

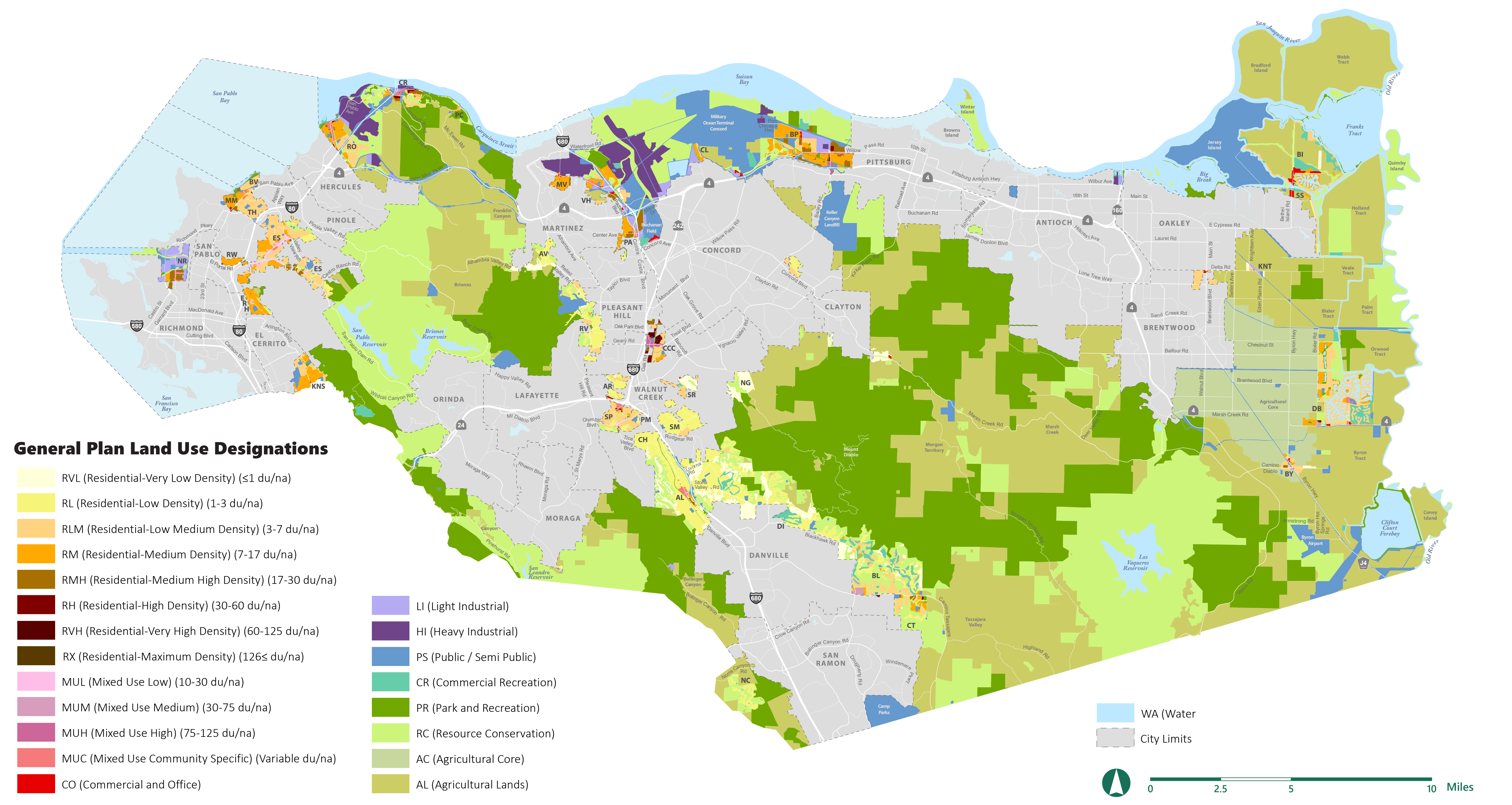
Draft Contra Costa County 2045 General Plan & Climate Action Plan 2024 Update

LAND USE MAP



Land use patterns in Contra Costa County play an important role in defining the county’s character and that of its individual communities. The General Plan Land Use Map shown here identifies the types of land uses that are allowed on each parcel of land in the unincorporated county. In most cases the map reflects land uses already in existence.

