

Current and Proposed General Plan Land Use Designations

Current GP					Proposed GP				
Abbrev.	Name	Description	FAR	Density (du/ac)	Abbrev.	Name	Description	FAR	Density (du/ac)
Residential									
RL	Rural Low	This designation is intended to allow limited development of residential estate lots on minimum five-acre lots or using clustering techniques for areas characterized by significant site constraints, (rugged topography, steep slopes, lack of services, limited access, etc.), or areas of important visual and natural resources.	-	0.2	R	Rural	This designation is intended to allow development of residential estate lots on minimum one-acre lots or using clustering techniques for areas characterized by significant site constraints, (rugged topography, steep slopes, lack of services, limited access, etc.), or areas of important visual and natural resources.	-	1
RH	Rural High	This designation is intended for residential development in areas containing some development constraint features such as, rugged topography, significant natural or visual resources, limited access, etc. Residential uses are characterized by rural large estate lots or clustered single family homes, with significant permanent open space area, consistent with the constraints of the land.	-	1	NVL	Neighborhood Very Low/Estate	Housing developed on minimum 1/3-acre lots, which may include estate-type units in planned residential subdivisions with extensive trail systems and open spaces; and on the edges of the City.	-	3
L	Low	This designation is intended for residential development characterized by either single family homes on half acre lots or larger, or by clustered single family homes which are sensitive to the natural terrain and minimize grading requirements.	-	1					
ML	Medium Low	This designation is intended for single family residential development either in standard subdivision form or using clustering techniques to minimize grading and to conserve slopes of twenty percent or greater	-	2					
M	Medium	This designation is intended for residential development characterized by single family homes in standard subdivision form or innovative designs which utilize clustering, zero lot line, or planned development features. This designation covers a significant portion of the residential acreage in the City and usually occupies areas of generally level topography.	-	4.0 (5.0 - 7.2 actual*)					
H	High	This designation is intended for a wide range of residential development types including attached and detached single family units and multiple family attached units. Areas with this designation should exhibit adequate and convenient access to local collector streets and be conveniently serviced by neighborhood commercial and recreational facilities.	-	7.0 (8.0-14.0 actual*)	NM	Neighborhood Medium	This designation includes a mix of lower-scaled attached multi-family homes, referred to as "missing middle" housing types, often close to existing or proposed retail and commercial areas	-	24
VH	Very High	This designation is intended for residential development characterized by multiple family attached units and apartment and condominium buildings. It is intended that this category utilize innovative site planning, provide onsite recreational amenities and be located in close proximity to major community facilities, business centers and major arterials.	-	15	NH	Neighborhood High	This designation includes a mix of attached multi-family housing types, within walking distance of retail, services, and major centers of activity and transit stations.	-	32
N/A	N/A	No corresponding land use designation	-	-	NMX	Neighborhood Mixed Density	This designation provides for a mix of housing types (such as single family detached, duplex and multiplex, courtyard housing, and townhomes) within a large planned development area, with recreational amenities, community meeting rooms, and/or small neighborhood-serving retail, and extensive open spaces and trail systems.	-	8

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Commercial									
C-1	Neighborhood Commercial	This designation includes neighborhood shopping centers (approximately 1-5 acres) which provide a limited range of retail goods and services required by residents in the immediate vicinity. It encourages consolidated shopping opportunities including, personal services, convenience stores, eating and drinking establishments, gas stations, banks and other neighborhood serving uses.	0.25	-	NC	Neighborhood Commercial	This designation applies to small parcels, typically 1 to 5 acres in size, providing convenience-type retail, neighborhood offices, and service activities in 1 story buildings designed to serve the immediate neighborhood accessible by car, bicycle, and on-foot.	0.35	-
C-2	General Commercial	This designation provides for commercial areas with a wide range of retail and service activities (6-20 acres). Intended uses include community shopping centers, department stores, furniture and appliance stores, restaurants, automotive uses, office and professional services, and business support services. This designation encourages the grouping of commercial outlets into consolidated centers with direct access to major roads, arterials and/or freeways. Sites greater than eight (8) acres that are adjacent to both a freeway interchange and an arterial roadway as identified in the Circulation Element and that are not adjacent to planned residential uses may be developed with retail furniture or appliance stores with attached distribution warehouse facilities at a maximum 0.38 FAR when all other standards of the Zoning Ordinance are met.	0.25	-	C-A	Commercial Center - Auto	This designation provides for commercial areas with a wide range of retail and service activities (generally larger than 5 acres) . Intended uses include community shopping centers, department stores, furniture and appliance stores, restaurants, automotive uses, office and professional services, and business support services. This designation encourages the grouping of commercial outlets into consolidated centers with direct access to major roads, arterials and/or freeways.	0.5	-
Mixed Use									
N/A	N/A	No corresponding land use designation	-	-	MUL	Mixed Use Low	This designation provides for neighborhood-serving goods and services and multi-family residential in a mixed-use format (vertical or horizontal). Buildings in this designation will be designed to be walkable with wide sidewalks, active frontages, and minimal setbacks from the back of the sidewalk.	1.5	-
					MUM	Mixed Use Medium	This designation provides for a mix of commercial, office, and housing development in buildings with an additional story in height to achieve project feasibility. Buildings will contain active ground floor uses located at or near the sidewalk with housing or office next to or above.	2.0	-
					MUD	Mixed Use District	This designation applies to larger sized properties developed with a mix of uses that may include buildings developed for a single use (such as retail, office, restaurant, and housing) and/or structures that integrate multiple uses vertically (such as housing above ground level retail). Typically, such projects establish a compact, walkable, "village-like" environment where buildings are grouped along external and internal street frontages and pedestrian-oriented pathways, plazas, and open spaces, with parking located in structures or subterranean. A model for the redevelopment of underutilized commercial centers.	2.0	-

