

**Table LU-5
General Plan Land Use Designations**

Designation and Density or Intensity	Description
Residential Designations	
RR Rural Residential 1 du/2.5 ac to 1 du/10 ac	Provides for single-family residences on 2.5- to 10-acre parcels. Clustering is permitted.
TC-R Traditional Community Residential 1-4 du/ac TC-M Traditional Community Mixed Use 1-4 du/ac 0.25 FAR	Recognizes current residential and mixed-use communities located outside agricultural and municipal service areas where previous development has occurred at higher densities or intensities than currently allowed under County policy. The Traditional Community designation is intended to preserve and enhance the character and quality of these communities but is not to be applied to areas where the area of the residential community is anticipated to expand. Within Traditional Community residential areas, future infill residential and mixed-use development may occur. Two categories of Traditional Community are established: (1) exclusively residential (e.g., Green Valley, Rockville, Willotta Oaks, Collinsville, and unincorporated areas within Vallejo and Fairfield); and (2) mixed-use residential and commercial communities (e.g., Old Town Cordelia, Elmira, and Birds Landing).
UR Urban Residential 2-25 du/ac	Provides for urban densities of residential development within municipal service areas. These areas are intended to be annexed and developed by cities with the necessary services and facilities to support development at urban densities. (Note: Exceptions are the unincorporated Vallejo and Vacaville areas with urban services.) The density range provided to the left is approximate based on Solano County city general plans. Refer to the appropriate city general plan for the specific applicable density range.
Commercial Designations	
NC Neighborhood Commercial 0-0.3 FAR	Provides basic daily services for surrounding rural communities—primarily convenience goods and personal services. Neighborhood Commercial areas are designed and situated to minimize traffic congestion and impacts on surrounding lands.

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NAC Neighborhood Agricultural/ Tourist Center 0-0.3 FAR	Provides for areas supporting complementary agricultural and tourism commercial facilities that are compatible with surrounding agricultural uses. In addition, permitted uses should enhance the agricultural character of surrounding areas, develop brand recognition, and create a destination for tourists. Permitted uses include small hotels, restaurants, retail shops, and facilities for the sale of local produce.
CR Commercial Recreation 0-0.3 FAR	Provides for privately owned recreational facilities, including campgrounds, special occupancy vehicle parks, floating home communities, golf courses, and recreational boat marinas. Complementary commercial facilities are also allowed with the primary use including restaurants, commercial lodging, retail shops, boat sales, boat launching ramps, and facilities for boat construction and repair.
SC Service Commercial 0-0.5 FAR	Provides service activities requiring large land areas and easy access to major transportation facilities. Commercial service uses include indoor and outdoor retail and service activities.
HC Highway Commercial 0-0.3 FAR	Designates areas adjacent or in close proximity to selected freeway interchanges to provide necessary retail activities for highway travelers. Typical uses consist of automobile services and repair stations, hotels, motels, restaurants, and refreshment stands.
UC Urban Commercial 0-0.5 FAR	Provides for retail and nonretail commercial areas within cities' municipal service areas. Uses include retail and business and professional offices. The densities provided to the left are approximate ranges found within Solano County city general plans. Refer to the appropriate city general plan for specific applicable commercial designations and FAR range.
Industrial Designations	
GI General Industrial 0-0.3 FAR	Provides for labor- and/or traffic-intensive industries that require large sites for both indoor and outdoor operations. Such uses include manufacturing, processing, disassembling and assembling, and storage of products and materials. This designation is applied to areas with a reasonable degree of separation from residential and agricultural uses and where necessary services can be provided. Limited industrial uses are also permitted in these areas. Such uses include industrial operations, large-scale administrative facilities, scientific and research institutions, warehousing and distribution, and specialized light manufacturing and assembly operations with few or no

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