Future Land Use Map and Designations

Map Overview

The General Plan Land Use Map uses color-coded designations to express the intended use of land across the Fremont area over the approximate twenty-year time horizon of this General Plan. See Diagram 2-2 for future land use. Preparation of the Land Use Map is explicitly required by the California Government Code. The Map is part of the adopted General Plan and carries the same legal weight as the Plan document itself.

In most cases, the designation on the Land Use Map matches the existing use of land as of 2010. In other cases, the designation may be different from what is on the ground today, indicating that the City expects the current use to change as Fremont adds population and jobs. For example, a parcel that is vacant today but designated for residential use on the map would be expected to be developed with housing during the next twenty years. Similarly, a parcel that is in industrial use today but designated as "mixed use" on the map would be expected to redevelop with a mix of commercial and residential uses.

The Land Use Map is largely implemented through the City's zoning regulations. Each color-coded category on the map has a corresponding set of compatible zoning districts. Many of the Land Use Map categories have more than one corresponding zoning district, permitting a more fine-grained interpretation of the map based on existing uses and local conditions. Whereas the Map categories are intentionally broad, the zoning designations are more prescriptive and address qualities such as building heights, setbacks, permitted and conditional uses, allowable lot coverage, and parking requirements. Parking is also addressed through policies in the Mobility Element.

While the Land Use Map guides zoning, it is not the same as the Zoning Map. By definition, the Land Use Map is intended to be general and does not necessarily follow parcel boundaries. Moreover, the designation of an area with a particular Map category does not mean that the most intense zoning district consistent with that category is "automatically" permitted. This is particularly true in the residential areas, where a range of zoning densities applies within each category.

In most cases, developing a property with a use that is not consistent with what is shown on the Land Use Map would require an amendment to the General Plan. The definitions below are intended to guide the determination of consistency. Policies in this Element provide additional guidance for evaluating consistency, and for evaluating proposed Plan amendments. Requests to amend the Plan are subject to a public process involving the Planning Commission and City Council and are subject to evaluation under the California Environmental Quality Act.

There are a total of 20 land use categories shown on the Land Use Map, including five residential categories, five commercial and mixed use categories, three industrial categories, six open space categories, and one public category. There is also an overlay category (shown on the map with an outline rather than a color) that corresponds to transit-oriented development areas, and a second overlay that corresponds to Study Areas. Streets and public rights-of-way are generally color coded based on the land use they adjoin. However, freeways and railroad rights of way remain uncolored on the Map.