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Industrial									
I-1 / I-2	Light Industrial / Medium Industrial	I-1: This designation is intended to provide for a variety of industrial uses within the City. Suitable uses include light industrial service, technical research and business office use in a business park context.	0.38 (0.3-0.8 actual*)	-	IP	Industrial Park	This designation applies to properties developed with multiple industrial (light manufacturing), research and development, offices, and other buildings containing one or more tenant and limited support uses, with surface parking lots. Some areas developed with landscapes and streetscapes to convey a “campus-like” environment. Truck access to individual businesses normally required.	1.0	-
		IF			Industrial Flex	This designation applies to properties developed predominately for with uses permitted by “Industrial Park” category allowing the integration of ancillary and a diversity of specialty commercial uses, such as restaurants, brew pubs, copy houses, overnight accommodations, and similar uses that activate the area in the evening and on weekends. Truck routes and hours of operation are limited to prevent conflicts with customers.	1.0	-	
Other									
AG-1	Agriculture 1	This designation applies to viable agriculture uses located near urban growth areas of the City.	-	0.1-0.025	AG	Agriculture	This designation applies to land used for the growing and harvesting of crops and raising livestock.	-	0.1-0.025
AG-2	Agriculture 2	This designation is intended for large parcels of agricultural use located in rural areas, with appropriate buffers in proximity to adjacent urban areas.	-	0.025					
OS-1	Open Space 1	This designation identifies those open space lands which contain various development constraints such as slope gradient, soil and geotechnical hazards, plus other environmental concerns, access, and availability of public services. A mineral resource production overlay designation is provided for significant mineral resource deposits as identified by the California Department of Conservation Division of Mines and Geology.	-	0.1-0.025	OS-1	Open Space 1	This designation identifies those open space lands which contain various development constraints such as slope gradient, soil and geotechnical hazards, plus other environmental concerns, access, and availability of public services. A mineral resource production overlay designation is provided for significant mineral resource deposits as identified by the California Department of Conservation Division of Mines and Geology.	-	0.1-0.025
OS-2	Open Space 2	This designation identifies permanent open space areas which function to preserve visual resources and natural areas, buffer communities and provide relief from noise and crowding of urban development, maintain environmentally hazardous areas, etc.	-	0.025	OS	Open Space	This designation identifies permanent open space areas which function to preserve visual resources and natural areas, buffer communities and provide relief from noise and crowding of urban development, maintain environmentally hazardous areas, etc.	-	0.025
P	Park	This designation identifies neighborhood, community and regional park facilities in the community. Implementation of the City's park development standards provide for balanced recreational facilities throughout the community.	-	-	NCP	Neighborhood/Community Park	This designation applies to properties developed for active and passive recreational activity serving a neighborhood or the larger community. Natural open areas may be preserved and integrated into the park. Ideally, a park is located within a quarter mile of every residence.	-	-
S	School	Public school sites of all levels, elementary through high school, as well as the Moorpark College facility are all identified by this classification.	-	-	S	School	Public school sites of all levels, elementary through high school, as well as the Moorpark College facility are all identified by this classification.	-	-
U	Utilities	This designation identifies major public utility facilities	-	-	U	Utilities	This designation identifies major public utility facilities	-	-
PUB	Public/Institutional	This designation identifies public facilities, including: government buildings, libraries, fire stations, non-profit organization buildings, and community service centers but excludes jail facilities	-	-	PUB	Public/Institutional	This designation identifies public facilities, including: government buildings, libraries, fire stations, non-profit organization buildings, and community service centers but excludes jail facilities	-	-

