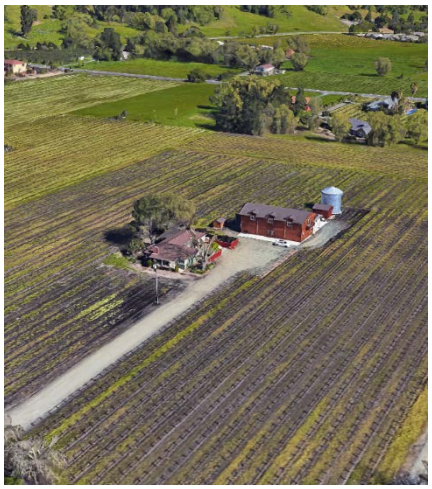
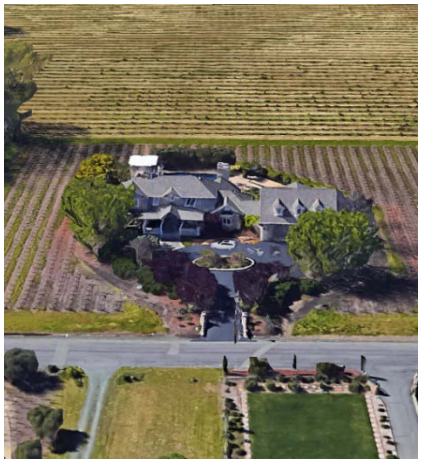
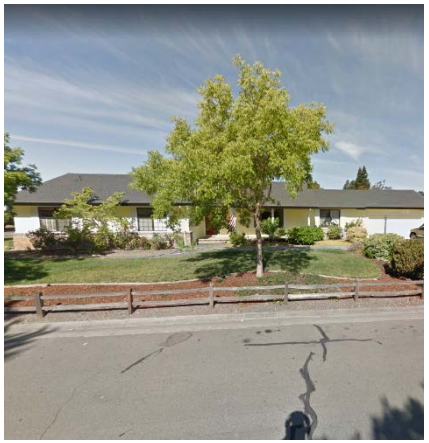
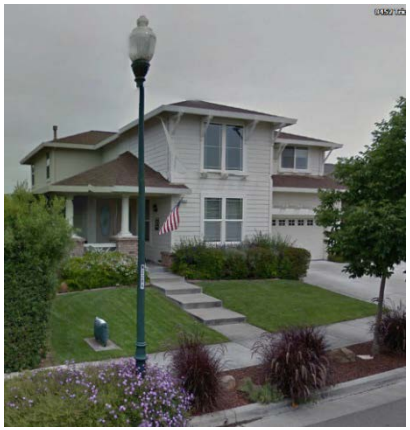
COMPARISON TABLE OF CURRENT AND PROPOSED GENERAL PLAN LAND USE DESIGNATIONS

LAND USE DESIGNATIONS IN CURRENT GENERAL PLAN	REPRESENTATIVE PHOTO EXAMPLE	EQUIVALENT PROPOSED LAND USE DESIGNATION IN WINDSOR 2040 GENERAL PLAN
Rural Residential/Very Low Density Residential This designation provides lands that accommodate a rural residential living environment. Typically, these areas do not have urban services (such as public water supply, wastewater collection, wastewater treatment). Limited agricultural operations such as ranchettes, recreation, and limited residential development are compatible with this classification. <u>Density/Intensity Range</u> • Minimum Density: N/A • Maximum Density: 0.2 du/ac This Land Use Designation is implemented by the "ER – Estate Residential" Zoning District.		**Rural Residential** This land use designation provides areas for a rural residential living environment. Typically, these areas do not have urban services (such as public water supply, sewer, and storm drains). Allowable land uses may include single-family detached residential uses, limited agricultural operations, and recreation activities. <u>Density/Intensity Range</u> • Minimum Density: N/A • Maximum Density: 0.2 du/ac This Land Use Designation is implemented by the "ER – Estate Residential" Zoning District.
Estate Residential/Low Density Residential This designation provides for large-lot single-family neighborhood environments. Examples of this classification in existing areas include Oak Hill Estates and Vintage Hills. <u>Density/Intensity Range</u> • Minimum Density: 0.2 du/ac • Maximum Density: 3.0 du/ac This Land Use Designation is implemented by the "ER – Estate Residential" Zoning District.		**Estate Residential** This land use designation provides for a large-lot single family neighborhood environment. Estate residential areas allow for single-family detached residential uses and contribute to variety and choice in housing and lifestyle. <u>Density/Intensity Range</u> • Minimum Density: 0.2 du/ac • Maximum Density: 3.0 du/ac This Land Use Designation is implemented by the "ER – Estate Residential" Zoning District.

