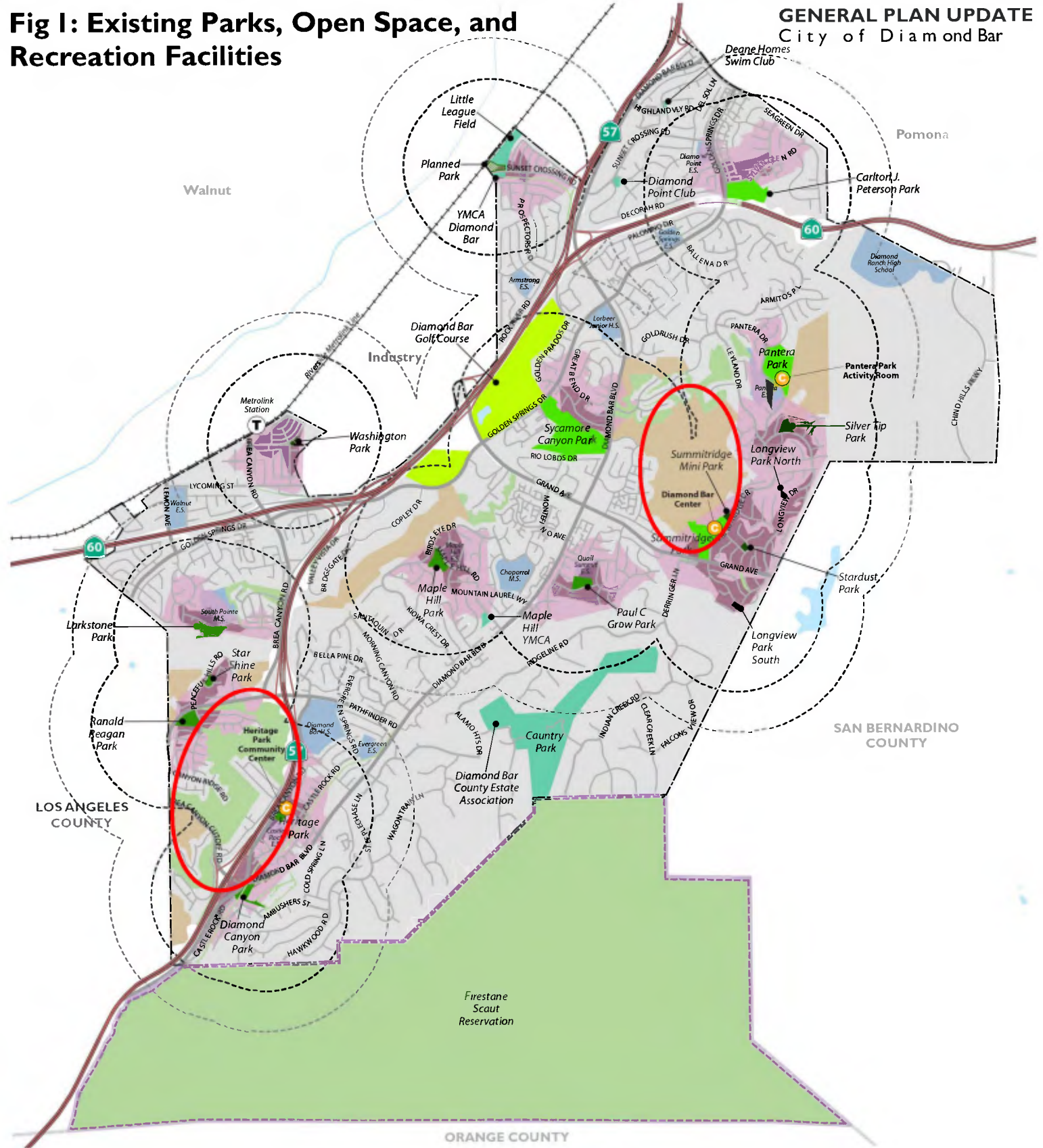
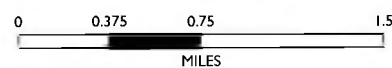