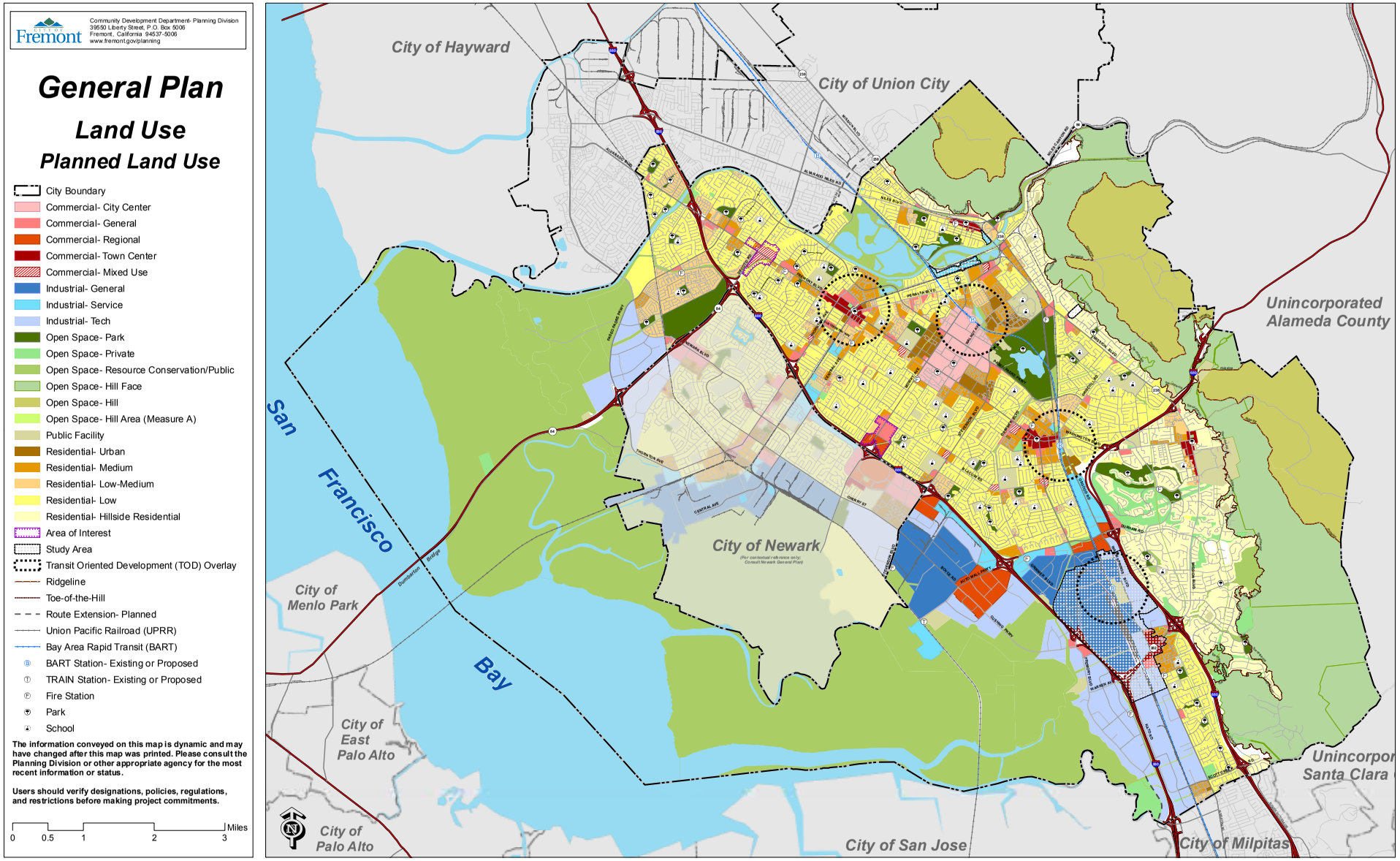

Diagram 2-2 Planned Land Use

This is a reduced image. Please see the most current color full-size maps available at the Fremont Planning Division or online at www.fremont.gov/planning
The information on this diagram is dynamic and may have changed since this page was last printed.

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MEASURING INTENSITY AND DENSITY

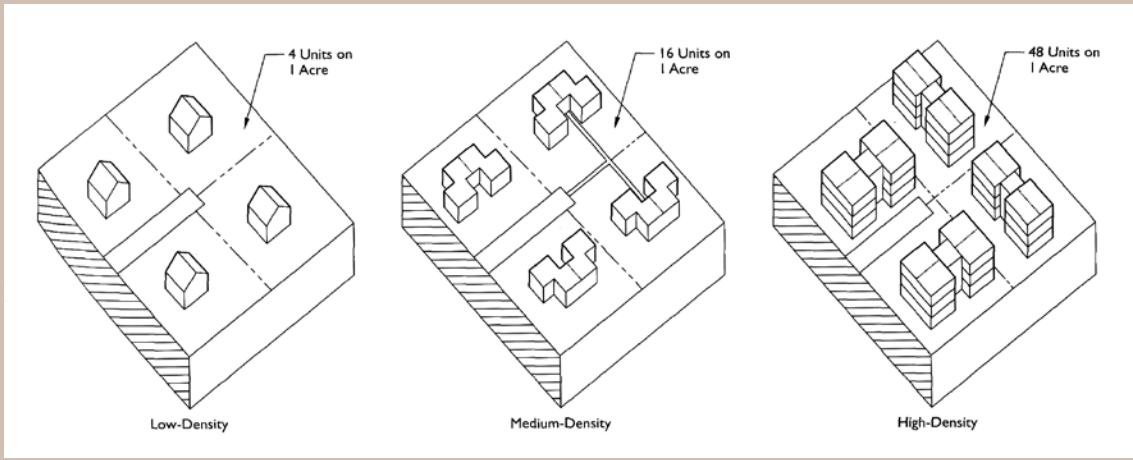
Each land use designation (except some open space and public designations) includes a measurement of development intensity, expressed as density or FAR. The measurement indicates the level of development that is permitted on each parcel within a given designation.

For residential categories, this is expressed as density; the number of units allowed per net acre. A "net" acre excludes streets, easements and other right-of-way not available for development. For example, a 20,000 square foot parcel with a net allowable density of 1 unit per 5,000 square feet would have a capacity of 4 units.

For commercial and industrial categories, intensity is expressed as Floor Area Ratio, or FAR. This is defined as the ratio between lot area and building floor area. For example, a 20,000 square foot parcel with a maximum allowable FAR of 2.0 would be permitted to have a 40,000 square foot building.

In most cases, the land use definitions only specify the maximum density or FAR that is permitted in an area. However, in a few cases, the definitions also specify the minimum density that may be required. This is particularly important for land around transit stations and in areas planned for urban density housing. Because the city has a limited supply of such properties, it is important to use them efficiently.

For example, it would be inconsistent to develop a property across the street from a BART station with single family homes when such sites offer the best opportunities in the city to reduce motor vehicle dependence, encourage transit ridership, and provide higher density housing and pedestrian-oriented workplaces.



Density Diagram
Source: APA Planning and Urban Design Standards, John Wiley & Sons, 2006

Hillside Residential

Residential Designations

Five residential designations appear on the Map. These designations are defined as follows:

Hillside Residential (Less than 8.7 units per net acre where previously subdivided; less than 2.3 units per net acre elsewhere)

The Hillside Residential designation generally corresponds to existing neighborhoods within the boundaries set by Measure A, Fremont's 1981 Hillside Initiative and further defined by the Hillside Combining Zoning District. Hillside Residential areas may include single-family lots, hobby farms, estates, and open space. These areas often have steep terrain, environmental constraints, and other natural features that preclude higher densities. Hillside Residential areas also include existing single-family subdivisions, clustered housing with common open space, and other planned developments. The intent of the Hillside Residential designation is to preserve the character of existing hillside neighborhoods and achieve compatible resource conservation and safety objectives. Outside of existing subdivisions and planned developments, new lots less than 20,000 square feet are prohibited. Within existing subdivisions and planned developments, lots less than 20,000 square feet currently exist; further increases in density (through subdivision and lot splits) are not permitted. Correlating zoning includes the R-1-40 and R-1-20 districts. R-1-10, R-1-8, and Planned District zoning are also present in established subdivisions.