COMPARISON TABLE OF CURRENT AND PROPOSED GENERAL PLAN LAND USE DESIGNATIONS

LAND USE DESIGNATIONS IN CURRENT GENERAL PLAN	REPRESENTATIVE PHOTO EXAMPLE	EQUIVALENT PROPOSED LAND USE DESIGNATION IN WINDSOR 2040 GENERAL PLAN
Surrounding Residential/ Low-Medium Residential This designation provides a mix of housing types on traditional single-family lots. This is the predominant residential land use pattern in the Town and is intended to characterize much of the new housing as well. Examples of this classification include Elsbree Estates, Lakewood Glen, and Foothill Park. New development under this classification is encouraged to provide a range of housing types to provide greater choices for Windsor residents. <u>Density/Intensity Range</u> • Minimum Density: 3.0 du/ac • Maximum Density: 6.0 du/ac This Land Use Designation is implemented by the "SR – Surrounding Residential" Zoning District.		**Very Low Density Residential** This designation provides for a mix of housing types on traditional single-family lots. This is the predominant residential land use pattern in the Town and is intended to characterize much of the new housing as well. New development under this classification is encouraged to accommodate a range of housing types to provide greater choices for Windsor residents. Single- family homes, duplexes, and triplexes are compatible with this classification. <u>Density/Intensity Range</u> • Minimum Density: 3.0 du/ac • Maximum Density: 6.0 du/ac This Land Use Designation is implemented by the "SR – Surrounding Residential" Zoning District.
Village Residential/Medium Density Residential This designation provides for a mix of housing types on smaller lots or as attached units. An example of this classification is Windsor Court. Single-family homes, duplexes, triplexes and townhomes are compatible with this classification. <u>Density/Intensity Range</u> • Minimum Density: 5.0 du/ac • Maximum Density: 8.0 du/ac This Land Use Designation is implemented by the "VR – Village Residential" Zoning District.		**Low Density Residential** This designation provides for a mix of housing types on smaller lots or as attached units. Single family homes, duplexes, triplexes, and townhomes are allowable within this classification. <u>Density/Intensity Range</u> • Minimum Density: 5.0 du/ac • Maximum Density: 8.0 du/ac This Land Use Designation is implemented by the "VR – Village Residential" Zoning District.

COMPARISON TABLE OF CURRENT AND PROPOSED GENERAL PLAN LAND USE DESIGNATIONS

Medium High Density Residential This designation provides opportunities for residential living environment marked by attached units. Densities in this designation are suitable in activity centers, along major thoroughfares, and near transit stops and parks. Examples of this development include Village Oaks and Oak Glen. Small single-family units, row houses, townhomes and small apartment complexes would be compatible with this designation. <u>Density/Intensity Range</u> • Minimum Density: 8.0 du/ac • Maximum Density: 12.0 du/ac This Land Use Designation is implemented by the "MDR – Medium Density Residential" Zoning District.	 	**Medium Density Residential** This designation provides for a medium density residential living environment marked by attached units. Allowable uses include small-lot single-family units, row houses, townhomes, small apartment complexes, and mobile home parks. <u>Density/Intensity Range</u> • Minimum Density: 8.0 du/ac • Maximum Density: 16.0 du/ac This Land Use Designation is implemented by the "MDR – Medium Density Residential" Zoning District.
High Density Residential This designation recognizes land devoted to high-density housing and provides other opportunities for such development in Windsor. Existing examples of this classification includes Twin Oaks and Forest Winds. This classification is typified by townhouses and occasionally apartments. <u>Density/Intensity Range</u> • Minimum Density: 12.0 du/ac • Maximum Density: 16.0 du/ac This Land Use Designation is implemented by the "HDR – High Density Residential" Zoning District.	 	**High Density Residential** This designation provides for compact, high-density multifamily housing in areas served by major transportation routes and facilities, and near major shopping areas. <u>Density/Intensity Range</u> • Minimum Density: 16.0 du/ac • Maximum Density: 32.0 du/ac This Land Use Designation is implemented by the "HDR – High Density Residential" Zoning District.

