

General Plan Designation Summary Information  
(See General Plan Land Use Chapter for more information)

Designation	General Purpose	Would allow club similar to that existing
Commercial, General	<p>The General Commercial designation applies to low-scale commercial, service, and office uses located along the City’s arterial 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.</p>	Yes
Open Space, General	<p>The General Open Space land use designation applies to private land with an open space character that may be vacant or contain a previously established use. Properties within this designation may be subject to constraints of soil instability, property access, water and flood levels, landslides, fault zones, or slopes in excess of 30 percent that restrict the use of the property with structures. Allowable uses for this designation include cemeteries, public facilities, recreation facilities, quasi-public facilities, one single-family home on a legally established lot, grazing, and small-scale cultivation. New lots require a minimum size of 20 acres. Undeveloped portions of property within the General Open Space designation should be set aside for conservation purposes.</p>	Yes
Open Space, Private*	<p>The Private Open Space designation typically applies to private land set aside as open space within planned communities. Private open space uses may include natural areas, passive use areas, indoor and outdoor recreation facilities, clubhouses, community amenities, such as playgrounds and picnic areas, and some agricultural uses, such as livestock grazing, orchards, and small scale cultivation of crops. With the exception of ancillary structures related to the intended open space use, other types of development are not permitted in areas with this designation.</p>	Yes

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Residential, Hillside	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 neighborhood and achieve compatible resource conservation and safety objectives. Outside of existing subdivisions and planned development, new lots less than 20,000 square feet are prohibited. Within 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, R-1-6, and Planned District zoning are also present in established subdivisions.	Yes
Residential, Low	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.	Yes

\* Note: If a "Private Open Space" land use designation is applied to a parcel, it can only be changed as follows:

- A. 1. Through approval of a ballot measure by the voters of Fremont at a regular municipal election, or  
 2. Through the approval of the change by the Fremont City Council, after prior review by the Fremont Planning Commission and receipt of its recommendation, and based on the City Council findings that failure to redesignate the land would result in the taking of private property for public use without just compensation. Any such approval shall be limited to the minimum amount of development required to avoid a taking of private property.
- B. The findings required under subsection A.2 of this policy must be supported by clear and convincing evidence.
- C. The determinations of the City Council under subsection A.2 of this policy must be unanimous.