

City of San Marcos
Study Area Land Use Designations and Zoning

Study Area ID No.	Existing General Plan Land Use Designation	Existing Zoning	GPAC and Public Workshop Series #3 Alternative B (Expressed Land Use Preference)	City Staff/Consultant Recommended Land Use Plan
1-1	C	C	BP	C
1-2	C	C	BP	MU3
1-3	C, C-M	C, C (SP REQ)	BP	BP
1-4	C-M	R-MHP	BP	LMDR
1-5	OP	R- 1-10, C (SP REQ)	OP	MU3
1-6	OP	C	C	MU3
1-7	I	M	I	I
1-8	I	M	MU3	MU3
1-9	I	M	I (with Artisan Industrial Overlay)	MU4
1-10	I	LM w/DZ Overlay	P/I (Public/Institutional)	P/I (Public/Institutional)
1-11	C	C	C	C
1-12	SPA	SPA	C	MU1
1-13	SPA, LI	SPA, LM, LM w/DZ Overlay	MU2	MU1
1-14	I	LM w/DZ Overlay	MU2	I
2-1	C	C	MU1	C
2-2	C	C	MU1	C
2-3	I	M	BP	BP
2-4	LDR (Res 4-6)	R-1-7.5	LDR	LDR
2-5	C, OP	C, M, LM	MU1	MU1
2-6	OP	OP, C, M(C)	OP	OP
2-7	P/I	R-1-10	P/I	P/I
2-8	I, C-M, OP	M, M(C), C	I	I
2-9	OP	OP	MDR	LDR
2-10	OP	OP	MU1	MU1
2-11	OP	OP	MU1	MU1
2-12	SPA	SPA	MU2	MU2
2-13	P	R-1-10	P	P
2-14	MDR (Res 12-15)	R-3-6, OP	MDR	MDR
2-15	C	C-1	C	C
2-16	C, OP	M, C	P (Linear Park)	P (Linear Park)
2-17	OP	OP	MU1	MU1
3-1	C	C, C-1	C	C
3-2	LI	M	P/I	P/I
3-3	LI	M	LI	LI
3-4	LI, C	M, C, C-1	BP	MU3
3-5	C	M, C	C	C
3-6	C	C	OS	OS
3-7	C	M, C	C	C
3-8	C	C	MU1 and MU3	MU1
3-9	C	C	MU3	MU3
3-10	C	C	C	C
3-11	C, C-M	C, CM	C	C

City of San Marcos
Proposed General Plan Land Use Designation and Existing Compatible Zoning Districts