COMPARISON TABLE OF CURRENT AND PROPOSED GENERAL PLAN LAND USE DESIGNATIONS

Compact Residential This designation provides opportunities for compact high-density housing in Windsor, especially in association with nearby mixed-use development and near transit corridor or stops. This classification is typified by apartments, condominiums, and occasionally townhomes. <u>Density/Intensity Range</u> • Minimum Density: 12.0 du/ac • Maximum Density: 32.0 du/ac This Land Use Designation is implemented by the "CR – Compact Residential" Zoning District.	 	**High Density Residential** This designation provides for compact, high-density multifamily housing in areas served by major transportation routes and facilities, and near major shopping areas <u>Density/Intensity Range</u> • Minimum Density: 16.0 du/ac • Maximum Density: 32.0 du/ac This Land Use Designation is implemented by the "HDR – High Density Residential" Zoning District and the "CR – Compact Residential" Zoning District.
Neighborhood Center/Mixed Use This designation provides locations where local residents of a neighborhood can gather to socialize, shop or recreate. Neighborhood centers encompass a diversity of compatible land uses that can occur within the same building or site. This classification is appropriate along major thoroughfares and adjacent to the Village Residential classification. <u>Density/Intensity Range</u> None Specified - Varies This Land Use Designation is implemented by the "NC – Neighborhood Commercial" Zoning District.		**Neighborhood Commercial Mixed Use** The Neighborhood Center Mixed Use designation creates small-scale neighborhood centers where area residents can gather to socialize, shop, or recreate. The intensity of development in the Neighborhood Center Mixed Use is lower than that in the other mixed-use designations to maintain compatibility with adjacent lower-density single-family neighborhoods. <u>Density/Intensity Range</u> • Minimum Density: 8.0 du/ac • Maximum Density: 16.0 du/ac • Minimum FAR: 0.25 • Maximum FAR: 1.5 This Land Use Designation is implemented by the "NC – Neighborhood Commercial" Zoning District.

COMPARISON TABLE OF CURRENT AND PROPOSED GENERAL PLAN LAND USE DESIGNATIONS

Boulevard Mixed Use This designation provides a location for more intensive mixed-use development with extensive pedestrian-oriented frontage. Boulevard mixed use encompasses a diversity of compatible land uses that can occur within the same building or site. Typical combinations include public facilities or plazas, residential, retail, office, and childcare. This classification is most appropriate along or within a block of a boulevard and adjacent to higher density residential classifications. <u>Density/Intensity Range</u> • Up to 32 du/ac • Up to four stories in building height This Land Use Designation is implemented by the "BC – Boulevard Commercial" Zoning District.	 	**Boulevard Mixed Use** This designation provides for mixed-use development that can include retail, residential, office, hotel, or entertainment uses with extensive pedestrian-oriented frontage on a boulevard street. The intention of this designation is to create active places by intermixing housing with commercial and/or office uses. This designation is applied at nodes along Crosstown Boulevard streets, including to Old Redwood Highway and Shiloh Road east of Highway 101. <u>Density/Intensity Range</u> • Minimum Density: 16.0 du/ac • Maximum Density: 32.0 du/ac • Minimum FAR: 0.5 • Maximum FAR: 2.00 This Land Use Designation is implemented by the "BC – Boulevard Commercial" Zoning District.
Town Center/Mixed Use This designation provides locations where the entire community can gather to socialize, shop or recreate. The Town Center classification encompasses a diversity of compatible land uses. The classification is appropriate for the Old Town area and the Lakewood area. <u>Density/Intensity Range</u> None Specified - Varies This Land Use Designation is implemented by the "TC – Town Center Commercial" Zoning District.		**Town Center Mixed Use** This designation accommodates an intensive mix of retail, residential, office, hotel, and entertainment uses in the Town Center. This designation is intended to distinguish the Downtown as a unique and vibrant place where the community can gather. <u>Density/Intensity Range</u> • Minimum Density: 16.0 du/ac • Maximum Density: 32.0 du/ac • Minimum FAR: 0.75 • Maximum FAR: 2.5 This Land Use Designation is implemented by the "TC – Town Center Commercial" Zoning District.

COMPARISON TABLE OF CURRENT AND PROPOSED GENERAL PLAN LAND USE DESIGNATIONS

Retail Commercial This designation provides retail and services opportunities. Such uses may occur as individual shops on single parcels, as well as free-standing shopping centers offering a range of local-serving or community-serving personal, retail and service activities, restaurants and business services. <u>Density/Intensity Range</u> • Minimum FAR: Average 0.25 This Land Use Designation is implemented by the "GC – Gateway Commercial" Zoning District.	 	**Retail Commercial** This designation emphasizes those uses that provide convenience goods and services for surrounding residential neighborhoods, the larger community, or subregion/region. Uses include individual shops on single parcels, as well as freestanding shopping centers offering a range of local-serving or community-serving personal, retail and service activities, restaurants, offices, and business services. The retail commercial designation is generally located along major arterials and transit routes. <u>Density/Intensity Range</u> • Minimum FAR: N/A • Maximum FAR: 0.8, or 1.5 with residential uses • Maximum Density: 16.0 du/ac This Land Use Designation is implemented by the "CC – Community Commercial" and "RC – Regional Commercial" Zoning Districts.
General Business This designation is to provide locations for commercial, office and retail services. This classification encompasses a broader range of activities than the Retail Commercial classification. It is applied in a limited number of locations. <u>Density/Intensity Range</u> • Minimum FAR: Average of 0.25 This Land Use Designation is implemented by the "CC – Community Commercial" Zoning District.		**General Business** This land use designation provides for a broad range of uses, including office, retail, and service activities, with a focus on professional office. <u>Density/Intensity Range</u> • Minimum FAR: N/A • Maximum FAR: 1.0 This Land Use Designation is implemented by the "CC – Community Commercial" Zoning District.

