

Appendix G Anaheim General Plan Land Use Definitions

Appendices

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Residential Designations

Anaheim offers a wide range of housing densities and products to meet the demand of current and future residents with varying lifestyles. In addition to the characteristics described below, it should be noted that other uses may also be allowed in residential areas such as schools, parks, child care facilities, and other public/institutional uses that are determined to be compatible with and oriented towards the needs of the immediate neighborhood.

Estate (0-1.5 dwelling units per acre)

The Estate Density Residential designation provides for the development of large-lot single-family residences with a custom character. This category is typically implemented by the RH-1(SC) and RH-2(SC) zones. Typical development consists of single-family lots of 22,000 to 43,560 square feet. The permitted density range is from zero up to 1.5 dwelling units per gross acre. This land use designation is limited to the Hill and Canyon Area.



This home in the Hill and Canyon Area is a typical example of the Estate Density Residential Land Use Designation.

Low Density (0-6.5 dwelling units per acre)

The Low Density Residential designation provides for the development of conventional single-family detached houses. It is implemented by the RS-1, RS-2, RS-3 and RH-3 zones. Typical development consists of single-family lots of 5,000 to 10,000 square-feet. The permitted density range is from zero up to 6.5 dwelling units per gross acre. Over half of all residential land in Anaheim is designated as Low Density Residential.



This single-family home is reflective of the Low Density Residential Land Use Designation.

Low-Medium Hillside (0-6.0 dwelling units per acre)

The Low-Medium Hillside Density Residential designation provides for the development of both attached and detached single-family homes in hillside areas. The permitted density range is from zero up to 6 dwelling units per gross acre. Although the maximum density is similar to the Low Density Residential designation, the character of development can vary significantly. Lot sizes in these areas are typically smaller, having typical minimum lot sizes of less than 5,000 square-feet, due to the



This group of single-family homes is reflective of the Low Medium Hillside Density Residential Land Use Designation.

sloping topography and associated reduction in developable area. Development within this designation is often “clustered” in order to reduce site grading while maximizing the preservation of open space. The Low-Medium Hillside Density Residential designation is implemented by the RS-3(SC), RS-4(SC) and RM-2(SC) zones.

Low-Medium Density (0-18.0 dwelling units per acre)

The Low-Medium Density Residential designation provides for a wide range of residential uses, including detached, small-lot single-family homes, attached single-family homes, patio homes, zero lot line homes, duplexes, townhouses, and mobile home parks.

This category is implemented by the RS-4, RM-1, RM-2, and RM-3 zones. The permitted density range is from zero up to 18 dwelling units per gross acre.

Mid Density (0-27.0 dwelling units per acre)

The Mid Density Residential designation provides for a wide range of residential uses, including detached, small-lot single-family homes, attached single-family homes, patio homes, zero lot line homes, duplexes, and townhouses.

This category is implemented by the RM-1, RM-2, RM-3, and RM-3.5 zones. The permitted density range is from zero up to 27 dwelling units per gross acre.

Medium Density (0-36.0 dwelling units per acre)

The Medium Density Residential designation is intended to provide a quality multiple-family living environment with design amenities, such as private open space or recreation areas, business services, swimming pools, etc. This category is typically implemented by the RM-3, RM-3.5, and RM-4 zones. The permitted density range is from zero up to 36 dwelling units per gross acre. Typical development includes apartment complexes.



These townhomes in the Anaheim Colony are one example of the many varieties of residential types that can be built in the Low-Medium Density designation.



The Medium Density designation is intended for the development of quality, multiple-family housing that is attractively designed and scaled to contribute to the neighborhood.

Corridor Residential (0-13.0 dwelling units per acre)

The Corridor Residential designation is intended to provide for single-family attached housing fronting on arterial highways and incorporating a rear access drive or service alley. For projects with sufficient depth, this designation may also incorporate single-family detached housing located behind the attached product. This designation is intended to provide for housing opportunities along the City's arterial corridors. This category is implemented by the RM-1, RM-2 and RM-3 zone. The permitted density range for Corridor Residential is from zero up to 13.0 dwelling units per gross acre.



The Corridor Residential designation provides for single-family housing opportunities along Anaheim's arterial corridors.

