

# Place Types Menu



## RESIDENTIAL

### Low Density Residential

- » Single-family homes, duplexes
- » 1 to 2 stories
- » 2 to 14 DU/A



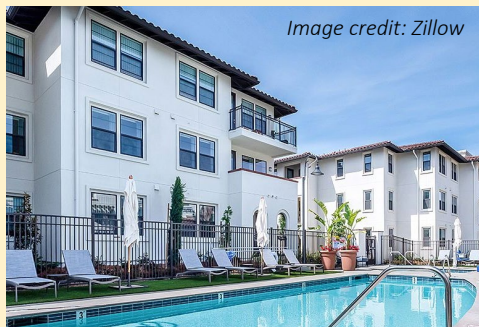
### Medium Density Residential

- » Townhomes, low-rise garden apartments, and condominiums
- » 2 to 3 stories
- » 15 to 29 DU/A



### Medium High Density Residential

- » Multi-story condominiums and apartment buildings with structured or below-ground parking
- » 3 stories or higher
- » 30 to 59 DU/A



### High Density Residential

- » Multi-story condominiums and apartment buildings with structured or below-ground parking
- » 4 stories or higher
- » 60 to 100 DU/A



# Place Types Menu



## MIXED USE

### Medium High Density Mixed Use

- » Residential: Multi-story condominiums and apartment buildings
- » Non-residential: Neighborhood commercial or office
- » 3 stories or higher
- » 30 to 59 DU/A
- » 1.5 FAR (non-residential)



### High Density Mixed Use

- » Residential: Multi-story condominiums and apartment buildings
- » Non-residential: Neighborhood commercial or office
- » 4 stories or higher
- » 60 to 100 DU/A
- » 2.0 FAR (non-residential)





# Place Types Menu



## COMMERCIAL

### Highway Commercial

- » Includes uses such as hotels and motels, restaurants, and motor vehicle and gasoline service stations
- » 1 to 4 stories
- » 0.30 to 1.0 FAR



Image credit: GHMG Hotel

### Neighborhood Commercial

- » Includes uses such as dry cleaners, nail salons, grocery stores, in-line retail, and neighborhood commercial
- » 1 to 2 stories
- » 0.30 to 1.0 FAR



### Service Commercial

- » Includes uses such as auto sales and service, nurseries, home maintenance centers, and kennels
- » 1 to 2 stories
- » 0.30 to 1.0 FAR



Image credit: Google



### Wine-Country Commercial

- » Includes uses such as wineries, production facilities, tasting rooms, small groceries, restaurants, bike rental facilities, lodging, and other visitor serving uses
- » 1 to 2 stories
- » 0.30 to 1.0 FAR



Image credit: Guzzardo Partnership



Image credit: NorCal Wine

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## MIXED INDUSTRIAL

### Mixed Commercial and Industrial

- » Includes food or beverage production areas that come with a commercial component that include sales of products made on site, tasting rooms and event spaces, which could occur in the same building, such as a winery with production uses and a tasting room, cheese production, or coffee roasting; or could occur next to each other.
- » 1 to 2 stories
- » 0.30 to 1.0 FAR



### Industrial-Office

- » Includes office, Research & Development (R&D), and high-tech processing uses, such as life science; but not heavy industrial uses such as traditional manufacturing
- » 1 to 2 stories
- » 0.5 to 2.0 FAR



## INDUSTRIAL

### Industrial-Heavy

- » Includes manufacturing, warehousing, R&D, recycling facilities, and heavy industry that uses, stores, or processes raw materials
- » 1 to 2 stories
- » 0.60 FAR





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## OPEN SPACE AND PARKS

### Community Park

- » Includes active recreation areas, playgrounds, landscaped trails, and paths



### Open Space

- » Includes passive recreation areas, trails, scenic buffers from I-580, and open space for floodplain and environmental conservation



## PUBLIC

### Public

- » Includes public and quasi-public uses, such as schools, transit facilities, public and private meeting facilities, park and recreation areas, administrative and professional offices

