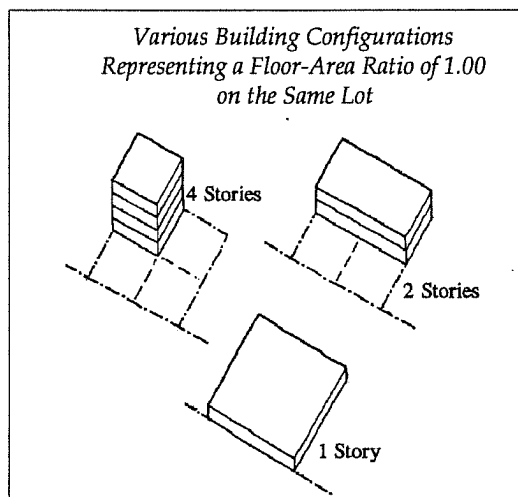


# **Attachment I**

## **1997 Land Use Designations**



For example, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross square feet of building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same lot, an FAR of 0.50 would allow 5,000 square feet of floor area and FAR of

0.25 would allow 2,500 square feet. The diagram to the left illustrates how buildings of one, two, and four stories could be developed on a given lot with an FAR of 1.00.

## LAND USE DESIGNATIONS

### CORE AREA DESIGNATIONS

This sub-section describes the designations appearing on the General Plan Land Use Diagram, which is included as a separate enclosure in this report.

The Land Use Diagram applies four mixed-use designations to the Core Area, each designation emphasizing different development qualities. Unlike the designations for other areas of the city, the descriptions of the four Core Area designations specify primary and secondary uses for both the ground floors and upper floors of buildings. The intent is to not only allow, but to promote, the mixing of uses within buildings in the Core Area.

For each Core Area designation, the primary ground floor uses reflect the type of development that the City would prefer on the first floor of buildings facing the public sidewalk. The primary upper floor uses are those that the City would also like to encourage in the Core Area, but primarily *above* the street level in multi-story buildings. Where buildings have primary or secondary entrances oriented away from the principal pedestrian street frontage (i.e., on alleys or in courtyards), the City may permit upper floor primary uses on the ground floor away from the primary street frontage.

The secondary uses described under each designation for both the ground floor and upper floors complement the primary uses, but do not accomplish the City's principal objectives for the designation. In implementing the General Plan, primary uses will generally be allowed by right, while secondary uses will generally be subject to discretionary approval. The City will not allow single-use projects consisting of only secondary uses in the Core Area.

**Core Retail Commercial (C-RC)**

The primary intent of the C-RC designation is to promote intensive retail commercial uses and to maintain the compactness of the retail area in the Core Area. The designation emphasizes visitor-serving retail uses near the waterfront, and local-serving retail uses in the rest of the area (i.e., south of Third Street). The maximum FAR for buildings located in the C-RC designation is 3.00 and the assumed number of persons per dwelling unit is 1.5.

CORE RETAIL COMMERCIAL (C-RC)		
	Primary Uses	Secondary Uses
Ground Floor/ Street Level	Retail Commercial (Local and Visitor) Restaurants/Bars Theaters Museums/Art Galleries	Offices Multi-Unit Residential Hotels and Bed-and-Breakfast Inns Artist Live-Work Space
Upper Floors	Offices Multi-Unit Residential Hotels and Bed-and-Breakfast Inns Artist Live-Work Space	Light Manufacturing/Assembly Storage

**Core Waterfront Commercial (C-WFC)**

This designation provides for coastal-related businesses catering to visitors, including retail stores, boat landings, fishing-related activities, restaurants, and visitor accommodations. The maximum FAR for buildings in the C-WFC designation is 1.00 and the assumed number of persons per dwelling unit is 1.5.

CORE WATERFRONT COMMERCIAL (C-WFC)		
	Primary Uses	Secondary Uses
Ground Floor/ Street Level	Visitor-Serving Retail Commercial Restaurants/Bars Hotels and Bed-and-Breakfast Inns Fisheries Fisheries Fisheries	Multi-Unit Residential Artist Live-Work Space
Upper Floors	Office Multi-Unit Residential Artist Live-Work Space	Light Manufacturing/Assembly Storage

**Core Coastal-Dependent Industrial (C-CDI)**

The C-CDI designation is intended to reserve to Humboldt Bay for coastal-related industrial uses. The primary intent is to protect land adjacent to Humboldt Bay for coastal-related industrial uses and to encourage fisheries-related industrial use. The maximum FAR for buildings in the C-CDI designation is 0.50.

