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City of Anaheim, California GENERAL PLAN Land Use Plan

Residential

Designation	Description	Density (Dwelling Units per Acre)	Typical Implementation Zone(s)
Estate Density	Large-lot single-family subdivisions of a custom character. Typical development consists of single-family residences on lots of 22,000 to 43,560 square feet. This land use designation is limited to the Hill and Canyon Area.	0-1.5	RH-1, RH-2
Low Density	Conventional single-family detached subdivisions. Typical development consists of single-family residences on lots of 5,000 to 10,000 square-feet.	0-6.5	RS-1, RS-2, RS-3, RH-3
Low-Medium Hillside	Both attached and detached single-family residences in hillside areas. Lot sizes in these areas are typically smaller, having typical minimum lot sizes of less than 5,000 square-feet, due to the sloping topography and associated reduction in developable area. Development is often "clustered" in order to reduce site grading while maximizing the preservation of open space. This land use designation is limited to the Hill and Canyon Area.	0-6.0	RS-3(SC), RS-4(SC), RM-2(SC)
Low-Medium Density	A wide range of residential uses, including detached, small-lot single-family residences, attached single-family residences, patio homes, zero lot line residences, duplexes, townhouses, and mobile home parks.	0-18.0	RS-4, RM-1, RM-2, RM-3
Medium Density	Multiple-family living environment with design amenities, such as private open space or recreation areas, business services, swimming pools, etc. Typical development includes apartment complexes.	0-36.0	RM-3, RM-3.5, RM-4
Mid Density	A wide range of residential uses, including detached, small-lot single-family homes, attached single-family homes, patio homes, zero lot line homes, duplexes, and townhouses.	0-27.0	RM-3, RM-3.5
Corridor Residential	Residential development on minimum one-acre project sites for single-family attached townhouse style housing typically fronting on arterial highways and incorporating a rear access drive or service alley. This designation is intended to provide for housing opportunities along the City's arterial corridors.	0-13.0	RM-1

Commercial

Designation	Description	Maximum Density (FAR)	Typical Implementation Zone(s)
Neighborhood Center	To serve the surrounding residential neighborhood or cluster of surrounding residential neighborhoods. Development should be compatible in scale and design with adjacent residential areas, and should be designed to encourage pedestrian usage. Not intended to encourage strip commercial development or large, regionally-serving, retail uses.	0.45	C-NC
Regional Commercial	Serves a larger area than Neighborhood Centers and include regional-serving commercial uses. Allowable uses could include large department stores, specialty stores, theaters, and restaurants. The Regional Commercial designation also allows for limited professional offices.	0.50	C-R
General Commercial	Accommodates a variety of land uses, including those identified in the Neighborhood Center designation and may, but not necessarily, serve the adjacent neighborhood or surrounding clusters of neighborhoods. In addition to some of the uses described in the commercial center description. Highway-serving uses such as fast food restaurants, auto oriented uses such as tire stores, service stations, auto parts stores, and other stand-alone retail uses are also envisioned.	0.50	C-G
Commercial Recreation	Intended to provide for tourist and entertainment related industries, such as theme parks, hotels, tourist oriented retail, movie theaters, and other visitor-serving facilities. Implemented by various Specific Plan Zones, which further define the maximum development intensities within this designation.	N/A	Specific Plan

Office

Designation	Description	Maximum Density (FAR)	Typical Implementation Zone(s)
Office-Low	Small-scale office uses, including local branches of financial institutions, legal services, insurance services, real estate, and medical or dental offices and support services. It is intended to facilitate office development of up to three stories in height as stand-alone projects or within a business park setting.	0.50	O-L
Office-High	Higher density office uses that have at least four stories. Focused in areas planned for more concentrated urban development such as The Platinum Triangle, key locations along transit routes, major intersections, or in close proximity to significant activity centers. Typical uses would include national or regional offices for financial institutions, Fortune 500 companies, and medical-related office complexes.	2.00	O-H

Industrial

Designation	Description	Maximum Density (FAR)	Typical Implementation Zone(s)
Industrial	Industrial-related uses, including research and development uses, technology centers, corporate and support office uses; business parks; assembly and light manufacturing, repair and other service facilities; warehousing and distribution centers; and, limited, employee-serving retail uses.	0.50	I

