

CITY OF SAN BERNARDINO PROPOSED GENERAL PLAN LAND USE PLAN CLASSIFICATIONS

UPDATED MARCH 14, 2023

Ref	Category	Uses	Density	Corresponding Zoning
RESIDENTIAL NEIGHBORHOODS				
RR	Rural/Estate Neighborhood	Single-family homes, ADUs, public facilities such as parks and schools.	1.0 du/net ac	Residential Estate (RE), 1 du/ac
RE	Large Lot Single Family Neighborhood	Single-family homes, ADUs, and public facilities such as parks and schools.	3.5 du/net ac	Residential Low (RL), 3.5 du/ac
NT	Traditional Neighborhood	Single-family homes, ADUs, duplexes and triplexes, courtyard housing, and public facilities such as parks and schools. A small grocery store or similar use may be integrated to enable residents to walk to local services.	7.2 du/net ac	Residential Suburban (RS), 4.5 du/ac
RM	Residential Medium	Small lot single-family, single-family attached, townhomes, rowhouses, duplexes, triplexes, fourplexes, courtyard housing, and walk-up multi-family buildings of 2 stories in height and public facilities such as parks and schools. A small grocery store or similar use may be integrated to enable residents to walk to local services.	16.0 du/net ac	Residential Medium (RM), 8-12 du/ac
MFM	Multi-Family Neighborhood Medium	Apartments, rear loaded row houses, stacked flats, and condominiums of 3-4 stories in height; pocket parks; public facilities such as community centers and schools. A small grocery store, restaurant, personal service, or similar use may be integrated to enable residents to walk to local services.	14.0 (minimum) to 32.0 du/net ac (max)	Residential Medium High (RMH), 8-24 du/ac
MFU	Urban Neighborhood	Apartments and condominiums, typically 4 stories and higher; urban parks; public facilities such as community centers and schools. A small grocery store, restaurant, personal service, or similar use may be integrated to enable residents to walk to local services.	32.0 (minimum) to 60.0 du/net ac (max)	Residential High (RH), 8-31 du/ac
COMMERCIAL CENTERS AND CORRIDORS				
CN	Neighborhood Commercial	Convenience retail, neighborhood offices, restaurants, ethnic and cultural goods, and service activities, generally 12,000 square feet and smaller.	C: FAR 0.5 MU: FAR 1.5 and 18 du/ac	General Coml 1, FAR 0.7*
CG	Commercial General	Retail, grocery, clothing, restaurants, entertainment, commercial-recreation, personal services, hotel, and similar uses. Housing may be permitted per the requirements of AB 2011 and SB 6.	C: FAR 0.7 MU: Far 1.5/18 du/ac	General Coml 2, FAR 0.7-1.0
CO	Office District	Predominant presence of administrative and professional offices in low to mid rise buildings (1-3 stories), concentrated in key activity districts outside of the Downtown core. Professional offices (corporate, administrative, financial, medical, design, entertainment, legal,	C/O: FAR 1.5 MU: FAR 2.0 and 32 du/ac	Commercial Office (CO), FAR 1.0

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		technology, and other with supporting uses and services. Housing may be permitted per the requirements of AB 2011 and SB 6.		
CR	Commercial Regional	A diversity of regional serving uses including corporate and professional offices, retail commercial, entertainment, financial establishments, hotels/motels, supporting retail and services, and similar uses. Housing may be permitted per the requirements of AB 2011 and SB 6.	C/O: FAR 3.0 MU: FAR 3.0 and 60 du/ac	Commercial Regional (CR), FAR 0.7-3.0
MIXED USE CENTERS AND CORRIDORS				
COR 1	Corridor 1	Retail, restaurants, commercial uses (such as banks or real estate offices), apartments and condominiums, hotels, public facilities such as community centers and libraries. Buildings may be developed with a mix of uses, such as housing above ground floor retail, or exclusively for a single use type.	C: FAR 0.7 MU: FAR 1.5/24 du/ac	NA
COR 2	Corridor 2 (E Street)	All uses permitted in COR 1.	C: FAR 0.7 MU: FAR 2.5/40 du/ac	
CTR	Mixed-Use Center	Uses permitted by COR, with commercial required on the ground floor of buildings along the primary street frontage with housing permitted on the upper floors and the remainder (interior) of the property developed with buildings vertically mixing the uses or exclusively for a single use. Projects should be encouraged to develop in a compact, walkable, "village-like" environment with buildings grouped along external and internal street frontages and pedestrian-oriented pathways, plazas, and open spaces, with parking located in structures or subterranean.	C: FAR 0.7 MU: FAR 2.0/32 du/ac	NA
INDUSTRIAL				
I	Industrial	Light industrial, research and development, business offices, technology, bio-medical, entertainment studio and production, supporting uses (such as copy houses and employee-serving coffee shops and restaurants). Uses may be developed as individual buildings on a parcel or in multi-tenant industrial parks. Industries that produce large and heavy products, require large and heavy machinery and facilities, and involve complex production processes	FAR 1.0	Industrial Light (IL), FAR 0.75
IF	Industrial Flex	Uses permitted in the Industrial district, the floor building footprint shall not exceed 50,000 square feet.	FAR 0.75	Industrial Heavy (IH), FAR 0.75
A	Airport Zone	Aviation/air carrier related uses and facilities.	-	Public Facility/ Quasi Public

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SPECIFIC PLANS				
SP	Downtown	Uses permitted by the pertinent Specific Plan.	Densities permitted by the pertinent Specific Plan.	Specific Plan (SP)
	Calmat-Cajun Creek			
	Alliance California			
	Rancho Palma			
	Spring Trails			
	University Hills			
	Arrowhead Springs			
Airport Gateway				
PUBLIC				
PF	Public Facilities	Government administrative, police, fire, schools, libraries, social service, and other public facilities.	NA	Public Facilities/ Quasi Public (PF)
FC	Flood Control	Flood control facilities.	NA	Public Facilities/ Quasi Public (PFC)
P	Park	Existing and new parks and recreation facilities.	NA	Public Park (PP)
OS	Open Space	Preservation of land for permanent open space.	NA	Open Space (OS)
PCR	Public/Commercial Recreation	Existing and new public and private commercial recreation facilities.	Case by case basis	Public/ Commercial Recreation (PCR)