

Table LU-2. Land Use Designations

Land Use Designation and Density / Intensity Range	Description of Typical Uses
Residential	
Agricultural (AG) 1 du/20 ac max	Conservation of productive agricultural lands.
Rural Residential (RR) 1 du/2 ac max	Very low density residential uses and small scale agricultural operations. Rural residential uses may be dispersed uniformly across the land or be sited so to leave more acreage for orchards, pastures, or other agricultural or open space activities.
Very Low Density (VL) 0.6–2.0 du/ac	Large lot single family residences and appurtenant structures within an identifiable residential neighborhood.
Low Density (L) 2.1–4.0 du/ac	Conventional single family detached houses.
Medium Density (M) 4.1–7.0 du/ac	Detached and attached single family homes, patio homes, or zero lot line homes.
Medium High Density (MH) 7.1–15.0 du/ac	Small lot single family detached homes, townhouses , duplexes, and apartments.
High Density (H) 15.1–25.0 du/ac	Small lot single family detached homes, townhouses, apartments, stacked flats, and other building types with 4 or more units.
Very High Density (VH) 25.1–43.0 du/ac	Small lot single family detached homes, townhouses, apartments, stacked flats, and other building types with 10 or more units.
Commercial and Employment	
Office (O) Max FAR 3.0	Professional offices, corporate headquarters, research and development, medical facilities, hotels, and limited related retail uses.
Industrial (I) Max FAR 2.0	Light/heavy industrial, business park, and research and development uses.
Neighborhood Commercial (NC) Max FAR 0.50	Neighborhood-scale shopping facilities conveniently located near residential areas. These developments are typically anchored by supermarkets and drugstores. A wide range of other uses including banks, restaurants, service businesses and other related activities are generally found in these planned centers.
General Commercial (GC) Max FAR 1.50	Community- or regional-scale centers that may be anchored by large format stores as well as a variety of retail outlets and restaurant and entertainment uses. Hotels and motels are also appropriate.

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Special Use	
Mixed Use Village (MU-V) Max FAR 4.0 15.1–43.0 du/ac	Vertical or horizontal mix of commercial, office, and/or residential uses on the same parcel. Retail is preferred on the ground floor. Office uses and attached single family and multiple family housing should be above the ground floor when in a mixed-use building.
Mixed Use/Business Campus (MU-BC) Max FAR 4.0 15.1–25.0 du/ac	Higher intensity mix of employment generating businesses drawing from land uses permitted in the Office and Industrial designations. Live/work is also permitted. Commercial uses are generally prohibited except as uses clearly ancillary to the employment-generating office and industrial uses.
Open Space (OS)	Active and passive open space opportunities along multi-use corridors, canals, large easements, and commercial recreational uses.
Public/Quasi-Public Facilities (P) Max FAR 1.0	Public and quasi-public uses such as city hall facilities, maintenance yards, cemeteries, churches, meeting halls and the rodeo grounds.
Park (PK)	Existing and proposed park sites.
School (S)	Existing or proposed school sites. Public and private schools are a permitted use in all single family residential areas. More specific sites may be identified through the master planning of each Urban Center.
Water (W)	Existing and planned water retention and other flood control facilities.
Fresno County Designations	
Planned Residential Community (PRC-FC) Max FAR 0.50, 1.0–2.0 du/ac	A variety of housing types in a semi-rural environment with public services and locally-oriented commercial uses such as grocery stores, restaurants, offices, and small retail shops.
Commercial Specialized (C-SP) Max FAR 1.0	Uncommon or specialized commercial activities that are not within any other commercial land designation, such as drive-in theaters and recreation-related commercial uses.