Low-Density Residential

Low Density Residential (2.3 to 8.7 units per net acre)

The Low Density designation corresponds to most of Fremont's single-family residential neighborhoods. These areas are characterized by subdivisions of detached homes, usually on lots of 5,000 to 10,000 square feet. Low Density areas may also include larger-lot subdivisions in the 10,000 to 20,000 square foot range. Multiple zoning districts apply within Low Density Residential areas to distinguish areas with different minimum lot sizes. The high end of the density range, which would result in lots less than 6,000 square feet, is only permitted where specific conditions are met as established by the General Plan and Planned District zoning. Other compatible uses, such as schools, child care centers, parks, and religious facilities, may also locate in areas with this designation. Correlating zoning includes R-1-10, R-1-8, R-1-6 and R-2 districts.

Low-Medium Density Residential (8.8 to 14.5 units per net acre)

The Low-Medium Density designation is intended for patio home (zero lot line) development, mobile home parks, and older parts of the City characterized by a mix of single-family homes and small multi-unit buildings. Net density in these areas generally ranges from 8.8 to 14.5 units per acre, corresponding to site area allowances of 3,000 to 5,000 square feet per unit. While a mix of housing types is present, these areas retain the basic character of single-family neighborhoods, such as front and rear yards, driveways, and garages. Other compatible uses, such as schools, child care centers, parks, and religious facilities, may also locate in areas with this designation. Correlating zoning includes small lot Planned Developments, R-2, R-G and some of the lower density R-3 districts.

Low-Medium Density Residential

Medium Density Residential (14.6 to 29.9 units per net acre)

The Medium Density designation applies to garden apartments, condominiums, flats, townhouses, and low-rise multi-family complexes. Net densities in these areas generally range between 14.6 and 29.9 units per net acre, corresponding to site area allowances of 1,450 square feet per unit to 3,000 square feet per unit. These areas are multi-family in character, but retain some of the characteristics of suburban neighborhoods such as landscaped yards, off-street parking, common open space, and low building heights. Structures in these areas are generally less than four stories tall and have surface parking. Other compatible uses, such as schools, child care centers, parks, and religious facilities, may also locate in areas with this designation. Correlating zoning includes the R-3 district zones and the R-G zone.

Medium Density Residential

Urban Residential (30 to 70 units per net acre)

The Urban Residential designation applies to apartment buildings and condominiums that are generally four stories or more. Densities exceed 30 units per net acre and may be as high as 70 units per net acre, corresponding to site area allowances of 625 to 1,450 square feet per unit. On larger parcels with this designation, common open space and other shared amenities are typically provided. Structured parking is also usually included. Other compatible uses, such as schools, child care centers, parks, and religious facilities, may also locate in areas with this designation. While this designation is principally intended for residential development, some mixed use development (i.e., apartments above retail shops/services/offices) may be allowed under certain conditions. Densities above 70 units per net acre may also be permitted under certain conditions. Correlating zoning in Urban Residential areas includes the higher density R-3 zones and the R-4 zone.

Urban Residential

Urban Residential

City Center Urban Corridor

City Center Pedestrian Amenities

City Center Rendering

Commercial and Mixed Use Designations

Four commercial designations and one mixed use designation appear on the map. These designations are defined below. For mixed use projects, allowable residential densities are expressed in units per net acre to achieve Housing Element objectives for these areas. In some instances minimum densities may apply. Consistent with the Fremont Municipal Code, the City Council may allow development that exceeds the FAR limits specified below if they find a project would provide substantial community benefits and is consistent with the goals and policies of this General Plan. Implementation 2-2.7.B indicates the conditions under which maximum FAR's may be exceeded.

The Community Character Element of the General Plan should be consulted for additional guidance on the design of commercial and mixed use areas. In general, the City envisions an emphasis on pedestrian access in all commercial districts with buildings oriented toward streets and sidewalks, especially in the City Center and Town Centers. The Community Plan Element should be consulted for specific goals and policies for City Center and each of the Town Center areas.

City Center

The City Center designation applies to the 460+ acre area in the heart of Fremont. The area was envisioned as Fremont's downtown more than 50 years ago and today includes a mix of mostly auto-oriented commercial, office, civic, health care, and limited residential uses. Looking forward, City Center will become more urban in character, with more intense infill development and redevelopment, particularly within ½ mile of BART. Trees, sidewalks, benches, plazas, public art and other amenities that make the streets pedestrian-friendly. While the City Center includes local-serving uses, it is envisioned primarily as a regional commercial center, employment center, and entertainment and cultural center. The designation also accommodates mid to high-rise residential projects and mixed use projects incorporating housing above non-residential uses. The spatial distribution of uses is further guided by policies in this Element, other elements of the General Plan, the Zoning Ordinance, and the Downtown Community Plan. In particular, the Downtown Community Plan should be referenced for development standards and design guidelines for projects in the Downtown area.