Commercial Designations

Neighborhood Center (0.35 - 0.45 FAR)

The Neighborhood Center designation is intended to serve the surrounding residential neighborhood or cluster of surrounding residential neighborhoods. For those serving the surrounding neighborhood, Neighborhood Center uses could provide uses such as neighborhood-serving food markets, drug stores, restaurants, small hardware stores, child care centers, health clubs, and other retail and professional uses. Neighborhood Center areas that serve a cluster of neighborhoods could incorporate a mix of commercial uses including the uses identified above plus large grocery stores, appliance stores, neighborhood-serving restaurants, bakeries, banks, specialty shops, and some low intensity civic uses.

Neighborhood Center projects should be compatible in scale and design with adjacent residential areas, and should be designed to encourage pedestrian usage. The Neighborhood Center designation is not intended to encourage strip commercial development or large, regionally-serving, retail uses.

Regional Commercial (0.30 - 0.50 FAR)

Regional Commercial areas serve a larger area than Neighborhood Centers and include regional-serving commercial uses. Allowable uses could include large department stores, specialty stores, theaters, and restaurants. The Regional Commercial designation also allows for limited professional offices. The Anaheim Plaza and Anaheim Festival shopping centers are examples of such uses.

General Commercial (0.25 - 0.50 FAR)

General Commercial land uses include a variety of land uses, including those identified in the Neighborhood Center designation. Areas designated as General Commercial may, but do not necessarily, serve the adjacent neighborhood or surrounding clusters of neighborhoods. In addition to some of



This commercial development, located at the southwest corner of Lincoln Avenue and Gilbert Street, provides an example of a Neighborhood Commercial center.



The Festival, located in the Hill and Anaheim Canyon Area, is one of Anaheim's prominent Regional Commercial centers.



The General Commercial designation provides for a wide variety of commercial uses, including automobile sales.

the uses described in the commercial centers, they typically include highway-serving uses such as fast food restaurants, auto-oriented uses such as tire stores, service stations, auto parts stores, and other stand-alone retail uses.

Commercial Recreation

The Commercial Recreation land use designation applies to The Anaheim Resort. The designation is intended to provide for tourist and entertainment-related industries, such as theme parks, hotels, tourist-oriented retail, movie theaters, and other visitor-serving facilities. Due to the importance of maintaining the Anaheim Resort area for visitor-serving uses, residential uses are only conditionally permitted in limited areas of the Anaheim Resort Specific Plan area as provided by and in accordance with the Anaheim Resort Residential Overlay

(Anaheim Municipal Code Section 18.116.125) in effect as of March 19, 2007 (relating to residential uses fully integrated into full-service hotels having at least 300 hotel rooms), and are also permitted as provided by and in accordance with the Mobile Home Park Overlay (Anaheim Municipal Code Chapter 18.26) in effect as of March 19, 2007. The Commercial Recreation designation is implemented by various Specific Plan Zones in The Anaheim Resort, which further define the maximum development activity.



Downtown Disney in The Anaheim Resort provides dining and shopping opportunities for visitors.

Recognizing that the presence of non visitor-serving uses such as residential uses, in the Anaheim Resort would be incompatible with the overall goals relating to the Anaheim Resort and the Commercial Recreation designation, no residential uses other than (i) those permitted in limited areas of the Anaheim Resort Specific Plan area as provided by and in accordance with the Anaheim Resort Residential Overlay (Anaheim Municipal Code Section 18.116.125) in effect as of March 19, 2007 (relating to residential uses fully integrated into full-service hotels having at least 300 hotel rooms), and (ii) those permitted as provided by and in accordance with the Mobile Home Park Overlay (Anaheim Municipal Code Chapter 18.26) in effect as of March 19, 2007, shall be permitted in the Anaheim Resort area without (i) completion of an Environmental Impact Report prepared in accordance with the requirements of the California Environmental Quality Act (ii) completion of a long-term economic impact analysis of the proposed change by an independent financial advisor retained by the City, (iii) approval by the City Council, and (iv) approval by a majority of voters of the City of Anaheim at a regularly-scheduled municipal election.