**Fig I: Existing Parks, Open Space, and Recreation Facilities**



- |  |                             |                           |                            |                         |  |                                |
|--|-----------------------------|---------------------------|----------------------------|-------------------------|--|--------------------------------|
|  | Community Centers           | <b>Parks Walkshed*</b>    |                            | Vacant Natural Areas    |  | Minor Roads                    |
|  | Mini Park                   |                           | 5 Minute Walking Distance  |                         |  | Schools/Educational Facilities |
|  | Neighborhood Park           |                           | 10 Minute Walking Distance |                         |  | Highways                       |
|  | Community Park              | <b>Parks Service Area</b> |                            | 1/2 Mile Service Radius |  | Ramps                          |
|  | Private Park                |                           | 3/4 Mile Service Radius    |                         |  | Railroads                      |
|  | Planned Park                |                           |                            |                         |  | Major Roads                    |
|  | Open Space/Greenways/Trails |                           |                            |                         |  | County Boundary                |
|  | Golf Course                 |                           |                            |                         |  | City of Diamond Bar            |
|  |                             |                           |                            |                         |  | Sphere of Influence            |
|  |                             |                           |                            |                         |  | County Boundary                |

\*5 Minute and 10 Minute Walksheds are calculated for mini, neighborhood and community parks.





## LAND USE CLASSIFICATIONS

The Land Use Diagram depicts 22 land use categories. These land use classifications are summarized in the table below and described in the text that follows. The legend on the General Plan Land Use Diagram is an abbreviated version of the descriptions. The land use classifications will be adopted as General Plan policy and are intentionally broad enough to avoid duplicating the City's zoning regulations. The General Plan Land Use Diagram, which is a graphic representation of City policies regarding growth and development, is to be utilized in conjunction with the policies contained in the General Plan as a guide to decision making. The Zoning Ordinance and the Zoning Map further delineate and prescribe specific uses of the land and associated development regulations. More than one zoning district may be consistent with a single General Plan land use category.

State law requires the General Plan to establish standards of population density and building intensity for each land use classification. Residential density is expressed as housing units per gross or net acre, as described for each land use. For non-residential and mixed uses, a maximum permitted ratio of gross floor area to site area is specified. The Floor Area Ratio (FAR) is a broad measure of building bulk that controls both visual prominence and traffic generated. As used in this General Plan, in general, all floor area above grade is included, including residential uses, but excluding parking, unless otherwise specified. The implementing zoning regulations define in detail how gross floor area is measured.

The density/intensity standards do not require the City to approve development projects at the top of the density or intensity range for each classification. Zoning regulations consistent with General Plan policies and/or site conditions may reduce development potential. Density and intensity standards are listed below. Accessory dwelling units (ADUs) are permitted by local regulation, and State law exempts ADUs from being included in density calculations. State-mandated density bonuses are in addition to densities otherwise permitted. Public facilities such as public parks, schools, and community centers are permitted in all classifications.

### Residential

*Note that hillside management standards apply to all residential designations (see 1995 General Plan Land Use Element Strategy 1.1.1 [h]).*

- **Rural Residential.** Allows for residential development at densities of 1.0 dwelling unit per gross acre (1 du/ac), with lower density for sites with slopes greater than 25 percent, in accordance with the slope density standard.
- **Low Density Residential.** Allows for residential development reaching a maximum of 3.0 dwelling units per gross acre (3.0 du/ac).
- **Low-Medium Residential.** Allows for residential development reaching a maximum of 5.0 dwelling units per gross acre (5.0 du/ac).
- **Medium Density Residential.** Allows for residential development reaching a maximum of 12.0 dwelling units per gross acre (12.0 du/ac).



