

B. Land Use Designations

The following outlines the allowable land uses for each land use designation. Maximum density and intensity measures are also identified for each land use type. Table LU-1 summarizes the acreage for each land use designation and Figure LU-2 maps the locations of the General Plan land use designations.

1. Single-Family Residential, 1 D.U./Acre (R-1-44)

This designation allows for the development of single-family dwellings at a maximum density of 1 dwelling unit per acre. Additional uses that may be allowed include home businesses, second units, renting of rooms/boarding and other compatible uses identified in the Monte Sereno Municipal Code.

2. Single-Family Residential, 2 D.U./Acre (R-1-20)

This designation allows for the development of single-family dwellings at a maximum density of 2 dwelling units per acre. Additional uses that may be allowed include home businesses, second units, renting of rooms/boarding and other compatible uses identified in the Monte Sereno Municipal Code.

3. Single-Family Residential, 3 to 5 D.U./Acre (R-1-8)

This designation allows for the development of single-family dwellings at a maximum density of three to five dwelling units per acre. The minimum lot area under this designation is 8,000 square feet. Additional uses that may be allowed include home businesses, second units and other compatible uses identified in the Monte Sereno Municipal Code. Cluster development may be conditionally permitted.

4. Multi-family Residential, 3 D.U./Acre (RM)

This designation allows for the development of single-family and multi-family dwellings at a maximum density of three (3) dwelling units per acre. The minimum lot area under this designation is 14,520 square feet. Additional uses that may be allowed include home businesses, second units and other compatible uses identified in the Monte Sereno Municipal Code. Cluster Developments may be conditionally.

5. Public/Multi-family Residential, 3 to 5 D.U./Acre (P/RM)

This designation allows all uses and development authorized in the Public (P) designation. In addition, this designation allows for the development of multi-family dwelling at maximum of three (3) to five (5) dwelling units per acre when used simultaneously or in conjunction with a permitted or conditional use allowed in the Public (P) Zoning District.

6. Public (P)

The Public designation allows for the development and operation of services and facilities that are necessary to meet the community's public needs. Allowable uses include public schools, City offices, post offices, fire and police facilities, other governmental facilities, parks and other recreational facilities. The maximum allowed intensity in the Public designated shall be as established by use permit or other vehicle for project approval.

7. Open Space (OS)

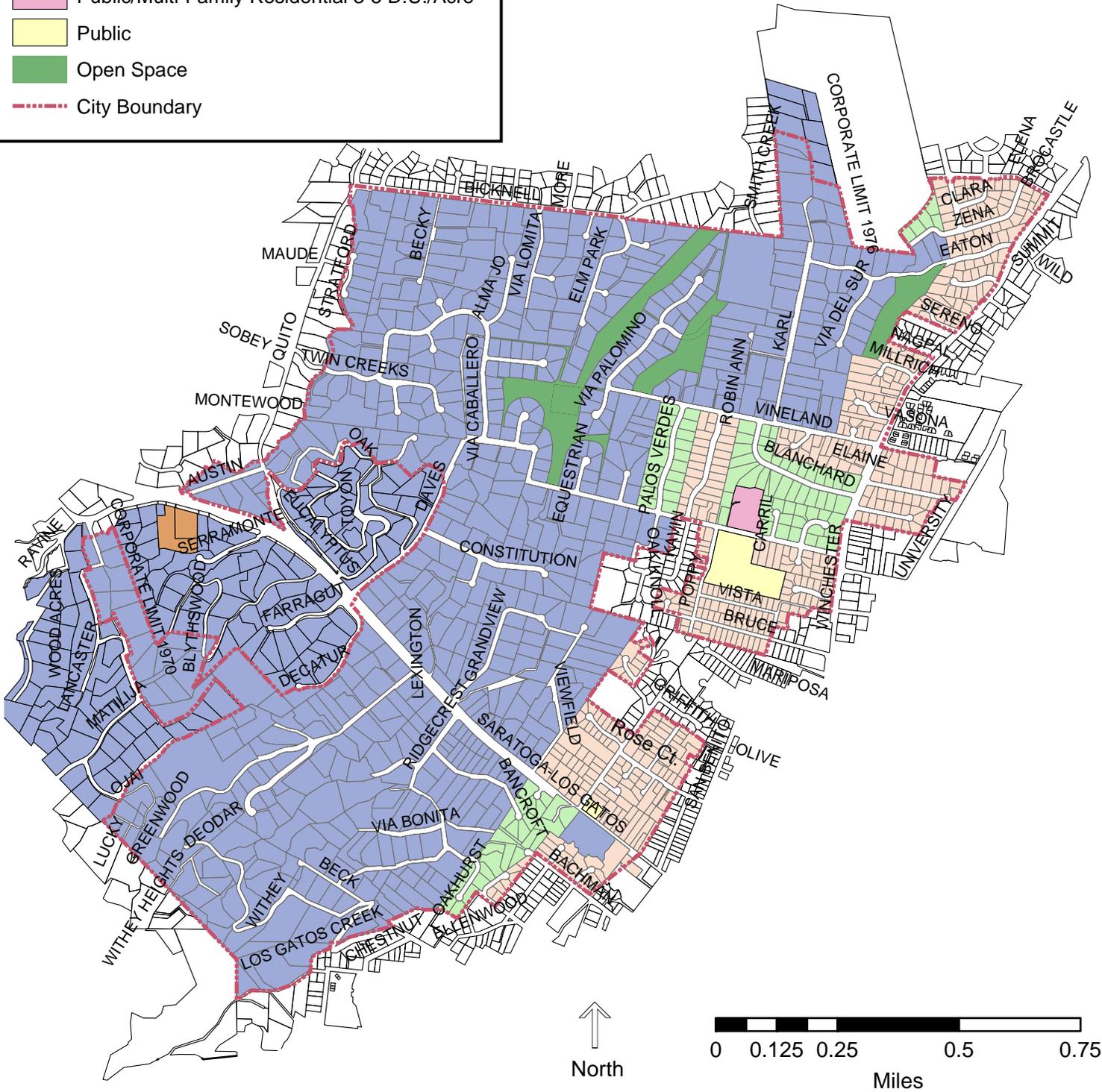
The Open Space designation is used to preserve environmentally sensitive areas and maintain a high quality scenic beauty in the community. Allowable uses are limited to unimproved open space and public facilities. No permanent structures are permitted in the Open Space designation.

TABLE LU-1 SUMMARY OF DESIGNATED LAND USES

Land Use Designation	Acreage in City Limits
Single-family Residential, 1 D.U./acre	858
Single-family Residential, 2 D.U./acre	55
Single-family Residential, 3-5 D.U./acre	134
Multi-family Residential, 3 D.U./acre	4.5 (in City's SOI)
Public/Multi-family Residential, 3-5 D.U./acre	3.47
Public	9
Open Space and Conservation	38

Land Use Designations

- Single-Family Residential 1 D.U./Acre
- Single-Family Residential 2 D.U./Acre
- Single-Family Residential 3-5 D.U./Acre
- Multi-Family Residential 3 D.U./Acre
- Public/Multi-Family Residential 3-5 D.U./Acre
- Public
- Open Space
- City Boundary



Proposed Draft 5/3/16

Figure LU-2
Land Use Designations