



LEGEND

Color	Land Use Category	AC	FAR	DU/AC	DU
	LDR	50.5	-	8	404
	MDR	29.0	-	12.5	363
	MHDR	19.5	-	16	312
	HDR	8.0	-	25	200
	Town Center	71.9	0.25	-	-
	General Commercial	6.2	0.25	-	-
	Freeway Commercial	38.6	0.23	-	-
	Freeway Incubator	85.9	0.23	-	-
	Corporate Center	26.7	0.30	-	-
	Business Center	320.5	0.5	-	-
	Employment	441.4	0.4	-	-
	Schools	13.0	-	-	-
	Utilities/Public Facilities	12.9	-	-	-
	Slope / Buffer	4.8	-	-	-
	Public Park	45.9	-	-	-
	Private Rec. Center	2.5	-	-	-
	Commercial Overlay				
	Employment Overlay				
	Existing Uses to Remain				
	Residential Overlay				

NOTES:

1. The boundaries of the land use designations are approximate and generally follow streets and property lines. Minor changes in boundary alignment and location are permissible as described in Section 6, Implementation.
2. The transfer of residential units and square footage in the Business Center land use categories is allowed as described in Section 6, Implementation.
3. If the school is relocated or if the school district chooses not to develop a school within Renaissance, then the underlying land use shall revert to the Medium High Density Residential (MHDR) land use designation and can accept the transfer of residential units from other areas of the Specific Plan, as described in Section 6, Implementation.
4. See city zoning code for non-conforming uses.
5. PA 132 will remain as an Employment Area with the option to become Low Density Residential. As Low Density Residential it will be calculated at 8 du/ac for a total of 23 dwelling units.
6. Existing uses noted based on approved square footage and FAR.

- Project Area/RSP Amendment Area
- Existing Jerry Eaves Park to Remain

Source: Placemarks, 2015

Figure 3-4: Proposed RSP Plan Amendment Area