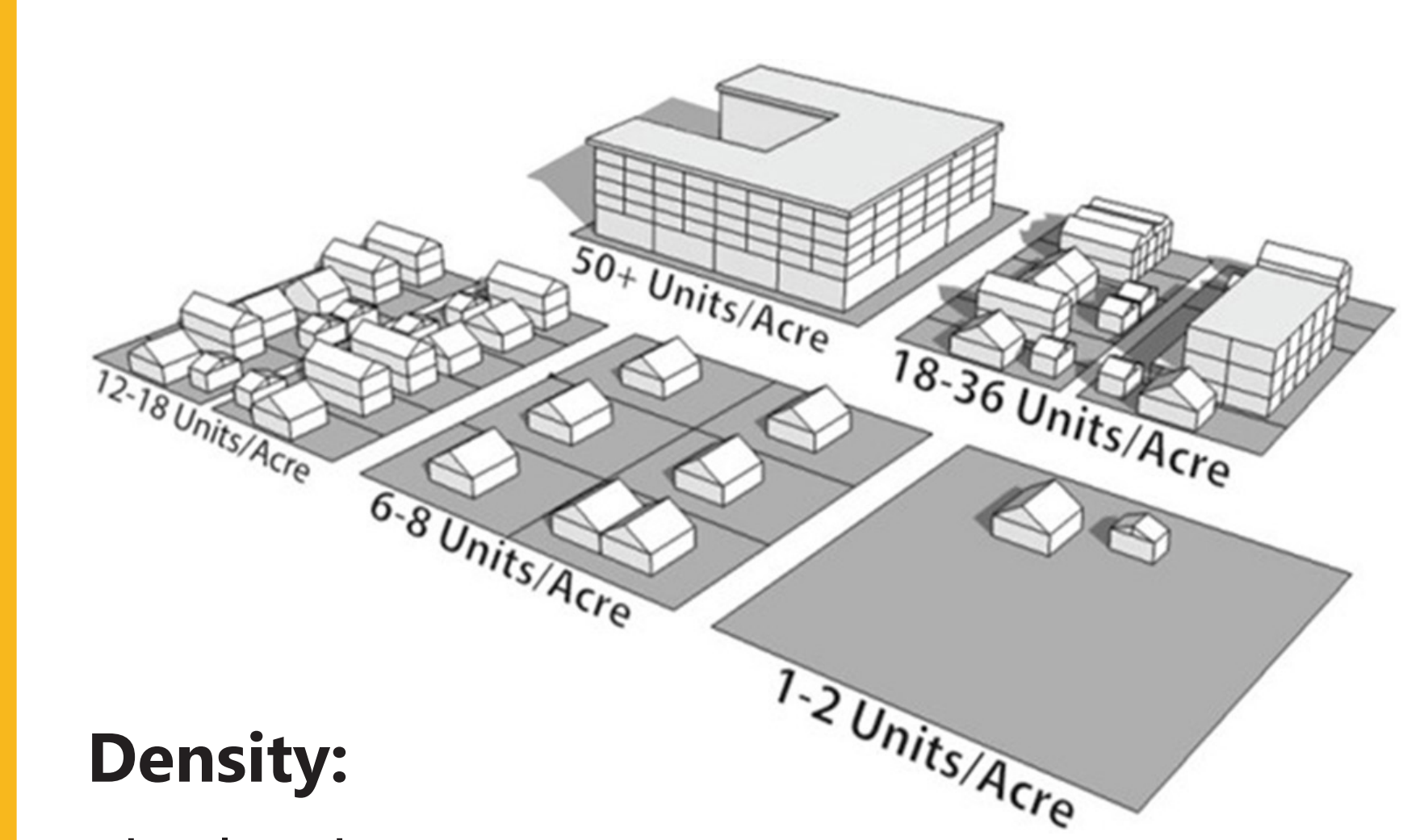
However, in some places the land use designations are aspirational or intended to be catalysts for change. The land use map is not meant to be static; future amendments are expected in response to evolving community priorities and needs, shifting economic trends, technological advances, and other societal changes affecting land use.



