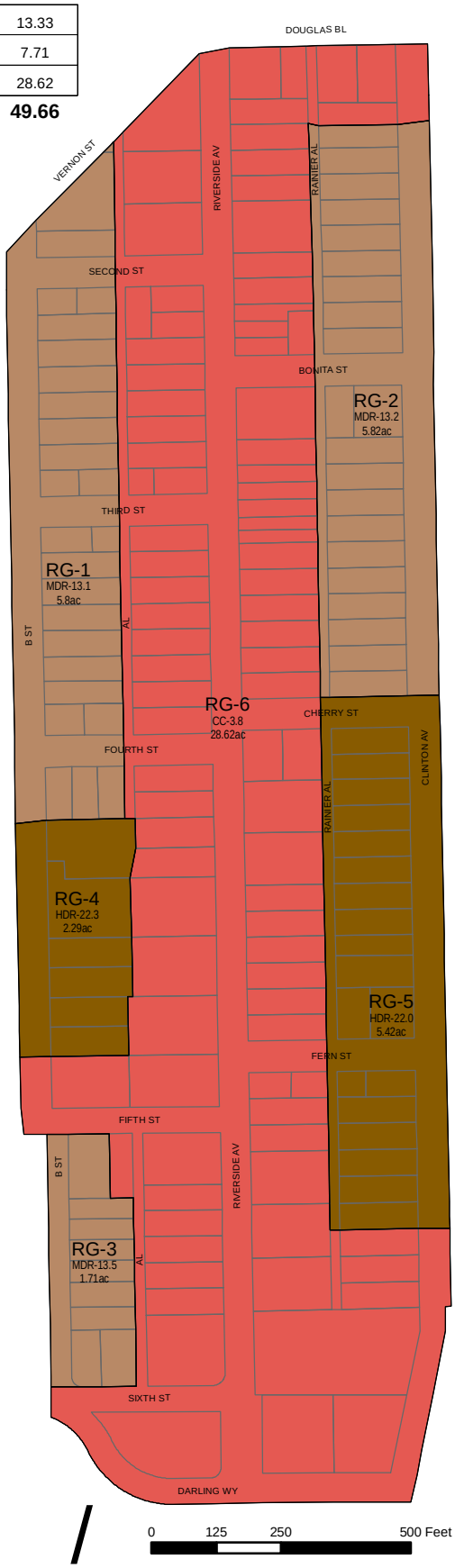
RIVERSIDE GATEWAY LAND USE PLAN

Figure 3-1

	Land Use Designation	Acres
MDR	Residential	13.33
HDR	Residential	7.71
CC	Commercial	28.62
	Totals:	**49.66**

*See Land Use By Parcel Table for Units



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RIVERSIDE GATEWAY LAND USE SUMMARY

Table 3-1A: Land Use Summary

GENERAL PLAN LAND USE (Specific Plan Land Use)	ACRES	% OF TOTAL ACRES	ALLOCATED UNITS	% OF TOTAL UNITS	ALLOCATED SQ FT	% OF TOTAL SQ FT
RESIDENTIAL						
MDR (Medium Density Residential)	13.33	26.84%	176	38.60%	246,307	26.21%
HDR (High Density Residential)	7.71	15.53%	170	37.28%	169,855	18.07%
Subtotal	21.04	42.37%	346	75.88%	416,162	44.28%
SERVICE AND EMPLOYMENT						
CC (Community Commercial)	28.62	57.63%	110	24.12%	523,625	55.72%
Subtotal	28.62	57.63%	110	24.12%	523,625	55.72%
Total	49.66	100.0%	456	100.0%	939,787	100.0%

RIVERSIDE GATEWAY LAND USE BY PARCEL

Table 3-1B: Land Use by Parcel

NUMBER	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ORIGINAL UNITS	ALLOCATED UNITS	BUILT UNITS	REMAINING UNITS	SRO UNITS	DENSITY	ORIGINAL SQ FT	ALLOCATED SQ FT	BUILT SQ FT	REMAINING SQ FT
RG-1	MDR (Residential)	R2/SA-RG	5.80	38	76	38	38	0	13.1	27,013	106,426	27,013	79,413
RG-2	MDR (Residential)	R2/SA-RG	5.82	30	77	32	45	0	13.2	26,177	107,472	27,905	79,567
RG-3	MDR (Residential)	R2/SA-RG	1.71	13	23	13	10	0	13.5	10,947	32,409	10,947	21,462
RG-4	HDR (Residential)	R3/SA-RG	2.29	50	51	50	1	0	22.3	25,843	50,961	25,843	25,118
RG-5	HDR (Residential)	R3/SA-RG	5.42	30	119	30	89	0	22.0	25,722	118,894	25,722	93,172
RG-6	CC (Commercial)	CMU/SA-RG	28.62	43	110	43	67	0	3.8	162,486	523,625	162,486	361,139
Total			49.66	204	456	206	250	0		278,188	939,787	279,916	659,871

NOTES:
-Number: Parcel numbers are used for accounting and tracking purposes only and do not represent true Specific Plan large lot parcels.
-Acres: Includes right-of-way.
-Original Units: Number of pre-existing residential dwelling units prior to the Specific Plan adoption.
-Built Units: Current number of existing units.
-Remaining Units: Allocated Units minus Built Units.
-SRO Units: Single resident occupancy units are not considered as allocated residential units.
-Density: Overall densities for residential land uses are within General Plan density ranges; however, individual land use densities by parcel number may not be.
-Original SQ FT: Pre-existing building square footage prior to the Specific Plan adoption.
-Built SQ FT: Current building square footage.
-Remaining SQ FT: Allocated Square Footage minus Built Square Footage.

Last Updated: June 13, 2014