COMPARISON TABLE OF CURRENT AND PROPOSED GENERAL PLAN LAND USE DESIGNATIONS

Service Commercial This designation provides locations for personal and business services that are often land intensive. Examples of uses with this classification include landscape contractors, retail outlets for building/ construction materials, construction equipment sales and rentals, automobile repair and wrecking operations. <u>Density/Intensity Range</u> • Minimum FAR: Average of 0.25 This Land Use Designation is implemented by the "SC – Service Commercial" Zoning District.		**Service Commercial** This land use designation provides locations for personal, business, and travel services that are often land intensive (as opposed to labor intensive). Examples of uses allowable within this classification include landscape contractors, retail outlets for building/ construction materials, construction equipment sales and rentals, automobile repair and wrecking operations. <u>Density/Intensity Range</u> • Minimum FAR: N/A • Maximum FAR: 0.8 This Land Use Designation is implemented by the "SC – Service Commercial" Zoning District.
Gateway Commercial This designation provides locations for automobile-oriented, highway serving activities. Compatible uses include tourist-related uses, transient lodging, conference/recreation facilities, gasoline stations and restaurants. Because this classification is applied to visually prominent entryways into the Town along Old Redwood Highway and U.S. 101, development in these areas must be of high-quality design, considering architecture, building placement, signage and lighting. <u>Density/Intensity Range</u> • Minimum FAR: Average of 0.25 This Land Use Designation is implemented by the "GC – Gateway Commercial" Zoning District.		**Gateway Commercial** The Gateway Commercial designation is applied in areas at key gateway points throughout Town where special consideration in the design and appearance is warranted. This designation provides areas for commercial activities oriented to serve the traveling public near freeway interchanges and major arterials in such a fashion as to provide safe and convenient access. Compatible uses include tourist-serving uses, transient lodging, conference/ recreation facilities, gasoline stations, and restaurants. Regional-serving retail uses may also be considered in this designation. <u>Density/Intensity Range</u> • Minimum FAR: N/A • Maximum FAR: 0.8 This Land Use Designation is implemented by the "GC – Gateway Commercial" Zoning District.

COMPARISON TABLE OF CURRENT AND PROPOSED GENERAL PLAN LAND USE DESIGNATIONS

Light Industrial This designation provides locations for manufacturing, warehousing, office uses, assembly, involving limited generation of nuisances. Typically encompasses a whole range of industrial uses that do not generate objectionable noise, smoke, odor, dust, noxious gases, glare, heat, fire hazards, vibration and industrial wastes. Often organized around a business park, with tenants that may also include commercial activities. <u>Density/Intensity Range</u> • Minimum FAR: Average of 0.30 • Maximum FAR: 0.35 This Land Use Designation is implemented by the "LI – Light Industrial" Zoning District.	 	**Light Industrial** This designation provides for manufacturing, warehousing, assembly uses, research and development, and flex industrial space with limited or very low nuisance characteristics. The designation is applied to areas where nuisance characteristics of noise, odor, traffic generation, unsightliness, or hazardous materials manufacturing or storage are undesirable. Light Industrial areas typically include industrial park developments with high quality landscaping and screening. This designation allows for office, retail, and other service uses that serve the employees in the area. <u>Density/Intensity Range</u> • Minimum FAR: N/A • Maximum FAR: 0.6 This Land Use Designation is implemented by the "LI – Light Industrial" Zoning District.
Heavy Industrial This designation is to provide locations for industrial manufacturing, warehousing, office uses and assembly that do not fit into the Light Industrial classification. Typically uses include land-intensive manufacturing activities that may generate noise, smoke, odor, dust, noxious gases, glare, heat, fire hazards, vibration, and industrial wastes. <u>Density/Intensity Range</u> • Minimum FAR: Average of 0.25 • Maximum FAR: 0.50 This Land Use Designation is implemented by the "HI – Heavy Industrial" Zoning District.		**Heavy Industrial** This designation provides for a broad range of heavier industrial, manufacturing, and warehousing uses. These areas typically include land-intensive manufacturing activities that may generate objectionable noise, smoke, odor, dust, noxious gases, glare, heat, fire hazards, vibration, and industrial wastes. <u>Density/Intensity Range</u> • Minimum FAR: N/A • Maximum FAR: 0.5 This Land Use Designation is implemented by the "HI – Heavy Industrial" Zoning District.