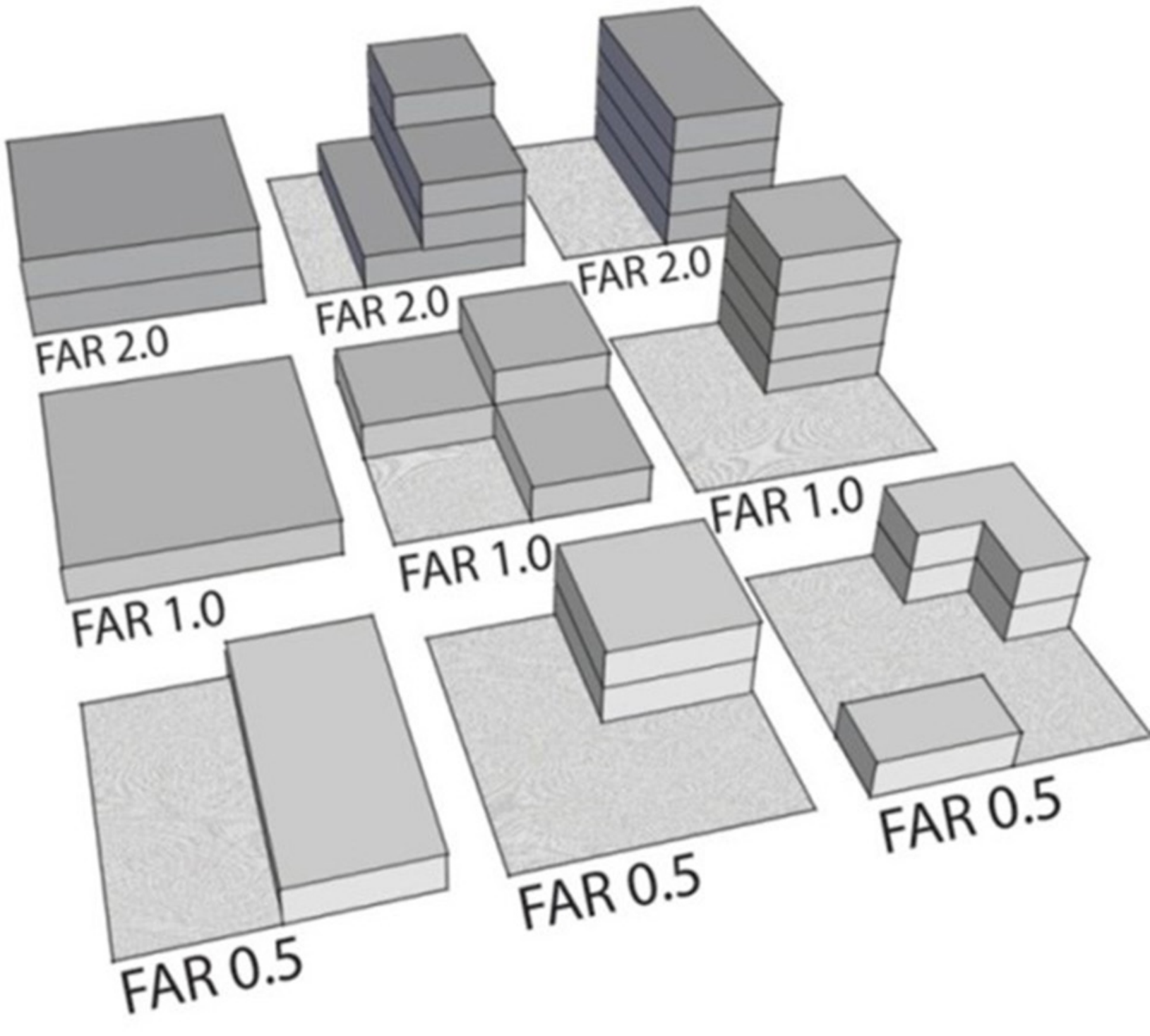
Land Use Designations

There are 22 land use designations included in this map. The table below provides a general description of each designation, along with the standards for allowed residential density and intensity of nonresidential use. The table also defines the relationship between the land use designations in the General Plan and the zoning districts in the County Zoning Ordinance (County Ordinance Code Title 8).

