		Average Density (per acre)	
Household	0	Household	0
Employee	1-100+	Employee	15

Description

Strip Mall/Big Box areas are typically characterized by single-story retail buildings and surface parking lots. The location and design of these areas generally favors automobile access over other transport modes.

Industrial/Office/Residential Mixed High



Land Use Mix		Residential Mix	
Residential	58%	SF Large Lot	0%
Employment	36%	SF Small Lot	0%
Mixed Use	0%	Townhome	4%
Open Space/Civic	6%	MultiFamily	96%
Built Environment		Employment Mix	
Intersections per mi ²	60	Office	73%
Average Floors	4	Retail	16%
Floors Range	1 – 17	Industrial	11%
Total Net FAR	2		
Gross Density Range (per acre)		Average Density (per acre)	
Household	18-200+	Household	45
Employee	3-250+	Employee	42

Description

Industrial/Office/Residential Mixed High is characterized by a wide-ranging, intensely developed mix of uses located in close proximity and set in an automobile-oriented context. Building heights can range from 1 to 15+ stories, and uses can include but are not limited to industrial, warehouses, offices, residential, and retail.

Industrial/Office/Residential Mixed Low



Land Use Mix		Residential Mix	
Residential	42%	SF Large Lot	8%
Employment	51%	SF Small Lot	8%
Mixed Use	0%	Townhome	43%
Open Space/Civic	7%	MultiFamily	40%
Built Environment		Employment Mix	
Intersections per mi ²	60	Office	32%
Average Floors	2	Retail	0%
Floors Range	1 – 3	Industrial	68%
Total Net FAR	0.9		
Gross Density Range (per acre)		Average Density (per acre)	
Household	5-18	Household	10
Employee	1-35	Employee	18

Description

Industrial/Office/Residential Mixed Low is characterized by a wide-ranging, less-intensely developed mix of uses located in close proximity and set in an automobile-oriented context. Building heights can range from 1 to 3 stories, and uses can include but are not limited to industrial, warehouses, offices, residential, and retail.

Suburban Multifamily



Land Use Mix		Residential Mix	
Residential	87%	SF Large Lot	0%
Employment	0%	SF Small Lot	0%
Mixed Use	0%	Townhome	11%
Open Space/Civic	13%	MultiFamily	89%
Built Environment		Employment Mix	
Intersections per mi ²	90	Office	85%
Average Floors	3	Retail	15%
Floors Range	2-5	Industrial	0%
Total Net FAR	1.2		
Gross Density Range (per acre)		Average Density (per acre)	
Household	18-150+	Household	32
Employee	0-6	Employee	2

Description

Predominantly containing apartments, condos, and town homes, Suburban Multifamily represents developments that may have internal walking paths but are set in an automobile-oriented context. While densities can be high enough to support bus transit, residents are likely to drive for most trips. Typical buildings are 2-5 stories tall, surrounded by surface parking lots.

Suburban Mixed Residential



Land Use Mix		Residential Mix	
Residential	76%	SF Large Lot	3%
Employment	4%	SF Small Lot	18%
Mixed Use	0%	Townhome	27%
Open Space/Civic	19%	MultiFamily	52%
Built Environment		Employment Mix	
Intersections per mi ²	90	Office	95%
Average Floors	3	Retail	5%
Floors Range	1 – 3	Industrial	0%
Total Net FAR	0.6		
Gross Density Range (per acre)		Average Density (per acre)	
Household	7-18	Household	13
Employee	0-6	Employee	2

Description

Suburban Mixed Residential areas contain a mix of apartments, condos, town homes, and single-family homes, generally set within an auto-oriented street pattern ; residents are likely to drive for most trips. Typical buildings are 1-3 stories.

Residential Subdivision



Land Use Mix		Residential Mix	
Residential	73%	SF Large Lot	12%
Employment	4%	SF Small Lot	88%
Mixed Use	0%	Townhome	0%
Open Space/Civic	23%	MultiFamily	0%
Built Environment		Employment Mix	
Intersections per mi ²	90	Office	96%
Average Floors	2	Retail	4%
Floors Range	1 – 3	Industrial	0%
Total Net FAR	0.4		
Gross Density Range (per acre)		Average Density (per acre)	
Household	2.5-7	Household	5
Employee	0-6	Employee	1

Description

Residential Subdivisions areas contain a mix of single-family homes on medium and large lots, typically set within an auto-oriented street pattern; residents are most likely to drive for most trips. Typical houses are 1-2 stories tall.

Large Lot Residential



Land Use Mix		Residential Mix	
Residential	81%	SF Large Lot	100%
Employment	2%	SF Small Lot	0%
Mixed Use	0%	Townhome	0%
Open Space/Civic	17%	MultiFamily	0%
Built Environment		Employment Mix	
Intersections per mi ²	20	Office	97%
Average Floors	2	Retail	3%
Floors Range	1 – 3	Industrial	0%
Total Net FAR	0.3		
Gross Density Range (per acre)		Average Density (per acre)	
Household	0.5-2	Household	2
Employee	0-2	Employee	1

Description

Large Lot Residential Areas contain detached single-family homes set on generously sized lots, typically oriented within an auto-oriented street pattern; residents are most likely to drive for most trips. Typical houses are 1-2 stories tall.

