









# Marina 2045 Land Use Designations





## Residential

Map Color	Designation	Types of Uses	Supporting Visual	Density/Intensity
	<b>Low Density Residential</b>	Single family homes and accessory dwelling units (ADU)		Up to 7.5 du/ac
	<b>Medium Density Residential</b>	Duplexes, multiplexes, and townhomes		7.6 - 15 du/ac
	<b>High Density Residential</b>	Multi-family apartments		15.1 - 35 du/ac
	<b>Very High Density Residential</b>	Dense multi-family apartments (no parcels currently designated)		35.1-50 du/ac







## Commercial

Map Color	Designation	Types of Uses	Supporting Visual	Density/Intensity
	<b>Neighborhood Commercial</b>	Retail, restaurants, entertainment, office, and other services		0.2-0.5 FAR
	<b>Visitor Serving Commercial</b>	Hotels, restaurants, retail, and other visitor-serving uses		Up to 0.9 FAR
	<b>Regional Retail</b>	Big-box retailers, restaurants, auto-sales, and related uses		Up to 0.4 FAR
	<b>Office/R&amp;D Low</b>	Offices, business parks, and research and development space		0.25-0.6 FAR
	<b>Office/R&amp;D High</b>	Higher intensity offices, business parks, and research and development, and service commercial		Up to 1.2 FAR





## Mixed Use

Map Color	Designation	Types of Uses	Supporting Visual	Density/ Intensity
	<b>Mixed Use</b>	Vertical or horizontal mixed-use with residential and/or commercial (including retail, restaurants, services, office, hotels)		Up to 0.9 FAR 15-35 du/ac













## Industrial

Map Color	Designation	Types of Uses	Supporting Visual	Density/ Intensity
	<b>Light Industrial/Flex</b>	Maker space, warehousing, PDR, service commercial, medical, small laboratory space, and R&D		Up to 0.4 FAR
	<b>Aviation Support Low</b>	Aviation light industrial, warehouse, PDR, aviation office, and low intensity R&D		Up to 0.7 FAR
	<b>Aviation Support High</b>	Aviation, general industrial, PDR, high intensity high, airport-related uses		Up to 7.0 FAR

## Special Uses

Map Color	Designation	Types of Uses	Supporting Visual	Density/ Intensity
	<b>Future Specific/ Master Plan Area</b>	Types of uses detailed in a Specific Plan or Master Plan		Defined in Specific/Master Plan
	<b>Specific/ Master Plan Area</b>	Types of uses detailed in a Specific Plan or Master Plan		Defined in Specific/Master Plan

## Public Uses

Map Color	Designation	Types of Uses	Supporting Visual	Density/ Intensity
	<b>Public Facility - Airfield</b>	Marina Municipal airport runway		None defined
	<b>Public Facility - Education</b>	Public and private educational facilities		None defined
	<b>Public Facility - Civic</b>	Public facilities including civic center, library, police and fire stations, and post office		None defined
	<b>Parks &amp; Recreation</b>	Public parks and recreation facilities		None defined
	<b>Open Space</b>	Preserved open space or farm land		None defined
	<b>UGB Open Space</b>	Preserved open space south of the Urban Growth Boundary (UGB)		None defined