RESIDENTIAL VERY-LOW DENSITY RVL — Consistent Zoning: R-100, R-65, R-40 - Potentially Consistent Zoning: All A- districts, P-1 Appropriate for transitions between urban development and agricultural/rural areas. Also appropriate for constrained sites where reduced densities are justified. Typically includes detached single-family units on lots 1 acre or larger and small-scale agricultural activities.	Density: ≤1 FAR: N/A
RESIDENTIAL LOW DENSITY RL — Consistent Zoning: R-40, R-20, R-15, R-12 - Potentially Consistent Zoning: P-1 Appropriate for low-density, predominantly single-family residential development. Typically includes detached single-family units on lots approximately 15,000 square feet to 1 acre in size and limited nonresidential uses that serve and support nearby homes. Small-scale agricultural activities may be compatible on larger lots.	Density: 1-3 FAR: N/A
RESIDENTIAL LOW-MEDIUM DENSITY RLM — Consistent Zoning: R-12, R-10, R-7, R-6 - Potentially Consistent Zoning: P-1 Appropriate for moderate-density, predominantly single-family residential development. Typically includes detached single-family units on lots approximately 6,000 to 15,000 square feet and limited nonresidential uses that serve and support nearby homes. Duplexes and triplexes may also be compatible.	Density: 3-7 FAR: N/A
RESIDENTIAL MEDIUM DENSITY RM — Consistent Zoning: R-6, D-1, M-6, M-9, M-17 - Potentially Consistent Zoning: P-1 Appropriate for higher-density single-family and low-density multiple-family residential development. Typically includes single-family units on lots approximately 2,500 to 6,000 square feet, duplexes, triplexes, townhouses, condominiums, apartments, and mobile home parks. Also includes limited nonresidential uses that serve and support nearby homes.	Density: 7-17 FAR: N/A
RESIDENTIAL MEDIUM-HIGH DENSITY RMH — Consistent Zoning: M-17, M-29 - Potentially Consistent Zoning: P-1 Appropriate for the highest-density single-family and medium-density multiple-family residential development. Typically includes single-family units on lots smaller than 2,500 square feet, tiny homes, fourplexes, townhouses, condominiums, apartments, and assisted living facilities. Also includes limited nonresidential uses that serve and support nearby homes.	Density: 17-30 FAR: N/A
RESIDENTIAL HIGH DENSITY RH — Consistent Zoning: None - Potentially Consistent Zoning: P-1 Appropriate for higher-density, multiple-family development. Typically includes condominiums, apartments, and assisted living facilities. Also includes limited nonresidential uses that serve and support nearby homes.	Density: 30-60 FAR: N/A
RESIDENTIAL VERY-HIGH DENSITY RVH — Consistent Zoning: None - Potentially Consistent Zoning: P-1 Appropriate near transit stations, employment centers, and other locations where providing exceptionally high density is a priority. Typically includes condominiums, apartments, and micro-units. Also includes limited nonresidential uses that serve and support nearby homes.	Density: 60-125 FAR: N/A
RESIDENTIAL MAXIMUM DENSITY RX — Consistent Zoning: None - Potentially Consistent Zoning: P-1 Reserved for unique projects providing the highest densities in the unincorporated county. Typically includes condominiums, apartments, and micro-units. Density is determined on a project-by-project basis. Also includes limited nonresidential uses that serve and support nearby homes.	Density: 1265 FAR: N/A
COMMERCIAL AND OFFICE CO — Consistent Zoning: C, C-B, N-B, R-B, A-O, O-1 - Potentially Consistent Zoning: P-1 Allows for a full range of commercial and office uses. Typical uses include retail, neighborhood, community, and regional scale, personal and business services, lodging and hospitality services, entertainment venues, event spaces, shared co-workspaces, commercial kitchens, workforce training centers, and all kinds of medical, business, and professional offices.	Density: N/A FAR: 1.0 Commercial 2.5 Office
LIGHT INDUSTRY LI — Consistent Zoning: L-1, C-M - Potentially Consistent Zoning: A-O, P-1 Allows for a range of low-to-moderate-intensity industrial uses that when properly designed and operated may be established in proximity to residences and other sensitive receptors without sacrificing human health and safety or resulting in significant environmental impacts. Typically uses include light manufacturing, fabrication/assembly, processing, machinery repair, warehousing and storage, distribution, research and development, laboratories, incubators, workforce training centers, and ancillary or supportive retail and office uses.	Density: N/A FAR: 1.5