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- **Medium High Residential.** Allows for residential development reaching a maximum of 16.0 dwelling units per gross acre (16.0 du/ac).
- **High Density Residential.** Allows for residential development reaching a maximum of 20.0 dwelling units per gross acre (20.0 du/ac).
- **High Density Residential-30.** Allows for residential development with a minimum net density of 20.0 dwelling units per acre (20.0 du/ac) and a maximum net density of 30.0 dwelling units per acre (30.0 du/ac)

### Commercial

- **General Commercial.** Allows regional, freeway-oriented and/or community retail and service commercial uses. Development is to maintain a floor area ratio (FAR) between 0.25 and 1.0.
- **Office.** Allows office and supporting commercial, retail, and service uses. Development is to maintain an FAR between 0.25 and 1.0.

### Mixed Use

- **Town Center Mixed Use.** Allows and encourages a mix of uses with an emphasis on community-serving and destination retail, dining, and entertainment uses. Offices and professional services, and residential uses are also permitted. Maximum FAR is 1.5, including residential uses, and a maximum residential density of 20.0 dwelling units per acre (20.0 du/ac) is permitted.
- **Neighborhood Mixed Use.** Allows a range of housing types and commercial uses, with a maximum FAR of 1.25, including residential uses, and a maximum residential density of 30.0 dwelling units per acre (30.0 du/ac). General Plan policies further delineate permitted and desired mix of uses and housing types based on parcel size and project location.
- **Transit Oriented Mixed Use.** Allows high-density residential uses, and supporting office, retail, commercial, and service uses with a maximum FAR of 1.5, including residential uses, and a **maximum residential density ranging from of 30.0 to 40.0 dwelling units per acre (4030.0 du/ac).**
- **Community Core Overlay.** The underlying Golf Course designation permits continued operation of the present golf course use. Were the golf course cease operation, this overlay designation would allow and encourage a mix of uses with an emphasis on destination and specialty retail, dining, and entertainment uses. Residential, hotel/visitor services, office and professional, and civic and community uses are also permitted, provided they do not exceed 40 percent of the overall floor area. Maximum FAR shall be 1.75.

### Other

- **Planning Area.** Designed to conserve open space resources and is to be applied to properties where creative approaches are needed to integrate future development with existing natural resources. All proposed development within these designated areas shall require the formation of a Specific Plan pursuant to the provisions of Government Code Section 65450.



- **Specific Plan.** This designation is intended to encourage the innovative use of land resources and development of a variety of housing and other development types, provide a means to coordinate the public and private provision of services and facilities, and address the unique needs of certain lands. It designates large-scale development areas in which residential, commercial, recreational, public facility, and other land uses may be permitted, or large properties (in excess of 10 acres) that are proposed to be annexed into the city, where a specific plan pursuant to the provisions of Government Code Section 65450 shall be required that will protect unique biological and open space resources, create fiscal benefits for the City and enhance its infrastructure, and minimize future adverse impacts to both the human and natural environment of the city and region.
- **Golf Course/Park.** Identifies the Diamond Bar Country Club and Golf Course. Public park is also permitted should the golf course cease operations at the site or consolidate into a smaller area.
- **Park.** Existing and future public parks.
- **Open Space.** Provides recreational opportunities, preservation of scenic and environmental values, protection of resources (water reclamation and conservation), protection of public safety and preservation of animal life.
- **Private Recreation.** Identifies major private recreation facilities. May be applied to lands required to be set aside for recreational use which have not been dedicated to or accepted by a public agency; no development may take place on these lands other than open space uses specifically permitted by the applicable Planned Unit Development and/or deed restrictions.
- **Public Facility.** Identifies land for public publicly-owned facilities and institutions serving the needs of the general community, such as schools and educational facilities; government facilities, including public safety facilities; public utilities; and other facilities of a public or quasi-public nature. These uses maintain development standards which do not exceed that of the most restrictive adjacent designation.
- **Water.** Identifies publicly-owned water facilities.
- **School.** Identifies school facilities.