Mixed-Use

Designation	Description	Maximum Density (FAR)	Typical Implementation Zone(s)
Mixed-Use Mid	To allow flexibility for parcels that could transition from strip commercial uses to residential or a mix of residential, commercial and office development. Allows residential in either a stand-alone or mixed-use configuration and could include live-work units, duplexes, and townhouses in a horizontal or vertical mixed-use pattern. Residential development in these areas emphasizes quality and offers a variety of amenities. A mix of commercial uses would continue to allow for a range of community-service retail, office, and service commercial uses.	Up to 27 du/ac with a maximum FAR of 0.10	MU
Mixed-Use Medium	To allow flexibility for parcels that could transition from strip commercial uses to residential or a mix of residential, commercial, and office development. Allows residential in either a stand-alone or mixed-use configuration. Residential development in these areas emphasizes quality and offers a variety of amenities. A mix of commercial uses would continue to allow for a range of community-service retail, office, and service commercial uses.	Up to 36 du/ac with a maximum FAR of 0.35	MU
Mixed-Use High	To allow a mix of uses including residential, commercial, services, hotel, and professional office uses in a high-quality environment. The focus of this designation is on created a pedestrian-friendly environment, including increased connectivity and community gathering spaces. Uses and activities are designed together in an integrated fashion to create a dynamic urban environment. Continuous commercial street frontage on the first and, perhaps, second floors, supported by residential and/or office uses above, is the typical pattern of vertically mixed land use. Uses may also be mixed in a horizontal or multi-use pattern. Stand-alone uses within a multi-use project need to be integrated into an overall project design and connected to other adjoining uses by plaza, promenades, and landscaped corridors, and should include common architectural themes and signage. Typical residential uses could include stacked flats, live-work units, townhouses, and artist-style lots. Residential development in these areas emphasizes quality and offers a variety of amenities.	Up to 60 du/ac with a maximum FAR of 0.35	MU
Mixed-Use Urban Core	To allow a mix of uses including residential, commercial, services, hotel, and professional office uses in a high-quality environment. The focus of this designation is on created a pedestrian-friendly environment, including increased connectivity and community gathering spaces. Uses and activities are designed together in an integrated fashion to create a dynamic urban environment. Continuous commercial street frontage on the first and, perhaps, second floors, supported by residential and/or office uses above, is the typical pattern of vertically mixed land use. Uses may also be mixed in a horizontal or multi-use pattern. Stand-alone uses within a multi-use project need to be integrated into an overall project design and connected to other adjoining uses by plaza, promenades, and landscaped corridors, and should include common architectural themes and signage. Typical residential uses could include stacked flats, live-work units, townhouses, and artist-style lots. Residential development in these areas emphasizes quality and offers a variety of amenities.	Up to 100 du/ac with a maximum FAR of 3.00	DMU, PTMU
Non-Residential Mixed-Use	Encourages a mix of commercial and office uses, but prohibits residential uses where residential uses are not compatible with surrounding land uses. All uses, densities and intensities, other than residential uses, that are permitted by the Mixed-Use designation are allowed within the Non-Residential Mixed-Use designation. This designation is limited to the Anaheim Canyon Specific Plan area.	3.00	Specific Plan

Open Space and Recreation

Designation	Description	Maximum Density (FAR)	Typical Implementation Zone(s)
Open Space	Areas intended to remain in natural open space; utility easements that will provide recreational and trail access to Anaheim's residents; heavily landscaped freeway remnant parcels; and land areas surrounding major water features.	0.10	OS
Parks	Active and passive recreational uses such as parks, trails, athletic fields, interpretive centers and golf courses.	0.10	PR, SP
Water Uses	Water bodies, such as the Santa Ana River, lakes, and reservoirs, and other water-related uses such as flood control channels and drainage basins.	0.10	OS, PR, SP

Public and Quasi-Public Facilities

Designation	Description	Maximum Density (FAR)	Typical Implementation Zone(s)
Schools	Existing public and larger, established private schools, including elementary, junior and high schools. Future schools may be developed in other land use designations through procedures established in the Zoning Code. Trade schools or other job training facilities may be developed in various non-residential land use areas under the procedures established in the Zoning Code.	N/A	SP
Institutional	Existing facilities or known planned public and quasi-public uses, including government offices, transportation facilities, public or private colleges and universities, public utilities, hospitals, large assisted living facilities, community centers, museums and public libraries. To the extent possible, institutional facilities should be clustered in activity centers to support other similar uses and benefit from access to various modes of transportation. Additional uses, including assembly areas and day care facilities, may be developed in other land use designations under the procedures established in the Zoning Code. The maximum floor area ratio reflects the potential for high-rise offices used by governmental or quasi-public agencies. Additional intensity provisions are addressed in the Zoning Code.	Up to 3.00	SP
Railroad	Passenger, commuter, and freight railroads	N/A	
Intermodal Transportation Center	Identifies a planned major intermodal transportation center in The Platinum Triangle. The intermodal transportation center would fit into the urban, mixed-use environment planned for The Platinum Triangle, providing a multitude of transportation options for residents, employees and visitors of The Platinum Triangle and nearby Anaheim Resort.	N/A	

Notes:
 Please refer to the Land Use Element of the General Plan for a more detailed description of each land use designation and for density limits in Specific Areas of the City.

In addition to the typical zoning designations listed above, other zoning designations may implement the General Plan (i.e., Specific Plans and Overlay Zones), which could further restrict maximum densities. For allowable densities within Specific Plan areas, please refer to the applicable Specific Plan.

Since allowable uses within the Institutional land use designation vary significantly (e.g., offices, transportation facilities, libraries, community centers, fire stations, etc.), the FAR for the Institutional designation also varies significantly.

Terms:
 du/ac = dwelling units per gross acre FAR = Floor Area Ratio
 Typical Implementation Zone Descriptions:
 RH = Single-Family Hillside Residential RS = Single-Family Residential RM = Multiple-Family Residential
 C-G = General Commercial C-NC = Neighborhood Center Commercial C-NC = Neighborhood Center Commercial
 O-L = Low Intensity Office Zone O-H = High Intensity Office Zone I = Industrial
 MU = Mixed Use Overlay PTMU = Platinum Triangle Mixed-Use Overlay DMU = Downtown Mixed Use Overlay
 PR = Public Recreation SP = Semi-Public OS = Open Space Zone
 (SC) = Scenic Corridor Overlay T = Transition