

Harbor LA Community Plans Update - General Plan Land Use Designations

Commercial Land Uses

	Regional Center	Regional Center areas function as hubs of regional commerce and activity, and are usually located near major transportation hubs or along major transportation corridors. Buildings typically feature active shopfronts along active streets. Regional Centers typically provide a significant number of jobs, in addition to residential, retail, government, entertainment and cultural facilities, and health facilities on a regional scale. The residential density generally ranges from 1 unit per 400 square feet of lot area to 1 unit per 200 square feet of lot area; residential density may also be limited by floor area.
	Community Center	Community Centers are vibrant places of activity typically located along commercial corridors, in concentrated nodes, or adjacent to major transit hubs. The use range is broad and may include commercial, residential, institutional facilities, cultural and entertainment facilities, and neighborhood-serving uses. The residential density generally ranges from 1 unit per 800 square feet of lot area to 1 unit per 200 square feet of lot area.
	Villages	Villages are characterized by walkable and fine-grained block patterns that serve as historic and cultural regional niche market destinations. Commercial uses, such as restaurants, retail, services, and small offices may be interspersed with a range of housing types; commercial uses on the ground floor help promote a pedestrian atmosphere. Adaptive reuse of historic buildings and infill development is responsive to the historic and cultural legacy of these areas. The residential density generally ranges from 1 unit per 1,200 square feet of lot area to 1 unit per 200 square feet of lot area.
	Neighborhood Center	Neighborhood Center areas are focal points for surrounding residential neighborhoods and include uses that serve the needs of residents and employees and are typically characterized by pedestrian-scale commercial development. Uses generally include a mix of residential and commercial uses, such as local businesses and services. The residential density generally ranges from 1 unit per 1,200 square feet of lot area to 1 unit per 400 square feet of lot area.

Industrial Land Uses

	Industrial	Industrial areas are centers of industrial activity while serving as a regional jobs base. Site layout and development in these areas are flexible to accommodate a range of vehicles, equipment, and industries. Uses include office, warehouse, distribution, heavy manufacturing, recycling and waste transfer, utilities, and mining. The Industrial designation does not allow residential uses.
	Production	Production areas preserve and sustain industrial activity while serving as a regional jobs base. Site layout and development in these areas are flexible to accommodate goods movement, loading, and distribution needs. Uses include heavy industrial and evolving and innovative industries, such as light assembly and manufacturing, clean technology, incubators, and research and development facilities, are accommodated. Housing is generally not permitted in Production areas but limited residential uses may be allowed, for example, through adaptive reuse of existing buildings.
	Light Industrial	Light Industrial areas preserve and sustain industrial activity while serving as a jobs base. The site layout typically varies to accommodate a range of industries. Uses include manufacturing, warehouse and distribution, research and development, office, and limited commercial. Housing is not permitted in Light Industrial areas.
	Hybrid Industrial	Hybrid Industrial areas preserve productive activity and prioritize employment uses, but may accommodate live/work uses or limited residential uses. Uses include light industrial, commercial, and office, with selective live/work uses. The residential density generally ranges from 1 unit per 1,500 square feet of lot area to 1 unit per 200 square feet of lot area; the residential density of Hybrid Industrial areas that are close to transportation hubs and/or Regional Centers may be limited by floor area.

Residential Land Uses

	Medium Neighborhood Residential	Medium Neighborhood Residential areas are primarily residential and may integrate limited local-serving commercial uses; these neighborhoods are adjacent and connected to commercial and employment areas. Buildings are typically oriented toward the street. The residential density generally ranges from 1 unit per 1,000 square feet of lot area to 1 unit per 200 square feet of lot area; the residential density of Medium Neighborhood Residential that are close to transportation hubs and/or Regional Centers may be limited by floor area.
	Medium Residential	Medium Residential areas provide a concentration of multi-unit housing and are typically located near commercial or employment centers. Supportive institutional uses may also be provided in certain areas. The residential density generally ranges from 1 unit per 1,000 square feet of lot area to 1 unit per 400 square feet of lot area.
	Low Medium Residential	Low Medium Residential areas provide multi-unit housing, ranging from duplexes to small scale apartments, generally near neighborhood-serving uses. The residential density generally ranges from 1 unit per 3,000 square feet of lot area to 1 unit per 1,000 square feet of lot area.
	Low Neighborhood Residential	Low Neighborhood Residential areas are primarily residential and may integrate limited local-serving commercial uses; these neighborhoods are adjacent and connected to commercial and employment areas. Buildings are typically oriented toward the street. The residential density generally ranges from 2 to 4 units per lot, or 1 unit per 4,000 square feet of lot area to 1 unit per 1,000 square feet of lot area.
	Low Residential	Low Residential areas provide housing ranging from single family to fourplexes in various contexts, typically set away from centers of activity. The minimum size of each lot typically ranges from 5,000 square feet to 7,500 square feet. The residential density generally ranges from 1 unit per 6,000 square feet of lot area to 1 unit per 4,000 square feet of lot area; in some areas, the residential density may be limited to the number of units on a lot, from 1 unit per lot to 4 units per lot.
	Compact Residential	Compact Residential areas are predominantly pedestrian-scale residential neighborhoods with compact lots and blocks, but corner lots may contain neighborhood-scaled shops and amenities that provide local services. The minimum size of each lot typically ranges from 3,000 square feet to 5,000 square feet. The residential density generally ranges from 1 unit per lot to 4 units per lot.
	Very Low Residential	Very Low Residential areas provide predominantly residential use, most typically in hillside areas or in flat less dense areas where parcels are larger and street grids are less compact. The minimum size of each lot typically ranges from 7,500 square feet to 20,000 square feet. The residential density is generally 1 unit per lot or 2 units per lot.

Other

	Open Space	Open Space areas primarily serve as public recreational sites or parks but can include reservoirs and nature reserves. These largely open areas are intended for passive and active outdoor recreation, public gathering, and education. Buildings or accessory structures on site typically facilitate recreational and/or communal activities, such as playground equipment, restrooms, and community centers. The Open Space designation does not allow residential uses.
	Public Facilities	Public Facilities areas serve as centers of civic life, promoting governmental, institutional, and cultural functions. These areas provide for the use and development of land typically owned by government agencies and feature a variety of site layouts and flexible building designs that support civic activity and an active public realm. Uses include government offices, libraries, schools, and service systems. Housing is not typically associated with Public Facilities but may be permitted on a limited basis.
	Agriculture	Agriculture areas are laid out in larger subdivisions typically served by local and private streets, and may abut ecologically sensitive areas or open space. The minimum size of each lot is typically 2 acres. The use is primarily agricultural and equine and animal keeping uses; residential use is an accessory use. The residential density is generally 1 unit per lot or 2 units per lot.