Non-residential projects in the City Center are subject to a minimum FAR of 0.80 and maximum FAR of 1.5. Mixed Use projects with ground floor commercial and residential uses above are subject to a minimum FAR of 1.25 and maximum FAR of 2.5. FAR increases of up to 3.0 are permitted within the TOD overlay. Mixed use projects located within the TOD Overlay are subject to minimum residential density of 50 units per acre. Such sites or projects may be zoned for residential uses even though they fall within the City Center General Plan designation.

Floor Area Ratio (FAR) = 2.5

Floor Area Ratio (FAR) = 1.5

Floor Area Ratio (FAR) = 0.8

Downtown District of the City Center

The Downtown district of the City Center is the 110 acre core area bound by Mowry Avenue, Paseo Padre Parkway, Walnut Avenue and Fremont Boulevard. The Downtown district has its own Community Plan to guide land use and development decisions. The Downtown district is intended to be a mixed-use, sustainable, pedestrian oriented destination for Fremont and the region. The Community Plan specifies the allowable density in the entire Downtown to be in the overall range of 0.80 to 1.5 FAR, or a potential of 2,860,700 to 5,363,800 gross square feet of development. Although, FAR and height limits do not apply to individual parcels. The denser, compact development pattern will create a more walkable and dynamic environment for Downtown.

Bay Street, Irvington Town Center

Niles Town Center

Centerville Town Center

Floor Area Ratio (FAR) = 1.25

Town Center

The Town Centers on the General Plan Land Use Map correspond to the original business districts of Niles, Irvington, Centerville, and Mission San Jose, and a cluster of established neighborhood shopping centers in the Warm Springs District. Each area includes an aggregation of different businesses and services that meets the needs of the surrounding community. While the character of each Town Center varies, all are intended to be pedestrian-oriented with an attractive and distinct identity, along with amenities such as small parks, public art, and plazas that creates a Main Street ambiance. In some centers, such as Niles and Mission San Jose, identity is already well established through the building fabric and streetscape. In others, such as Warm Springs, identity will need to be shaped by future planning decisions. Typical uses in Town Centers include local services, retail, eating and drinking establishments, civic facilities, housing, and mixed-use development.

Non-residential projects in the Town Centers are subject to a maximum FAR of 0.5. Mixed-use projects with ground floor commercial and residential uses above are subject to a maximum FAR of 1.25. FAR increases up to 2.5 are permitted where a TOD overlay has been applied. Minimum FARs of 0.5 and minimum residential densities of 30 units/acre also apply when the site is located within the TOD overlay (e.g., Irvington, Centerville).

General Commercial

The General Commercial designation applies to low-scale commercial, service, and office uses located along the City's arterials and collector streets. Some of these areas were developed as auto-oriented "strip" shopping centers while others are freestanding offices, commercial uses, or clusters of businesses meeting the day-to-day needs of Fremont residents. Multiple zoning designations apply within this category to distinguish their different physical characteristics and uses. The zoning designations generally correspond to neighborhood retail uses, office uses, and service commercial uses. Typical retail commercial uses might include supermarkets, drug stores, restaurants, and miscellaneous small local-serving stores and services. Typical office commercial uses might include banks, finance, real estate, medical and dental offices, and professional services. Typical service commercial uses might include hotels, gas stations, fast food restaurants, used car sales, and minor auto repair businesses.

Mixed-use projects with ground floor commercial and residential uses above are permitted in the retail and office oriented zoning districts, but not in the service commercial districts. The allowable FAR in General Commercial areas ranges from a maximum of 0.30 for non-residential projects up to a maximum of 0.80 for mixed-use projects.

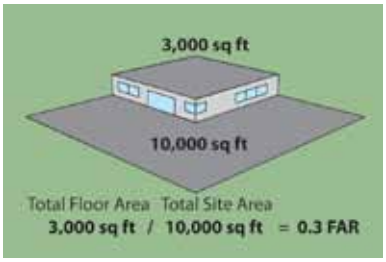
Regional Commercial

Regional Commercial areas include large-scale commercial uses serving a citywide or regional market, typically on large sites along freeways or major arterials. Retail uses within this category usually have large floor areas and high sales volumes and may be considered shopping "destinations" by consumers from Fremont and other cities across the Bay Area. Uses such as furniture and electronic stores, auto dealerships, home improvement stores, department stores, and "big box" retailers are included. Smaller and more local-serving retail stores and personal services are generally not appropriate but could be allowed if complementary to a regional use. The permitted FAR in these areas is 0.30, with higher FARs permitted for hotels on a case by case basis. Residential uses are not permitted.

General Commercial: Office Use

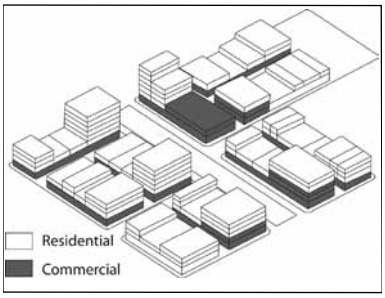
General Commercial: Office/Service Use

Regional Commercial: Pacific Commons

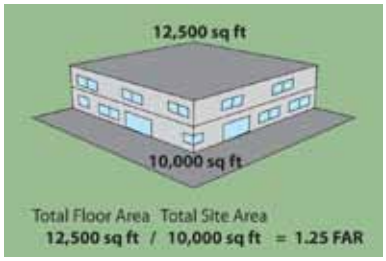


Floor Area Ratio (FAR) = 0.3

Bay Area Mixed Use



Mixed Use typically consists of ground floor commercial with residential above



Floor Area Ratio (FAR) = 1.25

Service Industrial Use

Mixed Use

The Mixed Use designation applies to specific areas of the City that may be appropriate for mixed commercial and residential projects, but are not within a TOD overlay. This designation has been applied to areas of the City that are beyond the half-mile radius of the BART and ACE stations, but still would be attractive locations for projects that combine commercial and higher-density residential uses. A range of commercial uses, such as retail, restaurants, personal services and offices are permitted within the Mixed Use designation. Housing is permitted but not required; however, a substantially higher FAR is applied to incentivize mixed use development on these properties.