The table of permissible primary and secondary uses for the Core Waterfront Commercial (C-WFC) land use designation, as set forth in Part II, Section 1 *Land Use and Community Design* of the LUP, is amended by Council Resolution 2008-08, adopted March 4, 2008, to read as follows:

<b>CORE WATERFRONT COMMERCIAL (C-WFC)</b>		
	<b>Primary Uses</b>	<b>Secondary Uses</b>
	Hotels, motels, and visitor-serving developments, such as antique shops, art galleries, restaurants, taverns, commercial recreation facilities, and commercial fishing industry facilities.	Professional offices, multiple-family units, residential uses on the upper floors of multi-story structures; oil and gas pipelines; public works projects; warehouses.

CORE COASTAL-DEPENDENT INDUSTRIAL (C-CDI)		
	Primary Uses	Secondary Uses
Ground Floor/ Street Level	Fisheries-Related Processes Boat Building Recreational Light Industrial Warehouses	Work Space Commercial Uses
Upper Floors	Artist Live-Work Space	Offices

*Amended by Council Resolution 2008-08. (amended section on next page)*

**Core Residential-Office (C-RO)**

The primary focus of this designation is on providing residential uses (including hotels and bed and breakfast inns) and low-intensity professional office uses, principally in converted residential buildings. The maximum FAR for buildings in the C-RO designation is 1.50 and the assumed number of persons per dwelling unit is 1.5.

CORE RESIDENTIAL-OFFICE (C-RO)		
	Primary Uses	Secondary Uses
Ground Floor/ Street Level	Hotels and Bed-and-Breakfast Inns Single Family Residential Multiple-Unit Residential	Visitor-Serving Retail Restaurants Professional Offices
Upper Floors	Professional Office Single-Family Residential Multiple-Unit Residential Hotels and Bed-and-Breakfast Inns Visitor-Serving Retail	Restaurants

**RESIDENTIAL DESIGNATIONS**

**Rural Residential (RR)**

This designation provides for rural density residential development consisting primarily of single-family detached homes and limited agricultural uses. The RR designation permits a maximum residential density of 1.0 dwelling unit per net acre and the assumed number of persons per dwelling unit is 2.7.

**Estate Residential (ER)**

This designation provides for very-low density residential development consisting primarily of single family detached homes. The ER designation permits a residential density of between 1.1 and 4.0 dwelling units per net acre and the assumed number of persons per dwelling unit is 2.7.

**Low Density Residential (LDR)**

The LDR designation provides for suburban density single-family, detached homes. The permitted residential density is between 4.1 and 8.0 dwelling units per net acre and the assumed number of persons per dwelling unit is 2.7.

Part II, Section 1 *Land Use and Community Design* of the LUP, is amended by Council Resolution 2008-08, adopted March 4, 2008, to read as follows:

The C-CDI designation is intended to reserve and protect land adjacent to Humboldt Bay for coastal-dependent and coastal-related industrial uses. The primary intent of this designation is to encourage fisheries-related industrial uses west of C Street. Certain secondary uses are also conditionally permitted (e.g., “commercial uses incidental to the primary coastal dependent industrial use” as defined) provided they are of a type and scale so as not to negatively impact the primary coastal-dependent industrial use of the site. The maximum FAR for buildings in the C-CDI designation is 0.50.

<b>CORE COASTAL-DEPENDENT INDUSTRIAL (C-CDI)</b>		
	<b>Primary Uses</b>	<b>Secondary Uses</b>
	Uses that require a site on, or adjacent to, the Bay in order to be able to function at all, including, but not limited to: docks, waterborne carrier import and export facilities, ship building and boat repair, commercial fishing facilities, food fish processing plants, marine services, marine oil terminals, OCS service bases and pipelines serving offshore facilities.	Oil and/or gas processing and treatment facilities serving offshore production, onshore petroleum production facilities, electrical generating or other facilities which require ocean intake-outfall and pipelines, fish waste processing plants, ice and cold storage facilities, fishing piers, boat launching and berthing facilities, access support facilities, warehouses. commercial uses incidental to the primary coastal dependent industrial use.

## COMMERCIAL DESIGNATIONS

### **Medium Density Residential (MDR)**

The MDR designation provides for lower-intensity multi-family residential uses that will not significantly change the predominantly low-density residential character of their surroundings. The permitted residential density is between 8.1 and 18.0 dwelling units per net acre and the assumed number of persons per dwelling unit is 2.5.

### **High Density Residential (HDR)**

The HDR designation is intended to provide higher-density multi-family residential uses in areas close to employment areas. The permitted residential density is between 18.1 and 30.0 dwelling units per net acre and the assumed number of persons per dwelling unit is 1.5.

### **Neighborhood Commercial (NC)**

The NC designation provides for retail stores, offices, and personal service businesses that are intended primarily for residents of the immediate area, including neighborhood shopping centers of limited size and in locations that minimize adverse impact on adjoining residential uses. The maximum FAR for buildings in areas designated NC is 0.50, with upper floor residential units permitted in multi-story buildings. The assumed number of persons per dwelling unit is 1.5.