Office Designations

Office-Low (0.40 – 0.50 FAR)

The Office-Low land use designation allows for a variety of small-scale office uses, including local branches of financial institutions, legal services, insurance services, real estate, and medical or dental offices and support services. The Office-Low designation is intended to facilitate office development of up to three stories in height. Areas designated as Office-Low can develop as stand-alone projects or within a business park setting.



The Office Low designation provides for a variety of low-intensity office uses up to three stories.

Office-High (0.50 – 2.00 FAR)

The Office-High designation is intended for higher density office uses that have at least four stories. Office-High uses are focused in areas planned for more concentrated urban development such as The Platinum Triangle, key locations along transit routes, major intersections, or in close proximity to significant activity centers. Typical uses would include national or regional offices for financial institutions, Fortune 500 companies, and medical-related office complexes.



This Office-High designation is intended to be applied in areas planned for more concentrated urban uses such as the Anaheim Platinum Triangle.

Industrial Designations

Industrial (0.35-0.50 FAR)

The Industrial land use designation allows for a wide variety of industrial-related uses, including research and development uses, technology centers, corporate and support office uses; business parks, assembly and light manufacturing, repair and other service facilities; warehousing and distribution centers; and, limited, employee-serving retail uses.



The Industrial designation provides for a variety of uses, including research and development, repair services, wholesale activities, distribution centers, and manufacturing.

Mixed-Use Designations

Areas designated as Mixed-Use are designed to function differently from the typical patterns of individual, segregated land uses. Uses and activities are designed together in an integrated fashion to create a dynamic urban environment that serves as the center of activity for the surrounding area. The designation provides opportunities for an integrated mix of residential, retail, service, entertainment and office opportunities in a pedestrian-friendly environment. Because of their more intense, compact nature of development, Mixed-Use areas encourage the use of transit service and other forms of transportation, including pedestrian and bicycle travel.

Continuous commercial street frontage on the first and, perhaps, second floors, supported by residential and/or office uses above, is the typical pattern of vertically mixed land use. Uses may also be mixed in a horizontal, or multi-use, pattern. For example, freestanding structures may consist of a single use adjacent to structures with different uses on the same or adjacent parcel. Stand-alone uses within a multi-use project need to be integrated into an overall project design and connected to other adjoining uses by plazas, promenades, and landscaped corridors, and should include common architectural themes and signage. Typical residential uses could include apartments, live-work units, town homes, flats and artist-style lofts. Residential development in these areas emphasizes quality and offers a variety of amenities. Structured parking is an essential component in most-mixed-use developments.

The scale, size and mixture of uses in the mixed-use areas vary based upon the character of the surrounding area. Depending upon a project's location, the Mixed-Use designations are implemented by the corresponding Mixed-Use zoning designation or the Platinum Triangle Mixed-Use Overlay, as applicable.

Mixed-Use Corridor

The Mixed-Use Corridor designation is intended to provide opportunities for adaptive reuse of existing buildings, small-scale infill commercial development for neighborhood serving uses, and the continuation of single-family residential uses. Residential or commercial are permitted in either a standalone or mixed-use configuration at a density of up to 6.5 dwelling units per acre and may include live-work units. The non-residential component of mixed-use or



The adaptive reuse of the historic Kraemer Building is an example of a vertically mixed-use development, with two floors of office space and four floors of residential lofts above.

standalone development is permitted at a maximum floor area ratio of 0.50. The implementing zone is the MU-C Zone.

Mixed-Use Low Medium

The Mixed-Use Low Medium designation is intended to allow flexibility for parcels that could transition from strip commercial uses to residential or a mix of residential, commercial, and office development. They allow residential in either a stand-alone or mixed-use configuration at a density of up to 18 dwelling units per acre and could include live-work units, duplexes and townhouses in a horizontal or vertical mixed-use pattern. Residential development in these areas emphasizes quality and offers a variety of amenities. A mix of commercial uses would continue to allow for a range of community-serving retail, office, and service commercial uses. The non-residential component of mixed-use development is permitted at a maximum floor area ratio of 0.35. The implementing zone is the MU-LM Zone.