The allowable FAR in areas designated Mixed Use ranges from a maximum of 0.50 for non-residential projects to a maximum of 1.25 for mixed-use projects that include residential.. All uses and development shall be evaluated for land use compatibility with adjacent uses. Residential projects without commercial uses are not permitted in these areas.

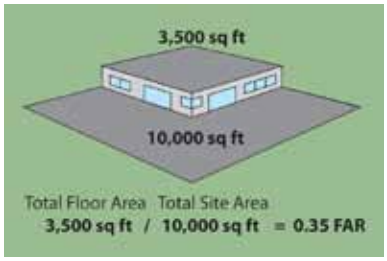
Industrial Designations

Three industrial designations appear on the map. Each designation is oriented toward the production, distribution, and repair of consumer goods, although the character of development varies in each case. Uses range from low-rise office buildings to heavy manufacturing. Residential uses are prohibited in all three of the industrial designations. Retail uses are strictly limited, consistent with policies in the General Plan and standards in the zoning regulations. The permitted FAR identified for each industrial district may be increased subject to General Plan policies and the Finding procedure for FAR increases.

Service Industrial

This designation accommodates a variety of industrial uses which are generally oriented toward local businesses and residents. These include auto repair and servicing, machine shops, woodworking and carpentry shops, equipment rental and storage, small warehouse and delivery operations, self-storage facilities, printers, small wholesalers, and other small-scale industrial operations. A limited number of office, commercial recreation, and group assembly uses also occur within these areas. Service Industrial areas are often located on the perimeter of the City's larger industrial districts and in various locations in other parts of the City. Multiple zoning districts may apply depending on the location of uses Given their prox-

imity to more sensitive uses, activities such as the handling of hazardous materials are strictly limited and buffering from adjacent uses may be required. A permitted FAR of 0.35 applies.



Floor Area Ratio (FAR) = 0.35

Tech Industrial

This designation primarily applies to areas used for research and development, "clean and green" tech, and semi-conductor, computer hardware, software and related technological, administrative, sales, and engineering facilities. These areas play an essential role in the Silicon Valley economy and provide a high volume of business-to-business sales tax for Fremont. Manufacturing is permitted, provided that characteristics such as noise, vibration, and odor do not generate significant impacts. Warehousing, wholesaling, and distribution facilities also may locate within these areas. A moderate level of hazardous materials handling and storage may occur.

Technology Industrial Use

Some of the Tech Industrial areas, such as Bayside and Ardenwood technology Parks, are characterized by a campus-like environment of one and two story buildings on large parcels. Architectural and landscape standards have been applied in these areas to maintain high standards of visual quality. Other areas with this designation have a more varied mix of parcels and uses. A permitted FAR of 0.35 applies, although FARs up to 0.45 are permitted for manufacturing and warehouse uses.

General Industrial Use

General Industrial

This is the broadest of the three industrial designations, accommodating such uses as heavy manufacturing, warehousing, recycling facilities, and corporation yards. These areas have been mapped to recognize the greater potential of these uses to generate off-site impacts, including noise, odors, vibration, and truck traffic. General industrial uses may also handle and store larger quantities of hazardous materials, and may require extensive areas for outdoor storage. Buffering and screening may be required to enhance public rights-of-way and ensure land use compatibility. General Industrial areas support a wide range of quality jobs, generate a significant amount of revenue, and provide essential services that underpin the local and regional economies. Thus, it is important to protect these areas from encroachment by potentially incompatible uses such as retail, office, group assembly and other incompatible uses. A permitted FAR of 0.35 applies.

Table 2-3
Commercial-Industrial Development Intensity

General Plan Measurement of Development Intensity		
Commercial Designations	**Floor Area Ratio FAR (Min/Max)***	**Residential Density (Min)**
City Center		
Commercial Project	*0.80-1.5**	
Mixed Use Project	*1.25-2.5**	*50 units/acre*
City Center-TOD Overlay	*Max 3.0*	*50 units/acre*
Town Center		
Commercial Project	*Max 0.5*	*n/a*
Mixed Use Project	*Max 1.25*	*n/a*
Town Center-TOD Overlay	*0.5-2.5**	*30 units/acre*
General Commercial		
Commercial Project	*Max 0.3*	
Mixed Use Project	*Max 0.8*	*Residential allowed subject to FAR maximums*
General Commercial-TOD Overlay	*Max 1.25*	*Residential allowed subject to FAR maximums*
Regional Commercial		
Commercial Projects	*Max 0.3*	*n/a*
Mixed Use		
Commercial Project	*Max 0.5*	*n/a*
Mixed Use Project	*Max 1.25*	*n/a*
Industrial Designations	**Floor Area Ratio FAR (Min/Max)***	
Service Industrial	*0.35*	*n/a*
Tech Industrial	*0.35*	*n/a*
Manufacturing and Warehousing Uses	*0.45*	*n/a*
General Industrial	*0.35*	*n/a*