### **Community Commercial (CC)**

The CC designation provides for shopping areas offering a wide variety of goods and services drawing trade from the entire Humboldt Bay area. The maximum FAR for buildings in areas designated CC is 0.35, with upper floor residential units permitted in multi-story buildings. The assumed number of persons per dwelling unit is 1.5.

### **Highway Service Commercial (HSC)**

The HSC designation provides for retail uses that are oriented primarily to traffic on Highway 101, such as hotels, motels, service stations, and restaurants. The maximum FAR for buildings in areas designated HSC is 0.50.

### **Automotive Service Commercial (ASC)**

The ASC designation provides for retail, wholesale, and service uses involving automobiles, appliances, and other large consumer goods. The maximum FAR for buildings in areas designated ASC is 0.35.

### **General Service Commercial (GSC)**

The GSC designation provides for land-extensive retail uses, warehouses, and wholesale commercial uses. The maximum FAR for buildings in areas designated GSC is 0.50.

**Professional Office (PO)**

The PO designation provides for professional and administrative offices and medical offices and clinics. Multiple-unit residential uses are permitted as secondary uses on upper floors of multi-story buildings. The maximum FAR for buildings in areas designated PO is 1.00 and the assumed number of persons per dwelling unit is 2.0.

**Waterfront Commercial (WFC)**

This designation provides for a variety of primary commercial uses to promote coastal-related establishments catering to visitors, including markets, boat landings, fishing-related activities, restaurants, and tourist accommodations. Multiple-unit residential uses and ancillary offices are permitted on the upper floors of multi-story buildings. The maximum FAR for buildings in areas designated CW is 1.00 and the assumed number of persons per dwelling unit is 1.5.

**Medical Services Commercial (MSC)**

The MSC designation provides for hospitals, medical offices, clinics, and medically-related commercial uses. Commercial uses in the MSC designation must be clearly dependent on or oriented to patrons and staff of nearby hospitals and medical offices (e.g., pharmacies, cafeterias). The maximum FAR for buildings in areas designated MSC is 1.00.

**INDUSTRIAL  
DESIGNATIONS**

**Light Industrial (LI)**

The LI designation provides for lower-intensity industrial development that has minimal effects on nearby commercial and residential uses. These uses include light manufacturing, warehouses, industrial parks, existing offices, and research and development operations. The maximum FAR for buildings in areas designated LI is 0.50.

**General Industrial (GI)**

The GI designation provides for intensive industrial development, including manufacturing, processing, and assembly uses. The maximum FAR for buildings in GI areas is 0.50.

**Coastal Dependent Industrial (CDI)**

The CDI designation is intended to reserve and protect land adjacent to Humboldt Bay for coastal-dependent and coastal-related industrial uses. The primary intent of this designation is to encourage industrial uses related to shipping or the fishing industry. The maximum FAR for buildings in areas designated CDI is 0.50.

**PUBLIC/QUASI-PUBLIC  
DESIGNATIONS**

**Public/Quasi-Public (PQP)**

The PQP designation provides for institutional uses such as schools,



## OPEN SPACE DESIGNATIONS

hospitals, libraries, government offices and courts, churches, meeting halls, cemeteries and mausoleums, and public or institutional laboratories. The maximum FAR for buildings in areas designated PQP is 0.50.

### **Civic Government Center (CGC)**

The CGC designation provides for high-intensity public and private institutional uses related to downtown Eureka's role as the regional center for government facilities and services. The maximum FAR for buildings in areas designated CGC is 3.00.

### **Park and Recreation (PR)**

The PR designation provides for public parks and recreational facilities. The maximum FAR for buildings in areas designated PR is 0.10.

### **Agricultural (A)**

The A designation provides for protection of agricultural lands, including farmed or grazed wetlands, for long-term productive agricultural and wildlife habitat uses. The designation also ensures adequate separation between agricultural operations and adjacent development. Residential uses related to agricultural operations are also permitted. The maximum FAR for buildings in areas designated A is 0.10 and the assumed number of persons per dwelling unit is 2.7.

### **Timberland (T)**

The T designation provides for the growing, harvesting, and production of timber. Residential uses related to timber production operations are also permitted. The assumed number of persons per dwelling unit is 2.7.

### **Natural Resources (NR)**

The NR designation provides for the protection, enhancement, and restoration of environmentally-sensitive habitat areas and for resource dependent uses consistent with the continuance of such habitat areas.

### **Water--Development (WD)**

The WD designation provides for port- and harbor-related uses of the estuarine waters of Humboldt Bay consistent with the City's resource protection policies.

### **Water--Conservation (WC)**

The WC designation provides for the protection, enhancement, and restoration of valuable fish, wildlife, and sensitive habitat areas and for limited resource-dependent uses and public recreation in estuarine waters.