

Northside Specific Plan
Draft Land Use Calculations

Subarea ID	General Plan Land Use	Acreage	General Plan Allowed Density/Intensity	General Plan Yield	Draft Proposed Land Use	Transition Zone Overlay? Y/N	Draft Proposed Yield**	Transition Zone Overlay Yield
1	LI - Light Industrial (City of Colton)	212	0.5 FAR	4M s.f.		Y	Business/Office Park: 1.8M square feet (s.f.) Commercial: 196,020 s.f. Open Space/Private Recreation/Agriculture: 42 ac Residential: 1,044 to 1,620 du	Light Industrial: 4M s.f. Residential: 6 du maximum
1	VLDR - Very Low Density Residential (City of Colton)	3	0.1 to 2.0 du/ac	6 du maximum	Business/Office Park, High Density Residential, Commercial, Open Space, Parks, & Trails	Y		
2	LI - Light Industrial (City of Colton)	108	0.5 FAR	2.3M s.f.	MHDR - Medium High Density Residential, Commercial (City of Colton)	Y	Commercial: 326,700 s.f. Residential: 792 du	Light Industrial: 2.3M s.f.
3	B/OP - Business/Office Park*	22	1.5 FAR	1.4M s.f.	HDR - High Density Residential	Y	Residential: 479 to 743 du	B/OP: 1.4M s.f.
4	B/OP - Business/Office Park*	32	1.5 FAR	2.1M s.f.	MHDR - Medium High Density Residential*	Y	Residential: 432 du	B/OP: 2.1M s.f.
5	B/OP - Business/Office Park*	15	1.5 FAR	980,000 s.f.		Y	Residential: 370 to 574 du	Commercial: 43,500 s.f. B/OP: 980,000 s.f.
5	C - Commercial*	2	0.5 FAR	43,500 s.f.	HDR - High Density Residential	Y		
6	B/OP - Business/Office Park*	11	1.5 FAR	718,700 s.f.	HDR - High Density Residential	Y	Residential: 240 to 372 du	B/OP: 718,700 s.f.
7	B/OP - Business/Office Park*	39	1.5 FAR	2.5M s.f.	MDR - Medium Density Residential*	N	Residential: 234 to 293 du	--
8	P - Public Park	43	N/A	N/A	Open Space, Parks, & Trails	N	N/A	--
8	PF - Public Facilities/Institutions*	9	1.0 FAR		Open Space, Parks, & Trails	N	N/A	--
8	PR - Private Recreation	130	N/A	N/A	Open Space, Parks, & Trails	N	N/A	--
8	MDR - Medium Density Residential*	8	8 du/ac with PRD Permit	64 du maximum	Open Space, Parks, & Trails	N	N/A	--
9	PR - Private Recreation	41	N/A	N/A	Northside Village Center	N	Commercial: 461,000 s.f. Residential: 1,200 du	--
10	B/OP - Business/Office Park*	63	1.5 FAR	4.1M s.f.	Freeway-Mixed Use	N	Business/Office Park/Commercial: 601,128 to 751,400 s.f. Residential: 621 to 828 du	--
10	C - Commercial*	6	0.5 FAR	130,700 s.f.	Freeway-Mixed Use	N		

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11	C - Commercial*	1	0.5 FAR	21,800 s.f.	Mixed Use Neighborhoods	N	Office/Commercial: 627,264 to 784,080 s.f. Residential: 1,278 to 1,704 du	--
11	DSP - Downtown Specific Plan	34	Various	---	Mixed Use Neighborhoods	N		
11	MDR - Medium Density Residential*	2	8 du/ac with PRD Permit	16 du maximum	Mixed Use Neighborhoods	N		
11	O - Office*	35	1.0 FAR	1.5M s.f.	Mixed Use Neighborhoods	N		
12	B/OP - Business/Office Park*	34	1.5 FAR	2.2M s.f.	MDR – Medium Density Residential*	N	Residential: 272 du maximum	--
12	C - Commercial*	1	0.5 FAR	21,800 s.f.	MDR – Medium Density Residential*	N	Residential: 8 du maximum	--
12	DSP - Downtown Specific Plan	11	Various	---	MDR – Medium Density Residential*	N	Residential: 88 du maximum	--
12	I - Industrial*	3	0.6 FAR	78,400 s.f.	MDR – Medium Density Residential*	N	Residential: 24 du maximum	--
12	MDR - Medium Density Residential*	585	8 du/ac with PRD Permit	4,760 du maximum	MDR – Medium Density Residential*	N	No change	--
12	O - Office*	1	1.0 FAR	43,560 s.f.	MDR – Medium Density Residential*	N	Residential: 8 du maximum	--
12	SRR - Semi Rural Residential*	2	3.3 du/ac with PRD Permit	7 du maximum	MDR – Medium Density Residential*	N	Residential: 16 du maximum	--
13	MHDR - Medium High Density Residential*	39	14.5 du/ac	566 du maximum	MHDR – Medium High Density Residential*	N	No change	--
14	PF - Public Facilities/Institutions*	46	1.0 FAR	2.0M s.f.	Public Facilities	N	No change	--
15	B/OP - Business/Office Park*	137	1.5 FAR	9.0M s.f.	Business/Office Park*	N	No change	--
		1	1.5 FAR	65,340 s.f.	Public Facilities	N	Public Facility: 43,560 s.f.	--
15	MDR - Medium Density Residential*	10	8 du/ac with PRD Permit	80 du maximum	Public Facilities	N	Public Facility: 435,600 s.f.	--
16	B/OP - Business/Office Park*	7	1.5 FAR	457,400 s.f.	Spanish Town Heritage Village	N	Adobe, Cantina, Schoolhouse, Museum/Interpretive Center: 9,300 s.f. Retail/Commercial: 36,000 s.f.	--
16	PF - Public Facilities/Institutions*	1	1.0 FAR	43,500 s.f.	Spanish Town Heritage Village	N		
17	C - Commercial*	5	0.5 FAR	108,900 s.f.	Commercial*	N	No change	--

*Maximum du/acre or FAR/acre was used

**Draft Proposed Yield for land uses in the Transition Zone Overlay were calculated based on 75% of the total acreage being dedicated to light industrial, commercial, B/OP, or residential