* Refer to zoning districts for more specific information on implementation

Open Space and Public Designations

Six open space designations and one public facility designation appear on the map. These designations are defined as follows:

City Parks

This category includes parks that are owned and operated by the City of Fremont, including active and passive recreation areas. Typical uses include athletic fields, playgrounds, trails, tennis courts, and recreation centers. The appropriate uses in any given park are based on the park's classification and standards and are further defined in the City's Parks Master Plan and the Parks and Recreation Element. City Parks are generally subject to a height limit of 35 feet, with some exceptions, and an impervious surface coverage limit of 15 percent.

Warm Springs Community Park

Resource Conservation and Public Open Space

The Resource Conservation and Public Open Space category includes open spaces that are located below the Toe of the Hill (TOH) and owned by public or quasi-public agencies other than the City of Fremont. Open spaces with this designation include regional parks such as Coyote Hills, and land owned by the San Francisco Public Utilities Commission (Hetch Hetchy Aqueduct), the Ohlone Community College District, and the US Fish and Wildlife Service (Don Edwards Wildlife Refuge). This designation also includes PG&E transmission line rights of way and Alameda County Flood Control and Water Conservation District easements and rights of way. Resource Conservation and Public Open Space lands will remain as permanent open space through the horizon year of this plan. A limited number of recreational and regional park improvements, such as trails or interpretive nature centers, may be appropriate. However, the focus in most areas is on the preservation of natural open space and restoration and enhancement of native habitat. Consistent with the 1981 and 2002 voter initiatives, public land in the hill areas is excluded from this category and is mapped separately under "Hill Area Open Space".

Quarry Lakes

Private Open Space

The Private Open Space designation applies to private land set aside as open space within planned communities. It also applies to private uses with an open space character (such as golf courses and cemeteries). Some agricultural uses, such as livestock grazing, orchards, and small scale cultivation of crops, may be acceptable within these areas. With the exception

Niles Hill Area

of ancillary structures related to the open space use, development is not permitted in areas with this designation.

Hill Area Open Space

The Hill Area Open Space designation applies to most of the open lands defined by voter-approved Measure A (Hillside Initiative of 1981) and Measure T (Hill Area Initiative of 2002). This designation includes two sub-areas, and a total of three designations, each depicted differently on the General Plan Land Use Map.

Lands above the Toe of the Hill (TOH)-Measure T

Measure T applies to Fremont's eastern Hill Area and includes all land above the TOH, extending south and east to Alameda Creek and Calaveras Creek. The TOH is the line along the base of the hills where the natural grade first becomes 20 % or more. The area defined by Measure T is further identified as the Hill Face Open Space and the Hill Open Space. Each of these is shown in a different shade of green on the Land Use Map.

• **Hill Face Open Space** is identified as all land between the TOH and the Ridgeline. The Ridgeline is a visual feature along the high point of the Hills established from a point of origin 1.5 miles away. Very low density uses may be allowed at a density of one unit per 20 acres for existing parcels. Outdoor recreation and limited public and quasi-public uses are allowed. Grazing and other agricultural activities are also allowed.

• **Hill Open Space** is identified as land within the Hill Area beyond the Ridgeline and outside of the Hill Face. This land is primarily located east of the Ridgeline. Very low density residential uses may be allowed at a density of one unit per 20 acres for existing parcels and one unit per 100 acres for any future annexed parcels. Limited outdoor recreation and other agricultural activities are also allowed.

Lands generally lying east of Mission Boulevard and I-680 and below TOH-Measure A

• **Hillside Open Space (Measure A)** applies to rural parcels generally lying east of Mission Boulevard and/or Interstate 680, up to the TOH. Compatible uses include passive outdoor recreation, agriculture, and rural residential development. Future residential development in this area may not exceed one unit per acre for unconstrained land and one unit per four acres for constrained lands. However, even lower densities shall be maintained where severe environmental constraints are present. For the purpose of calculating allowable density, environmentally constrained portions of property (such as slopes over 20 percent) shall be excluded.

OPEN SPACE AND PUBLIC DESIGNATIONS

The State requires all general plans to contain an open space element to guide the comprehensive and long-range preservation and conservation of open space lands. Because this topic overlaps many other topics covered by the plan, local governments often combine open space with other elements. Fremont's General Plan meets the requirements for an open space element through the Land Use, Community Character, Conservation, Safety, and Parks and Recreation Elements.

The government code specifically requires open space elements to address four topics. These topics, and the places they are addressed in the Fremont General Plan, are listed below:

- **Open Space for the Preservation of Natural Resources** (Government Code 65560(b)(1))
  The Land Use Element uses different "open space" map designations to identify areas that should be preserved for the preservation of plant and animal resources, including wetlands and hillsides. The Conservation Element includes policies that further address the protection of these areas.
- **Open Space for the Managed Production of Resources** (Government Code 65560(b)(2))
  The Conservation Element includes policies for the management of open space lands (including grazing land), areas required for groundwater recharge, areas containing mineral deposits, and important water features such as creeks, lakes, ponds, wetlands and estuaries.
- **Open Space for Outdoor Recreation** (Government Code 65560(b)(3))
  The Parks and Recreation Element identifies areas used for outdoor recreation, and areas suited for future recreational activities, including trails. It also addresses the potential for linear parks and open spaces along utility corridors. The Community Character Element identifies open space areas with scenic, historic, and cultural importance.
- **Open Space for Public Health and Safety** (Government Code 65560(b)(4))
  The Safety Element addresses areas that must remain open space in the future because of naturally occurring hazards. It also identifies high fire hazard areas, and historical natural hazard boundaries such as inundation areas, landslide paths, and earthquake faults.