HEAVY INDUSTRY HI — Consistent Zoning: H-1, L-1, C-M, W-3 - Potentially Consistent Zoning: A-O, P-1 Allows for the most intense industrial land uses. Heavy industrial uses typically require significant acreage and direct access to deep water channels, rail lines, or freeways. Operations are often characterized by transport, storage, and use of large quantities of hazardous or noxious materials, significant emissions of pollutants, odors, noise, vibration, and light, and inherent risks to human health and safety and the environment. Typical uses include heavy manufacturing and processing (e.g., petroleum refining, chemical manufacturing, steel production), tank farms, marine terminals, rail yards, and fossil fuel-fired power plants. Light industrial uses are also allowed within this designation.	Density: N/A 0.67 Heavy Industry 1.5 Light Industry
MIXED-USE LOW DENSITY MUL — Consistent Zoning: N-B, C-B, R-B, A-O, O-1, M-6, M-9, M-17, M-29 - Potentially Consistent Zoning: P-1 Allows for various housing types, including tiny homes, townhouses, condominiums, apartments, studios, live-work units, and micro-units, along with a wide range of neighborhood-serving retail, personal service, office, entertainment, and public uses. This designation is intended where a modest level of mixed-use development is appropriate, such as pedestrian-scale corridors, neighborhood nodes, and individual or small groups of parcels generally encompassing less than 1 acre.	Density: 10-30 FAR: 1.0
MIXED-USE MEDIUM DENSITY MUM — Consistent Zoning: N-B, C-B, R-B, A-O, O-1 - Potentially Consistent Zoning: P-1 Allows for various housing types, including townhouses, condominiums, apartments, studios, live-work units, and micro-units, along with a wide range of retail, personal service, office, hospitality, entertainment, and public uses sized to serve nearby neighborhoods or the surrounding community. This designation is applied where moderate- to large-scale mixed-use development is appropriate, such as existing commercial or mixed-use cores of established communities, transitioning commercial areas (e.g., obsolete shopping centers), and individual or groups of parcels encompassing several acres.	Density: 30-75 FAR: 2.0
MIXED-USE HIGH DENSITY MUH — Consistent Zoning: N-B, C-B, R-B, A-O, O-1 - Potentially Consistent Zoning: P-1 Appropriate for high-density residential complexes of all types, offices, convention spaces, and accompanying retail, personal service, entertainment, and public uses. This designation is applied where intense, urban-scale mixed-use development is appropriate, such as transit villages and employment centers.	Density: 75-125 FAR: 4.0
MIXED-USE COMMUNITY-SPECIFIC DENSITY MUC — Consistent Zoning: N-B, C-B, R-B, A-O, O-1, M-17, M-29 - Potentially Consistent Zoning: P-1 Allows for various housing types, including tiny homes, townhouses, condominiums, apartments, studios, live-work units, and micro-units, along with a wide range of neighborhood- and community-serving retail, personal service, office, hospitality, entertainment, and public uses. Densities and FARs are specific to the communities where this designation is applied, as follows: Alamo 22-40 du/net acre, 1.75 FAR Discovery Bay 17-35 du/net acre, 1.5 FAR North Richmond 17-35 du/net acre, 2.0 FAR Saranap 22-40 du/net acre, 1.75 FAR Bay Point 22-40 du/net acre, 1.75 FAR El Sobrante 17-35 du/net acre, 1.75 FAR Pinetown 22-40 du/net acre, 1.75 FAR Vine Hill 22-35 du/net acre, 1.75 FAR Crockett 17-27 du/net acre, 2.0 FAR Montalvin Manor 17-35 du/net acre, 1.75 FAR Rodeo 17-35 du/net acre, 2.0 FAR Additional policy guidance related to the MUC designation may appear in the Community Profiles for these communities.	Density: Variable FAR: Variable
PUBLIC and SEMI-PUBLIC PS — Consistent Zoning: All districts - Potentially Consistent Zoning: None Appropriate for uses and facilities owned or operated by public entities or private entities serving the public. These include law enforcement and fire stations, schools, libraries, hospitals, water and sewage treatment plants, landfills, cemeteries, airports, and military installations. Also includes high-volume public and private transportation corridors (e.g., freeways, BART, railroads) and utility corridors.	Density: N/A FAR: N/A
AGRICULTURAL CORE AC — Consistent Zoning: A-4, A-40, A-80 - Potentially Consistent Zoning: P-1 Applied to approximately 11,900 acres between Brentwood, Discovery Bay, and Byron composed primarily of soils rated Class 1 or 2 per the National Resources Conservation Service (NRCS) Land Capability Classification. Much of the area under this designation is prime agricultural land that is actively farmed with intensive row crops, orchards, and vineyards. Agricultural production is the primary use in areas with this designation and takes precedent over other uses. Limited agricultural tourism activities that support the agricultural economy are consistent with this designation. "Ranchette" or estate-style residential development, and any other use that interferes with agricultural activities, is inconsistent with this designation.	Density: 1 unit/40 acres FAR: N/A
