

APPENDIX F-1

General Plan Land Use Designations

General Plan Land Use Designation: *At Home in Encinitas*

This land use designation is available to ensure that the City accommodates adequate sites for the lower income housing categories pursuant to ~~state~~ State law in accommodating the Regional Housing Needs Assessment (RHNA) for Encinitas. It may include residential or mixed use, with a minimum of 20 dwelling units per acre and maximum of 30. ~~The Floating~~ new zoning districts that may be applied to implement the *At Home in Encinitas* General Plan land use designation (AHE) are listed below and are determined based on the intended land use in consideration of the community character context.

~~Until the floating zone is implemented on all or a portion of a site, the adopted General Plan land use designation remains in effect. When a floating zone is implemented, a ministerial text amendment to the General Plan land use map will document the change in General Plan land use.~~

Neighborhood Center

- Shopfront Neighborhood (AHE-S30-N)
- Mixed Use Neighborhood (AHE-X30-N)
- Residential Neighborhood (AHE-R30-N)

Village Center

- Shopfront Village (AHE-S30-V)
- Mixed Use Village (AHE-X30-V)
- Residential Village (AHE-R30-V)

Main Street Corridor

- Shopfront Main Street (AHE-S30-M)
- Mixed Use Main Street (AHE-X30-M)
- Residential Main Street (AHE-R30-M)

Developers can use the AHE Zone only on those sites labeled with an AHE Zone Designator on the City's Land Use Map in the Land Use portion of the General Plan.