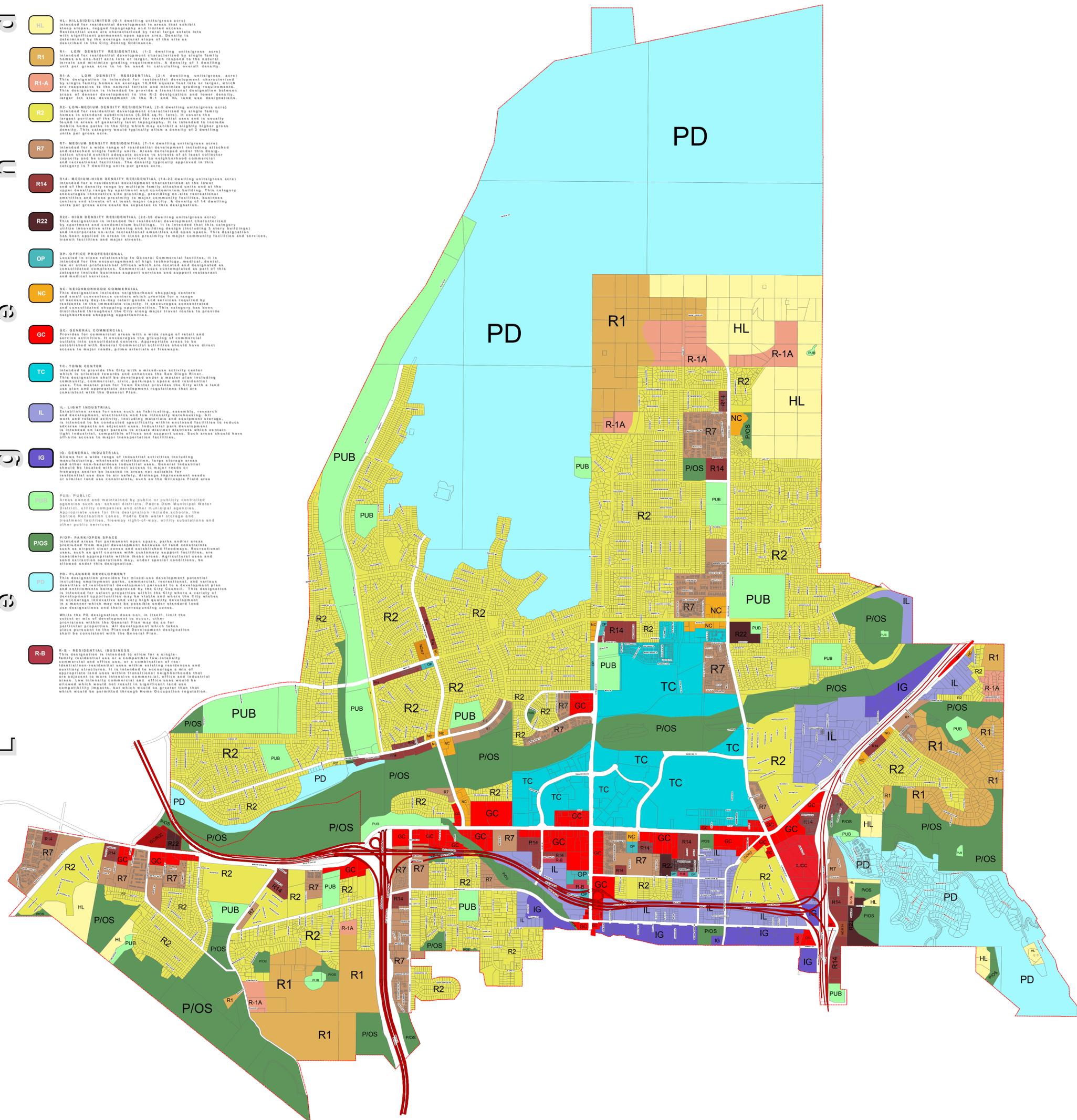




City of Santee Land Use Map

- HL** - HILLSIDE/LIMITED (0-1 dwelling units/acre)
Intended for residential development in areas that exhibit steep slopes, rugged topography and limited access. Residential uses are characterized by rural large estate lots with significant permanent open space area. Density is determined by the average natural slope of the site as described in the City Zoning Ordinance.