AGRICULTURAL LANDS AL — Consistent Zoning: All A- districts - Potentially Consistent Zoning: P-1 Applied to agricultural areas composed primarily of soils rated Class 3 or lower per the National Resources Conservation Service (NRCS) Land Capability Classification. Most areas with this designation are non-irrigated, rural lands that may support grazing and dryland farming, though it also includes non-prime, productive agricultural lands. Other types of agricultural, open space, and non-urban uses are consistent with this designation when conducted in accordance with the County's policies pertaining to agricultural areas. These include limited opportunities for recreation, lodging (farm stays, bed and breakfasts, etc.), food services (farm-to-table dining, farm stands, etc.), special events, and similar activities that support the county's agricultural economy. Some land with this designation is within the Delta Primary Zone (DPZ) and may be used for recreation and other nonagricultural activities that are consistent with the Delta Protection Commission's Land Use and Resource Management Plan for the Delta and the Delta Stewardship Council's Delta Plan.	Density: 1 unit/10 acres 1 unit/20 acres within DPZ FAR: N/A
PARKS and RECREATION PR — Consistent Zoning: All R-, M-, and A- districts - Potentially Consistent Zoning: P-1 Applied to publicly- and privately-owned parks and small outdoor spaces. Includes neighborhood and community parks as well as federal, State, and regional parks and historic sites that are managed primarily for conservation purposes and provide active or passive recreational activities. Ancillary amenities such as visitor centers, event spaces, amenity rides, and eateries that support or enhance the primary recreational use are consistent with this designation.	Density: 0.0 FAR: N/A
COMMERCIAL RECREATION CR — Consistent Zoning: A-2, A-3 - Potentially Consistent Zoning: C, R-B, P-1 Appropriate for privately-owned recreational uses where the primary activity is conducted outdoors, such as golf courses, recreational vehicle campgrounds, hunting clubs, and marinas. Ancillary commercial and service uses, as well as an on-site residential use for a caretaker, harbor master, etc., are consistent with this designation.	Density: 0.0 FAR: N/A
RESOURCE CONSERVATION RC — Consistent Zoning: All A- districts - Potentially Consistent Zoning: P-1 Applied to the watersheds of reservoirs owned by public utilities, migration banks, ecologically significant or environmentally sensitive areas that are not within publicly-owned parkland, and hazardous or otherwise constrained areas that are unsuitable for development. Resource management, low-intensity agriculture, low-intensity recreation, and similar activities are consistent with this designation when conducted in a way that is not damaging to the resources being protected. Construction of one single-family residence on an existing legal lot under private ownership is consistent with this designation. All types of urban development and subdivisions that increase density are prohibited.	Density: 0.0 FAR: 0.0
WATER WA — Consistent Zoning: None - Potentially Consistent Zoning: All districts Applied to approximately 41.5 square miles of water including the portions of San Francisco Bay, San Pablo Bay, and the Sacramento-San Joaquin River Delta that are within the county, large inland reservoirs, and other water bodies large enough to warrant designation. Typical uses include ferry terminals, shipping facilities associated with adjacent industry (marine terminals, wharves, etc.), docks, water-oriented recreation uses, and aquaculture.	Density: 0.0 FAR: N/A



Density:
The land use map and designations indicate the allowed density of residential development. Residential densities are expressed in terms of dwelling units per net acre, which is the area remaining after land is dedicated for rights-of-way, easements, and other public or common uses. This illustration shows different densities for residential development on similarly sized lots.



FAR: The land use map and designations indicate the allowed intensity of nonresidential development. Development intensities for nonresidential uses are expressed in terms of floor area ratio (FAR), which is the ratio of gross building floor square footage to gross land area, expressed as a decimal number. When a building’s square footage is equal to the area of the parcel it occupies, the FAR is 1.0. FARs are lower in suburban areas, where buildings are shorter and often surrounded with parking and landscaping, than in urban areas, where buildings are taller and occupy more of their respective parcels. This illustration shows how various building configurations represent different FARs on similarly sized lots.