FLOOD HAZARD AREAS

- The Resource Conservation and Public Open Space designation applies to the City's Baylands which is the most susceptible area in the City to flood hazards and the 100-year flood. The FEMA Flood Hazard Diagram in the Safety Element identifies these areas. This Diagram also identifies other areas in the City that may be subject to the 500-year flood. These areas are typically near open creeks and flood control channels, and in the areas around Lake Elizabeth. The City will annually update these areas based on the most recent flood hazard data from FEMA. The Resource Conservation and Public Open Space designation also applies to Alameda Creek and Quarry Lakes, which are resources used for groundwater recharge and stormwater management. This information is provided to comply with California Government Code Section 65302(a).

Fremont Main Library

Additional development standards for the hill areas are specified in General Plan policies (especially in the Community Plan Element), zoning, and the Fremont Municipal Code and should be consulted further.

Public Facility

The Public Facility designation generally applies to non-open space parcels owned by public agencies or utilities. The designation includes City facilities, public schools, water and sanitary district facilities, transit agency facilities, utilities, and other federal, state, county, and local government facilities. Not all public facilities appear under this designation—for map legibility purposes, facilities less than one acre in size that are similar in character to adjacent uses may be shown with the adjacent use designation. For example, individual fire stations and branch libraries may not appear on the map. Conversely, sites designated as Public Facility are not precluded from future private use through joint public-private development, provided such development is consistent with the policies of the General Plan. Allowable development intensity on Public Facility properties is determined on a case-by-case basis and a 45-foot height limit generally applies. Public Facility also applies to unmapped portions related to freeway and railroad right-of-way.

