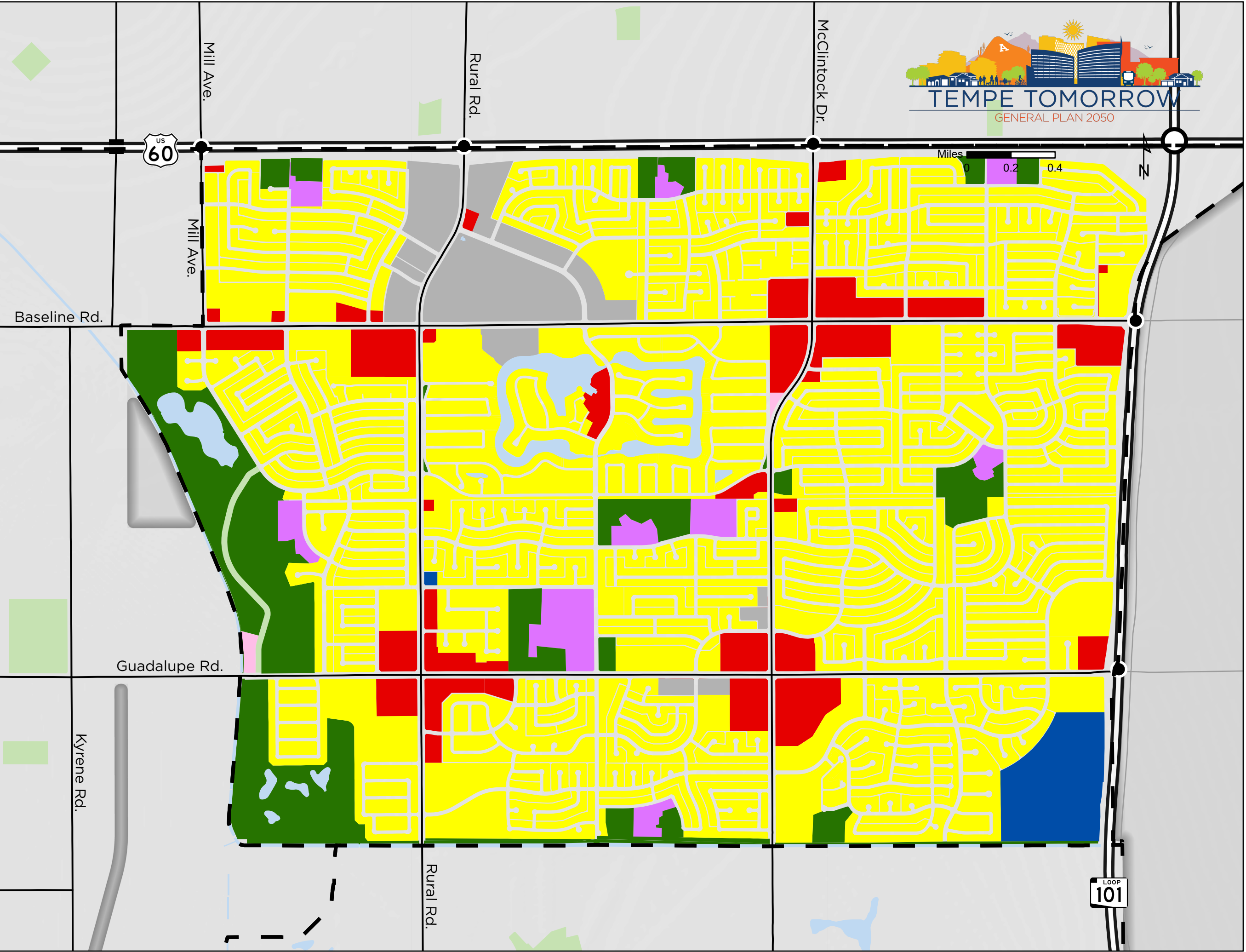


**KIWANIS / THE  
LAKES  
CHARACTER  
AREA**



**Current Land Use, General Plan 2040**

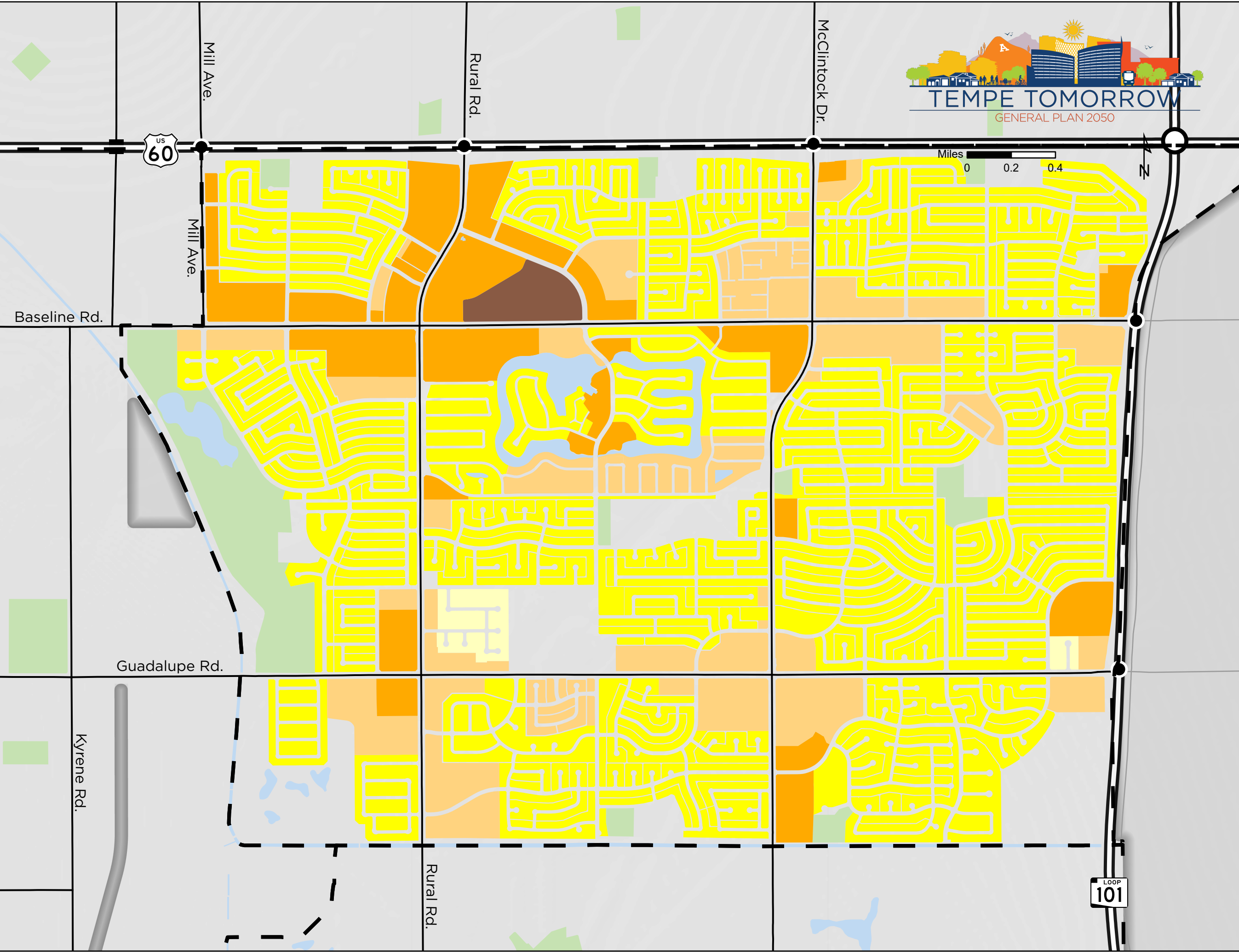
- Residential
- Commercial
- Mixed Use
- Industrial
- Civic
- Educational
- Water
- Public Recreation / Cultural
- Public Open Space