Proposed General Plan	Compatible Zoning Districts
General Plan Designation <i>Density/Intensity</i>	Existing Compatible Zoning District <i>Density /Intensity</i>
AGRICULTURAL	
Agriculture/Residential (AG) <i>1 du per parcel based on location and slope</i>	A-1 and A-2 <i>1 du per 1-8 acres depending on slope</i> A-3 <i>1 du per 4-20 acres depending on slope</i>
RESIDENTIAL	
Hillside Residential 1 (HR1) <i>1 du per 4 to 20 acres depending on slope</i>	A-3 <i>1 du per 4-20 acres depending on slope</i>
Hillside Residential 2 (HR2) <i>1 du per 2 to 4 acres depending on slope</i>	A-3 <i>1 du per 4-20 acres depending on slope</i>
Rural Residential (RR) <i>2.0 du/ac</i>	E-1-20 <i>1 du per 20,000 sf-1 acre depending on slope</i>
Very Low Density Residential (VLDR) <i>2.1-4.0 du/ac</i>	R-1 (15) <i>1 du per 15,000 sf</i>
Low Density Residential (LDR) <i>4.1-8.0 du/ac</i>	R-1 <i>1 du per 10,000 sf to 1 ac depending on slope.</i> R-1 (6) <i>1 du per 6,405 -10,500 sf depending on slope</i> R-1 (7.5) <i>1 du per 7,500 sf -1 acre depending on slope</i>
Low Medium Density Residential (LMDR) <i>8.1-12.0 du/ac</i>	R-MHP <i>1 du per 3,300 sf.</i> Minipark <i>1 du per 1,500 to 3,000 sf</i> Recreational vehicle lots <i>1 recreational vehicle per 1,250 sf</i>
Medium Density Residential 1 (MDR1) <i>12.1-15.0 du/ac</i>	R-2 <i>1, 2 family du per 6,000 sf to 1 acre depending on slope</i>
Medium Density Residential 2 (MDR2) <i>15.1-20.0du/ac</i>	R-3 (6) <i>1du per 1,000 sf minimum lot area</i> R-3 (10) <i>1 du per 1,500 sf minimum lot area</i>
Medium High Density Residential (MHDR) <i>20.1-30.0 du/ac</i>	R-3 (6) <i>1du per 1,000 sf minimum lot area</i> R-3 (10) <i>1 du per 1,500 sf minimum lot area</i>
High Density Residential (HDR) <i>30.1-45.0 du/ac</i>	R-3 (6) <i>1 du per 1,000 sf minimum lot area</i>
MIXED USE LAND USES	
Mixed Use 1 (MU1) <i>1.75 FAR</i>	<i>No existing MU Zone. Developing New MU Zones with Zoning Ordinance Update</i>
Mixed Use 2 (MU2) <i>2.25 FAR</i>	
Mixed Use 3 (MU3) (Non-Residential) <i>1.50 FAR</i>	
Mixed Use 4 (MU4) (Non-Residential)	

Proposed General Plan	Compatible Zoning Districts
General Plan Designation <i>Density/Intensity</i>	Existing Compatible Zoning District <i>Density /Intensity</i>
1.50 FAR	
COMMERCIAL	
Commercial (C) 0.70 FAR	C , C-1, and FC 0.20 - 0.25 FAR
Neighborhood Commercial (NC) 0.30 FAR	C and C-1 0.20 - 0.25 FAR
Office Professional (OP) 1.50 FAR	OP 0.50 – 0.55 FAR
INDUSTRIAL	
Business Park (BP) 1.20 FAR	BP 0.85 FAR
Light Industrial (LI) 0.60 FAR	L-M 0.50 – 0.55 FAR
Industrial (I) 0.50 FAR	M 0.40 – 0.45 FAR M-2 0.50 – 0.55 FAR C-M 0.20 – 0.25 FAR
PUBLIC/INSTITUTIONAL	
Public/Institutional (PI) 3.0 FAR	<i>No existing corresponding zoning district. Density/Intensity variable by location</i>
RECREATION	
Parks (P)	OS
Open Space (OS)	OS
SPECIFIC PLAN AREA	
Specific Plan Area (SPA) <i>Density/Intensity variable by location</i>	SPA <i>Density/Intensity variable by location</i>
OVERLAY DESIGNATIONS	
Artisan Industrial (AI)	<i>New Overlay. No existing corresponding zoning district.</i>

Notes: du/ac = dwelling units per acre

Existing Zones Legend:

A-1 Agricultural Zone
A-2 Agricultural Zone
A-3 Agricultural Zone
E-1-20 Estate Zone
R-1 Residence Zone
R-1(6) Residence Zone
R-1(7.5) Residence Zone
R-1(15) Residence Zone
R-2 Residence Zone
R-3(6) Residence Zone
R-3(10) Residence Zone
M-2 Industrial Zone
L-M Light Manufacturing Zone
O-S Open Space Zone
DZ Design Zone
B-P Business Park Zone
O-P Office Professional Zone
C-Commercial Zone
C-1 Commercial Zone
C-M Commercial-Manufacturing Zone
M Industrial Zone

Density Conversion Legend:

1.0= 1 du per 1 acre
0.50 = 1 du per 2 acres
0.25 = 1 du per 4 acres
0.125 =1 du per 8 acres
0.05 = 1 du per 20 acres