Mixed-Use Mid

The Mixed-Use Mid designation is intended to allow flexibility for parcels that could transition from strip commercial uses to residential or a mix of residential, commercial, and office development. They allow residential in either a stand-alone or mixed-use configuration at a density of up to 27 dwelling units per acre and could include live-work units, duplexes and townhouses in a horizontal or vertical mixed-use pattern. Residential development in these areas emphasizes quality and offers a variety of amenities. A mix of commercial uses would continue to allow for a range of community-serving retail, office, and service commercial uses. The non-residential component of mixed-use development is permitted at a maximum floor area ratio of 0.10. The implementing zone is the MU-MID Zone.

Mixed-Use Medium

The Mixed-Use Medium designation is intended to allow flexibility for parcels that could transition from strip commercial uses to residential or a mix of residential, commercial, and office development. They allow residential in either a stand-alone or mixed-use configuration at a density of up to 36 dwelling units per acre. A minimum density of 18 dwelling units per acre is required to implement this designation. Residential development in these areas emphasizes quality and offers a variety of amenities. A mix of commercial uses would continue to allow for a range of community-serving retail, office, and service commercial uses. The non-residential component of mixed-use development is permitted at a maximum floor area ratio of 0.35. The implementing zone is the MU-MED Zone.

Mixed-Use High

The Mixed-Use High designation is intended to allow a mix of uses including residential, commercial, services, hotel, and professional office uses in a high-quality environment. The focus of this designation is on creating a pedestrian-friendly environment, including increased connectivity and community gathering spaces. Uses and activities are designed together in an integrated fashion to create a dynamic urban environment. Continuous commercial street frontage on the first and, perhaps, second floors, supported by residential and/or office uses above, is the typical pattern of vertically mixed land use. Uses may also be mixed in a horizontal or multi-use pattern. Stand-alone uses within a multi-use project need to be integrated into an overall project design and connected to other adjoining uses by plazas, promenades, and landscaped corridors, and should include common architectural themes and signage. Typical residential uses could include stacked flats, live-work units, townhouses, and artist-style lofts. Residential development in these areas emphasizes quality and offers a variety of amenities. The residential component of mixed-use development is permitted at a density of up to 60 dwelling units per acre. A minimum density of 30 dwelling units per acre is required to implement this designation. The non-residential component of mixed-use development is permitted at a maximum floor area ratio of 0.35. The implementing zone is the MU-H Zone.

Mixed-Use Urban Core

The Mixed-Use Urban Core designation is intended to allow a mix of uses including residential, commercial, services, hotel, and professional office uses in a high-quality environment. The focus of this designation is on creating a pedestrian-friendly environment, including increased connectivity and community gathering spaces. Uses and activities are designed together in an integrated fashion to create a dynamic urban environment. Continuous commercial street frontage on the first and, perhaps, second floors, supported by residential and/or office uses above, is the typical pattern of vertically mixed land use. Uses may also be mixed in a horizontal or multi-use pattern. Stand-alone uses within a multi-use project need to be integrated into an overall project design and connected to other adjoining uses by plazas, promenades, and landscaped corridors, and should include common architectural themes and signage. Typical residential uses could include stacked flats, live-work units, and artist-style lofts. Residential development in these areas emphasizes quality and offers a variety of amenities. The residential component of mixed-use development is permitted at a density of up to 100 dwelling units per acre. The non-residential component of mixed-use development is permitted at a

maximum floor area ratio of 3.00. The implementing zones are the MU-UC Zone and the Platinum Triangle Mixed-Use Overlay.

Mixed-Use Industrial

The Mixed-Use Industrial designation is intended to provide a unique, industrial aesthetic that serves as a destination environment with an emphasis on creativity, craft production, specialty entertainment, unique hospitality, and distinctive live-work development opportunities. It also provides an opportunity to transition an underutilized area into a destination that serves residents and visitors. Uses should create a unique and attractive district that allows for a mix of light industrial and small-scale manufacturing, along with clean tech, maker space, craft food and beverage production, specialty entertainment and unique boutique hospitality. Live-work units and home-based businesses are permitted. The residential component of mixed-use development is permitted at a density of up to 30 dwelling units per acre. The non-residential component of mixed-use development is permitted at a maximum floor area ratio of 1.00. The implementing zone is the MU-I Zone.

