

Attachment 3

LUDC Zone Opportunities for Utility-Scale Solar Energy Facilities

Zone	Description	Recommended	
		SEP	Staff
Agriculture			
AG-I Agricultural I	Areas appropriate for agricultural use within non-Rural Areas (e.g., Urban Areas and Existing Developed Rural Neighborhood). The intent is to support agriculture as a viable land use and encourage maximum agricultural productivity.	Yes	Yes
AG-II Agricultural II	Areas appropriate for agricultural land uses on prime and non-prime farmland located within the Rural Area. The intent is to preserve these lands for long-term agricultural use.	Yes	Yes
Commercial and Industrial Zones			
C-1 Limited Commercial	Areas appropriate for diverse retail and service commercial activities that serve and are compatible with the neighboring community.	Yes	No
C-2 Retail Commercial	Areas appropriate for retail and commercial needs, including venues supplying goods or performing services for the surrounding community.	Yes	No
C-3 General Commercial	Areas appropriate for wholesale and heavy commercial uses and services that are not suited to the commercial zones.	Yes	No
CH Highway Commercial	Applied to areas adjacent and accessible to highways or freeways appropriate for uses that serve the highway traveler.	Yes	No
CN Neighborhood Commercial	Applied to areas within residential neighborhoods appropriate for local retail or service businesses to meet the daily needs of residents.	Yes	No
C-S Service Commercial	Areas appropriate for service commercial activities that are more limited in scope than the range of uses permitted in the general commercial zones.	Yes	No
CV Resort/Visitor Serving Commercial	Applied to areas of unique scenic and recreational value appropriate for tourist recreational development.	Yes	No
M-1 Light Industry	Areas exclusively for light industrial uses, to protect nearby uses from hazards, noise, and other disturbances.	Yes	No
M-2 General Industry	Areas for all types of industrial uses while ensuring that these uses will be compatible with surrounding properties.	Yes	No
M-RP Industrial Research Park	Areas exclusively for light industry, technical research, and business headquarters office as the primary land use types	Yes	No
M-CR Coastal-Related Industry	Areas that are appropriate for coastal-related industrial uses within the Inland area.	Yes	No
PI Professional and Institutional	Areas appropriate for professional uses, and for educational, institutional, governmental, and other public facilities.	Yes	No
SC Shopping Center	Areas appropriate for clustered shopping center uses.	Yes	No
Resource Protection Zones			
MT-GOL Mountainous Goleta	Lands that are unsuited for intensive development because of steep slopes, valleys, isolated table land, and/or areas with outstanding resource values. The intent is to allow reasonable but limited development because of extreme fire hazards, minimum services, and/or environmental constraints, and to encourage the preservation of these areas for uses including grazing, scientific and educational study, and limited residential uses.	Yes	No
MT-TORO Mountainous Toro Canyon		Yes	No
RMZ Resource Management		Yes	No
Special Purpose Zones			
REC Recreation	Public or private open space areas for various forms of outdoor recreation. The intent is to encourage outdoor active and passive recreational uses.	Yes	No
MU Mixed Use	Areas that are suited for mixed-use development (i.e., residential, commercial and/or industrial uses).	Yes	No
PU Public Utilities	Areas appropriate for the siting of public works and utility facilities, where facilities are compatible with surrounding land uses.	Yes	Yes

Note: LUDC Article 35.2 contains the description, purpose, and intent of each zone described above.