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FLDWY	Floodway	This designation identifies the floodway of the Arroyo Simi as identified by the Federal Emergency Management Agency (FEMA). Habitable structures are prohibited.	-	-	FLDWY	Floodway	This designation identifies the floodway of the Arroyo Simi as identified by the Federal Emergency Management Agency (FEMA). Habitable structures are prohibited.	-	-
FRWY-R/W	Freeway Right-of-way	This designation identifies the existing right-of-way and portions of future right-of-way for the SR-118 and SR-23 freeways.	-	-	FRWY-R/W	Freeway Right-of-way	This designation identifies street, freeway and railroad rights-of-way within the City.	-	-
Specific Plans									
SP-1	Hitch Ranch Specific Plan	The proposed Hitch Ranch Specific Plan encompasses a 270.64-acre site in the rolling hills north of Poindexter Avenue and west of Moorpark Avenue. The Specific Plan intends to construct a primarily residential development with associated park facilities, private recreational facilities, open spaces, and equestrian trails. At this time, the Specific Plan is under review by the City's staff, and environmental analysis is proceeding.	-	-	SP-1	Hitch Ranch Specific Plan	The proposed Hitch Ranch Specific Plan encompasses a 270.64-acre site in the rolling hills north of Poindexter Avenue and west of Moorpark Avenue. The Specific Plan intends to construct a primarily residential development with associated park facilities, private recreational facilities, open spaces, and equestrian trails. At this time, the Specific Plan is under review by the City's staff, and environmental analysis is proceeding.	-	-
SP-2	Moorpark Highlands Specific Plan II	The Moorpark Highlands Specific Plan II, adopted June 1999, covers a 445-acre site in the northern section of Moorpark. It guides the phased development of a new residential neighborhood with supporting parks and schools balanced by the preservation of surrounding open spaces. The plan is nearing buildout, with a few residential parcels remaining to be developed.	-	-	SP-2	Moorpark Highlands Specific Plan II	The Moorpark Highlands Specific Plan II, adopted June 1999, covers a 445-acre site in the northern section of Moorpark. It guides the phased development of a new residential neighborhood with supporting parks and schools balanced by the preservation of surrounding open spaces. The plan is nearing buildout, with a few residential parcels remaining to be developed.	-	-
SP-92-1	Carlsberg Specific Plan	The Carlsberg Specific Plan, adopted October 30, 1990, and subsequently amended on September 7, 1994, covers a 500-acre site in the southeastern area of Moorpark. The Specific Plan, which has been substantially implemented, includes a mix of uses, including residential, commercial, office/business, as well as recreational and educational facilities. The remaining development activity is centered at the Patriot Commerce Center, where a parcel envisioned for use as a Home Depot remains vacant.	-	-	SP-92-1	Carlsberg Specific Plan	The Carlsberg Specific Plan, adopted October 30, 1990, and subsequently amended on September 7, 1994, covers a 500-acre site in the southeastern area of Moorpark. The Specific Plan, which has been substantially implemented, includes a mix of uses, including residential (154 acres), subregional retail/commercial/business park (40 acres), open space (220.4 acres), nature preserve (9 acres), park space (6.5 acres) and institutional (7 acres). The remaining development activity is centered on vacant sites at the Patriot Commerce Center. The GPAC members have recommended Industrial Flex uses for these vacant parcels. They have also recommended	-	-
SP-D	Downtown Specific Plan	The Downtown Specific Plan, adopted October 7, 1998, and most recently amended July 15, 2020, encompasses the Moorpark Downtown Area and Old Moorpark along and surrounding Moorpark Avenue and High Street. The plan envisions transforming Downtown Moorpark into a vibrant commercial and residential destination in the heart of the City. The Downtown Specific Plan furthers the vision for the overall revitalization of the downtown and implements design standards, guidelines, and a strategy for business attraction and development of the city owned parcels in the downtown area.	-	-	SP-D	Downtown Specific Plan	The Downtown Specific Plan, adopted October 7, 1998, and most recently amended July 15, 2020, encompasses the Moorpark Downtown Area and Old Moorpark along and surrounding Moorpark Avenue and High Street. The plan envisions transforming Downtown Moorpark into a vibrant commercial and residential destination in the heart of the City. The Downtown Specific Plan furthers the vision for the overall revitalization of the downtown and implements design standards, guidelines, and a strategy for business attraction and development of the city owned parcels in the downtown area. The GPAC members have recommended that the Specific Plan be amended to allow for uses conforming to the Mixed-Use Medium designation along High Street and for uses conforming to the Mixed-Use Low designation along Moorpark Avenue.	-	-

*"Actual" indicates average density/intensity of existing development in this category