Non-Residential Mixed-Use

The purpose of the Non-Residential Mixed-Use designation is to encourage a mix of commercial and office uses, but prohibit residential uses in certain areas, where residential uses are not compatible with surrounding land uses. This designation is limited to Anaheim Canyon Specific Plan area. All uses, densities and intensities, other than residential uses, that are permitted by the Mixed-Use designation are allowed within the Non-Residential Mixed-Use designation. Zoning provisions for this designation are included in the Anaheim Canyon Specific Plan (SP-2015-1).

Public and Quasi-Public Facilities Designations

Schools

The Schools designation identifies existing public and larger, established private schools, including elementary, junior and high schools. Schools designated on the Land Use Plan are either existing facilities or known planned facilities. Future schools may be developed in other land use designations through procedures established in the Zoning Code. Trade schools or other job training facilities may be developed in various non-residential land use areas under the procedures established in the Zoning Code.

Institutional-Low and Institutional-High

The Institutional-Low and -High designations include a wide range of public and quasi-public uses, including government offices, transportation facilities, public

or private colleges and universities, public utilities, hospitals, large assisted living facilities, community centers, museums and public libraries. To the extent possible, institutional facilities should be clustered in activity centers to support other similar uses and benefit from access to various modes of transportation.

Institutional uses designated on the Land Use Plan are either existing facilities or known planned facilities. Additional uses, including assembly areas and day care facilities, may be developed in other land use designations under the procedures established in the Zoning Code. Institutional-Low has a permitted floor area ratio of 0.10 to 0.50 and is appropriate for city facilities having limited enclosed buildings, such as operational facilities or electrical substations. Institutional-High has a permitted floor area ratio of 0.50 to 3.0; the maximum floor area ratio reflects the potential for high-rise offices used by governmental or quasi-public agencies.



The Institutional designation covers a wide variety of public and quasi-public land uses, such as government offices, hospitals, libraries, museums and the like.

Railroad

Two types of railroad operations serve travelers in Anaheim – passenger rail and commuter rail. The Southern California Regional Rail Authority (SCRRA) and the Orange County Transportation Authority (OCTA) provide commuter rail service via Metrolink while Amtrak provides passenger rail service. In addition, the Burlington Northern Santa Fe (BNSF) and the Southern Pacific Transportation Company (SPTC) provide freight rail service.



Metrolink railroad running through the industrial area of Downtown.

Railroads are identified on the Land Use Map because of their relationship with adjacent uses. While railroads provide a valuable service by transporting people and goods, they can also impact residential neighborhoods and other sensitive land uses due to the noise and vibration associated with rail activity. Strategies to improve access to these facilities and minimize their potentially negative effects on sensitive uses are addressed in the Circulation and Noise Elements.

Anaheim is home to the Anaheim Regional Transportation Intermodal Center (ARTIC) in The Platinum Triangle. ARTIC serves as a hub for Orange County and the entire Southern California region. It is designed to fit into the urban, mixed-use environment planned for The Platinum Triangle, providing a multitude of transportation options for residents, employees and visitors of The Platinum Triangle and nearby Anaheim Resort area. The transportation center is one of

three major transportation centers located in Southern California, along with Union Station in Los Angeles and the Ontario International Airport in Ontario. The center expands existing transportation infrastructure for Amtrak intercity rail, Metrolink commuter rail, Anaheim Resort Transit shuttle service, and vehicular and bicycle modes. Five planned rail and bus services would be added into the hub, providing seamless intermodal access via the planned California-Nevada Super Speed Train, California High Speed Rail, Express Bus and Bus Rapid Transit (BRT) systems.

Open Space and Recreation Designations

The following open space and recreation land use designations identify Anaheim's major scenic, wildlife and recreational features on the Land Use Map. Standards for ancillary development within these areas are detailed in the Zoning Code and relevant Specific Plans. A comprehensive set of policies regarding the creation, protection and enhancement of these areas is provided in the Green Element.

Open Space

The Open Space land use designation includes those areas intended to remain in natural open space; utility easements that will provide recreational and trail access to Anaheim's residents; heavily landscaped freeway remnant parcels, and land areas surrounding major water features.

Parks

The Parks designation allows for active and passive recreational uses such as parks, trails, athletic fields, interpretive centers and golf courses.

Water Uses

The Water Uses designation applies to water bodies, such as the Santa Ana River, lakes, and reservoirs, and other water-related uses such as flood control channels and drainage basins.