**KIWANIS / THE  
LAKES  
CHARACTER  
AREA**

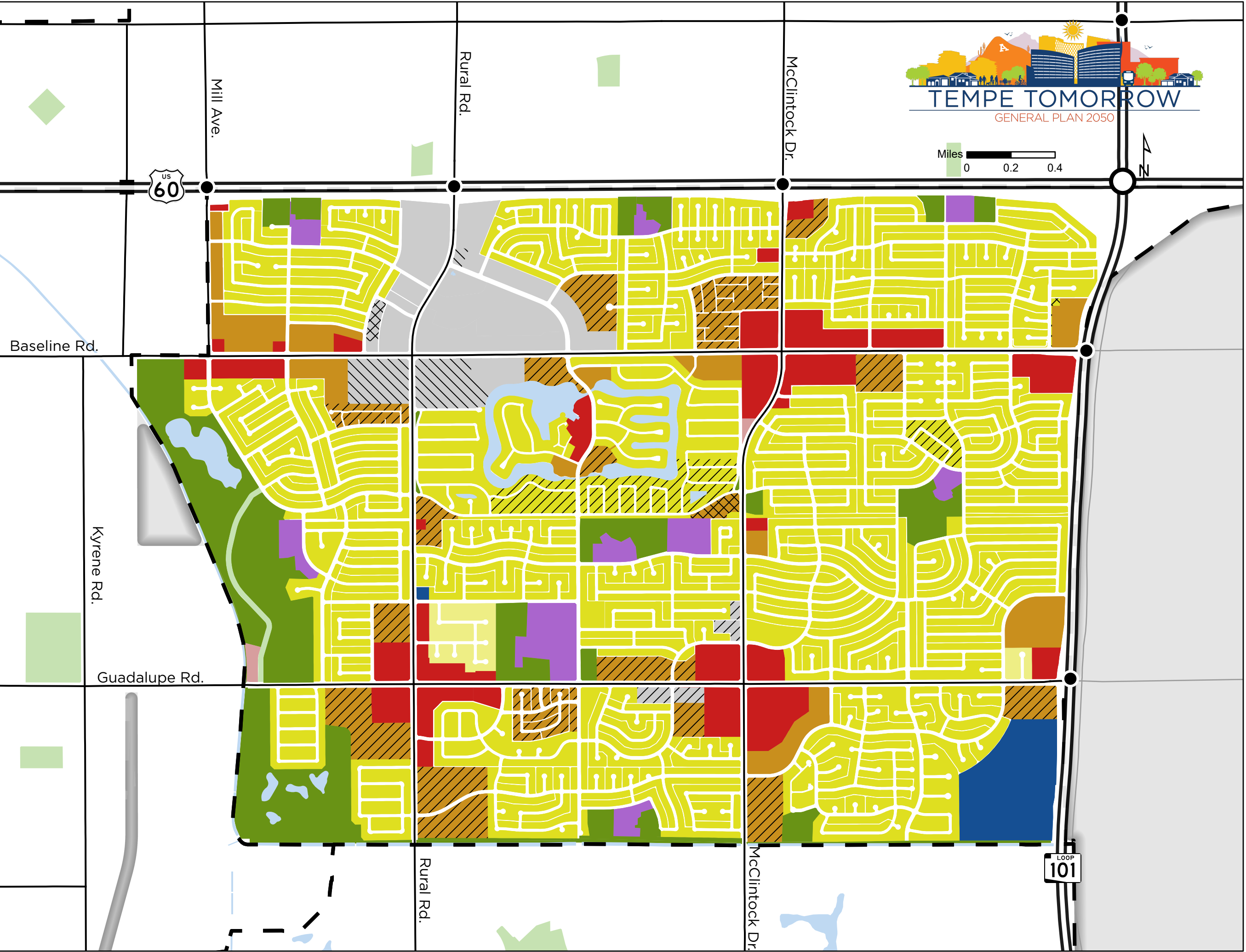
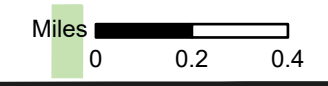


**Current Residential Density,  
General Plan 2040**














- Low Density (up to 3 du/ac)
- Low to Moderate Density (up to 9 du/ac)
- Medium Density (up to 15 du/ac)
- Medium to High Density (up to 25 du/ac)
- High Density (up to 65 du/ac)



# KIWANIS / THE LAKES CHARACTER AREA



## Proposed Land Use and Density, General Plan 2050

-  Proposed Land Use Changes from General Plan 2040
-  Proposed Density Changes from General Plan 2040
-  Proposed Land Use and Density Changes from General Plan 2040
-  Single-Family Large Lot, up to 3 du/ac
-  Single-Family Traditional, up to 9 du/ac
-  Multi-Family Low-Moderate, up to 25 du/ac
-  Commercial, Refer to existing Zoning District
-  Mixed-Use Low-Moderate, up to 25 du/ac
-  Industrial
-  Civic
-  Education
-  Public Open Space
-  Public Recreation/Cultural

Land Use Designation	Description
<b>Residential</b>	
Cultural Resource	Residential area of cultural significance. Density limited to that allowed by zoning in 2003
Single-Family - Large Lot (<3 du/acre*)	Large lots for agriculture or ample open area. Size allows for casitas, recreation, etc.
Single-Family - Traditional (<9 du/acre*)	Typical, detached or sometimes attached single-family homes.
Multi-Family - Low-Moderate (<25 du/acre*)	Attached, multi-family either attached or stacked as part of a community. Share common areas.
Multi-Family - Moderate (<45 du/acre*)	Multi-story, multi-family residential. Accessible to nearby open space, transit and other amenities.
<b>Mixed-Use</b>	
Low-Moderate (<25 du/acre*)	Land for a combination of residential and commercial uses. Density limited to foster appropriate-scaled neighborhood scale activity.
Moderate (<45 du/acre*)	Land for a combination of residential and commercial uses. Density limited to foster neighborhood scale activity.
High (<65 du/acre*)	Land for a combination of residential and commercial uses. Density limited to facilitate "village" or activity hub.
Urban (no density cap*)	Land for a combination of residential and commercial uses. Density unlimited, reserved for urban core areas and activity hub.
Industrial - Low (<25 du/acre*)	Land for a combination of residential, commercial and light industrial uses.
Industrial - Moderate (<45 du/acre*)	Land for a combination of residential, commercial and light industrial uses.
<b>Industrial</b>	Industrial uses such as research, manufacturing, and distribution. Office spaces also found here.
<b>Commercial</b>	Retail, services and medical uses.
<b>Civic</b>	Reflective of a land's use for municipal services as well as quasi-public or non-profit services.
<b>Educational</b>	Public primary, secondary or graduate education.
<b>Open Space</b>	Land publicly accessible and used for recreation, observation, social gatherings and/or preservation.
<b>Recreational/Cultural</b>	Used for passive or active recreation or cultural activities, with infrastructure on site.

\*du/acre = Dwelling Units per Acre