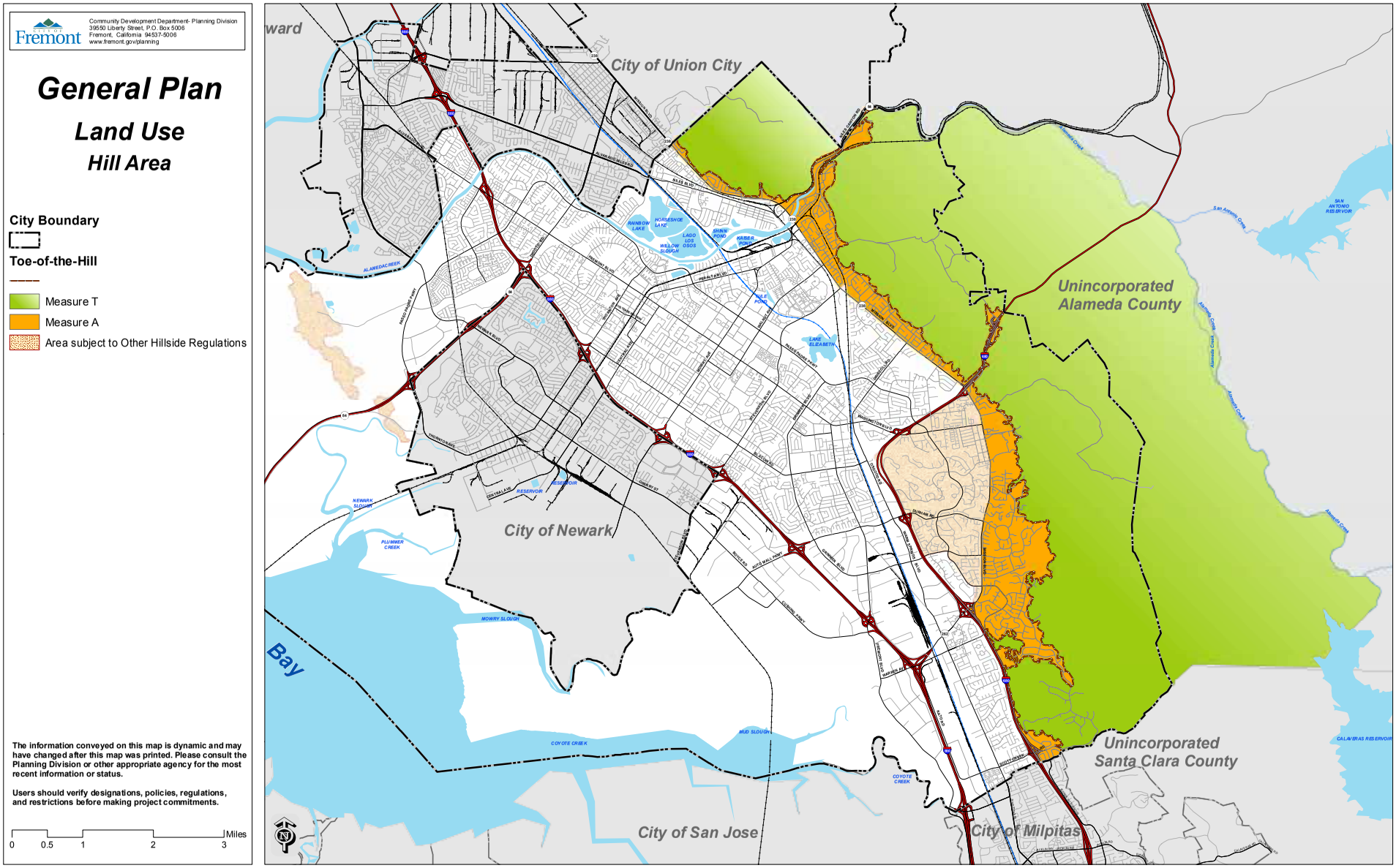


Diagram 2-3 Hill Area

This is a reduced image. Please see the most current color full-size maps available at the Fremont Planning Division or online at www.fremont.gov/planning
The information on this diagram is dynamic and may have changed since this page was last printed.

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Overlay Designations

Transit Oriented Development

Two overlay designations appear on the Map. One indicates transit-oriented development areas, and the other indicates Study Areas.

Transit Oriented Development (TOD) Overlay

Transit Oriented Development (TOD) is an overlay designation applied to areas generally within a ½ mile radius of the Fremont BART Station, the future BART Stations in Irvington and Warm Springs, and the ACE/Amtrak Station in Centerville. The Overlay only applies to property with an underlying designation in one of the seven commercial and industrial categories, or the Urban Residential category. Each TOD area is unique. However, they share a common goal of maximizing transit use through density, land use mix, building form, and design. Each TOD is intended to be a vibrant pedestrian-oriented district. The particular mix of uses around a given station will vary depending on surrounding land use, access, infrastructure, and other factors. TOD areas will generally have more intense development than immediately surrounding areas in order to support transit ridership and promote a sense of place. Low-intensity auto-oriented uses that do not take advantage of the proximity to transit will be discouraged.

Parking requirements, setbacks, and other development standards are aimed at encouraging transit use and walkability, although public and on-street parking should be sufficient to anticipate and accommodate vehicle trips from Fremont neighborhoods to each respective station. FARs may range from 1.0 to 3.0 depending on location, with higher FARs typically permitted in mixed use projects that incorporate housing over ground floor commercial uses or high rise office buildings. Minimum FARs would typically apply and will be specified through zoning, but in no case would the minimum FAR be less than 0.5. If additional major investments in public transit (additional rail stations or light rail systems) are made in the future, this designation could be applicable in other locations.

Study Area

The study area designation is used to identify areas or properties where changes to the current General Plan designations are likely to be proposed in the future. It would be premature to change the designation of these lands at this time due to the need for future study and impact assessment. As appropriate, the City may undertake or authorize studies of these areas to respond to General Plan Amendment proposals or changing circumstances in the City. All Study Areas have an underlying General Plan

designation that will remain in effect until a General Plan amendment is formally approved. General Plan text has been provided for each Study Area and should be consulted for further guidance (see the Community Plan Element for details).

Areas of Interest

The area of interest designation is used to identify areas of the City where no land use change is envisioned but may include vacant or underutilized land that has the potential for new development or redevelopment over the long term. These areas may include other design-based policies related to form, scale, function, landscaping. They may also identify gateways areas where other special design treatment is warranted.

Summary

Table 2-4 provides a citywide summary of the 20 land use designations. It indicates the total acreage in each designation on the General Plan Land Use Map. It provides a means of quantifying the differences between land uses and offers insight into the expected character of each area upon the horizon year of this Plan (2035).

Table 2-4
General Plan Land Use Map Summary – Citywide

Land Use Classification	Mapped Acreage - Net	Percent of Total
Residential- Hillside Residential	2,198.54	5%
Residential- Low-Medium	941.31	2%
Residential- Low	5,301.76	12%
Residential- Medium	1,087.90	2%
Residential- Urban	227.75	0.5%
Residential Subtotal	**9,757.25**	**21.5%**
Commercial- City Center	366.30	1%
Commercial- General	326.97	1%
Commercial- Mixed Use	75.86	0.25%
Commercial- Regional	313.40	1%
Commercial- Town Center	177.52	0.5%
Commercial Subtotal	**1,260.05**	**3.75%**
Industrial- General	1,434.86	3%
Industrial- Service	406.66	1%
Industrial- Tech	2,295.25	5%
Industrial Subtotal	**4,136.77**	**9%**
Open Space- Hillside (Measure A)	158.13	0.5%
Open Space- Hill Face (Measure T)	6,675.98	15%
Open Space- Hill (Measure T)	3,937.61	8%
Open Space- City Park	1,126.11	2%
Open Space- Private	584.65	1%
Open Space- Resource Conserv/Public	15,867.33	35%
Open Space Subtotal	**28,349.81**	**62.5%**
Public Facility	**1099.21**	**2%**
Right of Way (parcel)**	**30.71**	**0.25%**
Railroad Corridor**	**455.96**	**1%**
Total	**45,089.78**	**100%**

* Total Gross Acreage of the City of Fremont = 57,020 acres
** Considered Public Facility for Land Use Planning Purposes
Source: City of Fremont, 2010