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|--------|--|---|----------------------------|---|-------------------|
| LD-10K | Low Density Residential-
10,000 sf min. | B | Min-Density
Residential | P | Park & Recreation |
| LD | Low Density Residential | C | Community Commercial | Q | Q-Restaurants |
| M | Low-Min Density
Residential | P | Park & Recreation | | |



FIGURE 3-1 LAND USE DIAGRAM

Table 3-1 Land Use Summary

Land Use Designation	Gross Acres ¹	Land Use Distribution	Range of Densities Per Acre ²	Average Density Per Acre ³	Average Total Units	Average Population ⁴	Typical FAR ⁵	Potential Building Square Footage
Residential								
Low Density Residential - 10,000 sf min. (LD-10K)	166	14%	1.0 - 4.0	2.00	332	886		
Low Density Residential (LD)	466	40%	2.0 - 8.0	4.25	1,981	5,288		
Low - Medium Density Residential (MD)	134	12%	6.0 - 14.0	9.00	1,206	3,220		
Medium - High Density Residential (HD)	56	5%	12.0 - 36.0	24.00	1,347	3,596		
Non-Residential								
Community Commercial (CC)	34	3%					0.25	370,260
Parks & Public Facilities								
Parks(P)	32	3%						
City Park	10	1%						
Community Park	20	2%						
Joint Use Facilities	20	2%						
Neighborhood Park	59	5%						
Public Facilities (PF)	29	2%						
Quasi-Public Facilities (QP)								
Major Circulation	134	11%						
Total	1,160	100%			4,865³	12,990		370,260

Assumptions:

- Gross acres do not take into account internal circulation.
- Density represents the average residential density for the entire Specific Plan Area.
- Maximum allowable total units permitted by Specific Plan (refer to Residential Land Use Policy-3).
- Population is based on the Yuba City General Plan indicating 2.67 persons per household.
- Typical Floor Area Ratio (FAR) based on Yuba City General Plan Buildout Projections.