Rural Residential



Land Use Mix		Residential Mix	
Residential	94%	SF Large Lot	100%
Employment	0%	SF Small Lot	0%
Mixed Use	0%	Townhome	0%
Open Space/Civic	6%	MultiFamily	0%
Built Environment		Employment Mix	
Intersections per mi ²	15	Office	0%
Average Floors	2	Retail	0%
Floors Range	2 – 2	Industrial	100%
Total Net FAR	0.04		
Gross Density Range (per acre)		Average Density (per acre)	
Household	0.1-0.3	Household	0.2
Employee	0-0.02	Employee	0.01

Description

Homes in a Rural Residential area tend to be set on lots with average sizes of 1-2 acres. Within this rural context, residents are likely to drive for most trips. Typical houses are 1-2 stories tall.

Rural Ranchettes



Land Use Mix		Residential Mix	
Residential	96%	SF Large Lot	100%
Employment	1%	SF Small Lot	0%
Mixed Use	0%	Townhome	0%
Open Space/Civic	3%	MultiFamily	0%
Built Environment		Employment Mix	
Intersections per mi ²	10	Office	0%
Average Floors	2	Retail	0%
Floors Range	1 – 2	Industrial	100%
Total Net FAR	0.01		
Gross Density Range (per acre)		Average Density (per acre)	
Household	0-0.12	Household	0.1
Employee	0-0.02	Employee	0.01

Description

Rural Ranchettes are homes on very large lots. They could include active agricultural uses, and are typically located at the edges of urban areas. Within this rural context, residents are likely to drive for most trips. Typical houses are 1-2 stories tall.

Rural Employment



Land Use Mix		Residential Mix	
Residential	5%	SF Large Lot	100%
Employment	92%	SF Small Lot	0%
Mixed Use	0%	Townhome	0%
Open Space/Civic	3%	MultiFamily	0%
Built Environment		Employment Mix	
Intersections per mi ²	10	Office	0%
Average Floors	1	Retail	0%
Floors Range	1 – 2	Industrial	100%
Total Net FAR	0.001		
Gross Density Range (per acre)		Average Density (per acre)	
Household	0-0.02	Household	0.01
Employee	0-0.05	Employee	0.01

Description

Rural Employment areas contain a variety of land uses, including working farms, ranches, agriculturally-supportive land uses, solar installations, oil fields, and gravel pits. While the rural context is automobile-oriented, and thus residents and employees are likely to drive for most trips, the low-intensity of land uses tends to keep traffic volumes low. Typical buildings are 1-2 stories tall.

Campus/University



Land Use Mix		Residential Mix	
Residential	32%	SF Large Lot	0%
Employment	2%	SF Small Lot	0%
Mixed Use	0%	Townhome	0%
Open Space/Civic	67%	MultiFamily	100%
Built Environment		Employment Mix	
Intersections per mi ²	150	Office	64%
Average Floors	8	Retail	36%
Floors Range	3 – 17	Industrial	0%
Total Net FAR	1.7		
Gross Density Range (per acre)		Average Density (per acre)	
Household	1-50	Household	31
Employee	10-100	Employee	22

Description

College/University areas tend to be internally walkable, though they can be located in either a walkable or auto-oriented context. Buildings can range from 1 to 20+ stories, depending on the design of the campus. Parking may be plentiful or restricted; housing may be provided on-site in large amounts, or students may commute from homes in other locations.

Institutional



Land Use Mix		Residential Mix	
Residential	5%	SF Large Lot	0%
Employment	26%	SF Small Lot	16%
Mixed Use	0%	Townhome	0%
Open Space/Civic	70%	MultiFamily	84%
Built Environment		Employment Mix	
Intersections per mi ²	130	Office	99%
Average Floors	7	Retail	1%
Floors Range	1 – 9	Industrial	1%
Total Net FAR	2.5		
Gross Density Range (per acre)		Average Density (per acre)	
Household	0-2	Household	1
Employee	5-250+	Employee	96

Description

Institutional areas include a variety of land uses, including hospitals, government facilities, prisons and other institutional uses. The design and orientation of these areas varies based on the type of use and its location.

Parks & Open Space



Land Use Mix		Residential Mix	
Residential	0%	SF Large Lot	0%
Employment	0%	SF Small Lot	0%
Mixed Use	0%	Townhome	0%
Open Space/Civic	100%	MultiFamily	0%
Built Environment		Employment Mix	
Intersections per mi ²	10	Office	0%
Average Floors	0	Retail	0%
Floors Range	0-1	Industrial	0%
Total Net FAR	0		
Gross Density Range (per acre)		Average Density (per acre)	
Household	0	Household	0
Employee	0	Employee	0

Description

Parks & Open Space areas include larger trunk open spaces, community and regional parks, and other large undeveloped areas.



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REGIONAL OFFICES

IMPERIAL COUNTY

1405 North Imperial Ave., Ste. 104
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ORANGE COUNTY

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RIVERSIDE COUNTY

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TECHNICAL REPORT

SUSTAINABLE COMMUNITIES STRATEGY APPENDIX 1 OF 1
ADOPTED ON SEPTEMBER 3, 2020

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