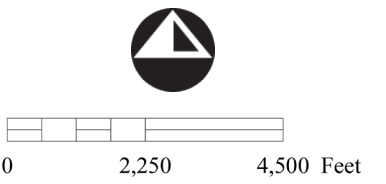


- LEGEND**
- Low Density Residential (0-7.0 Units/Net Acre, Average 6.5 Units/Net Acre)
 - Low-Medium Density Residential (7.0-11.0 Units/Net Acre, Average 10.0 Units/Net Acre)
 - Medium Density Residential (11.0-18.0 Units/Net Acre, Average 14.3 Units/Net Acre)
 - High Density Residential (18.0-25.0 Units/Net Acre, Average 20.0 Units/Net Acre)
 - Commercial General
 - Neighborhood Commercial
 - Business Park
 - Community Facility
 - Park
 - Open Space
 - Open Space Golf
 - Regional Open Space
 - Water
 - Future Planned Community
 - City Boundary
 - Sphere of Influence



Sources: City of Rancho Santa Margarita, July 2015 and Orange County Local Agency Formation Commission, 2013.

Table LU-2
Land Use Classification System

Land Use	Maximum DUs/Net Acre or Maximum FAR/Net Acre	Summary Description of Land Use Designation
Residential Land Uses		
LDR – Low Density Residential	7.0 du/acre	Single-family detached units on moderate to large lots.
LMDR – Low-Medium Density Residential	11.0 du/acre	Small-lot single-family detached homes, as well as some single-family town homes and duplexes.
MDR – Medium Density Residential	18.0 du/acre	Detached single family homes on smaller lots, and attached, town homes, duplexes, multiple-family units such as apartments and condominiums.
HDR – High Density Residential	25.0 du/acre	Attached homes, apartments, condominiums, and senior housing.
Commercial and Business Land Uses		
C – General Commercial	1.0:1 FAR	Retail stores, restaurants, lodging, personal services, business services, and financial services of a citywide or regional nature. Does not promote development of commercial strips.
NC – Neighborhood Commercial	0.6:1 FAR	Retail stores, service stations, restaurants, and services that serve the needs of surrounding neighborhoods.
BP – Business Park	1.0:1 FAR	Service commercial, retail commercial, office, light industrial, open space, and community facilities (excluding public and private schools).
Public/Quasi-Public Facilities Land Use		
CF – Community Facility	0.6:1 FAR	Fire stations, police stations, public and private schools, recreation centers, water tanks, utilities, or other community facilities.
Open Space Land Uses		
P – Parks	0.5:1 FAR	Publicly- or privately-owned and dedicated park lands.
OS – Open Space	N/A	Streams and washes, open space easements, and other private and public open spaces.
OSG – Open Space Golf	0.4:1 FAR	Maintenance and development of golf courses and other private recreational uses.
ROS – Regional Open Space	0.4:1 FAR	Sections of O'Neill Regional Park within the City. Active and passive recreational uses consistent with Orange County regulations.
Other Land Uses		
FPC – Future Planned Community	To Be Determined	Denotes large areas of land within the Sphere of Influence for detailed planning and development for residential, commercial, community facility, recreation and open space uses.
MU – Mixed-Use	25.0 du/acre 1.0:1 FAR	Provides for combinations of uses typically found within the MDR, HDR, C, and NC designations. Mixed-use can take place in a single structure, on a single parcel, or on adjacent parcels.