- R1** - LOW DENSITY RESIDENTIAL (1-2 dwelling units/acre)
Intended for residential development characterized by single family homes on one-half acre lots or larger, which respond to the natural terrain and aesthetic grading requirements. A density of 1 dwelling unit per gross acre is to be used in calculating overall density.
- R1-A** - LOW DENSITY RESIDENTIAL (2-4 dwelling units/acre)
This designation is intended for residential development characterized by single family homes on average 10,000 square foot lots or larger, which are responsive to the natural terrain and aesthetic grading requirements. This designation is intended to provide a transitional designation between areas of denser development in the R-2 designation and lower density, larger lot size development in the R-1 and HL land use designations.
- R2** - LOW-MEDIUM DENSITY RESIDENTIAL (2-6 dwelling units/acre)
Intended for residential development characterized by single family homes in standard subdivisions (4,000 sq. ft. lots). It covers the largest portion of the City allowed for residential use and is usually located in the more densely settled neighborhoods. It is intended to include mobile home parks in the City which may exhibit a slightly higher gross density. This category would typically allow a density of 2 dwelling units per gross acre.
- R7** - MEDIUM DENSITY RESIDENTIAL (7-14 dwelling units/acre)
Intended for a wide range of residential development including attached and detached single family units. Areas developed under this designation should exhibit adequate access to streets of at least collector capacity and be conveniently served by neighborhood commercial and recreational facilities. The density typically approved in this category is 7 dwelling units per gross acre.
- R14** - MEDIUM-HIGH DENSITY RESIDENTIAL (14-22 dwelling units/acre)
Intended for a residential development characterized at the lower end of the density range by multiple family attached units and at the upper density range by apartment and condominium buildings. This category encourages innovative site planning and building design (including 3 story buildings) and is closely planning to major community facilities, shopping centers and streets of at least major capacity. A density of 14 dwelling units per gross acre could be expected in this designation.
- R22** - HIGH DENSITY RESIDENTIAL (22-30 dwelling units/acre)
This designation is intended for residential development characterized by apartment and condominium buildings. It is intended that this category utilize innovative site planning and building design (including 3 story buildings) and incorporate on-site recreational amenities and open space. This designation has been applied in areas in close proximity to major community facilities and services, transit facilities and major streets.
- OP** - OFFICE PROFESSIONAL
Located in close relationship to General Commercial facilities, it is intended for professional offices of high technology, medical, dental, law, and other professional offices which are located and designed as consolidated complexes. Commercial uses contemplated as part of this category include business support services and support restaurant and medical services.
- NC** - NEIGHBORHOOD COMMERCIAL
This designation includes neighborhood shopping centers and small convenience centers which provide for a range of necessary day-to-day retail goods and services required by residents in the immediate vicinity. It encourages concentrated and consolidated shopping opportunities. This category has been distributed throughout the City along major travel routes to provide neighborhood shopping opportunities.
- GC** - GENERAL COMMERCIAL
Provides for commercial areas with a wide range of retail and service activities. It encourages the grouping of commercial outlets into consolidated centers. Appropriate areas to be established with General Commercial activities should have direct access to major roads, prime arterial or freeway.
- TC** - TOWN CENTER
Intended to provide the City with a mixed-use activity center. This designation shall be developed under a master plan including community, cultural, civic, parking, and other facilities. The master plan for Town Center provides the City with a land use plan and appropriate development regulations that are consistent with the General Plan.
- IL** - LIGHT INDUSTRIAL
Establishes areas for uses such as fabricating, assembly, research and development, electronic and low technology, medical, dental, work and related activity, including materials and equipment storage. It is intended to be located specifically within zones and facilities to reduce adverse impacts on adjacent uses. Industrial park development is intended on larger parcels to create distinct districts which contain light industrial, compatible office and support uses. Such areas should have adequate access to major transportation facilities.
- IG** - GENERAL INDUSTRIAL
Allows for a wide range of industrial activities including manufacturing, wholesale distribution, large storage areas and other non-hazardous industrial uses. General industrial should be located with direct access to major roads or freeways and/or be located in areas not suitable for residential use due to air safety, drainage improvement needs, or similar land use constraints, such as the Gillette Flood area.
- PUB** - PUBLIC
Areas owned and maintained by public or publicly controlled agencies such as school districts, Padre Dam Municipal Water District, utility companies and other municipal agencies. Appropriate uses for this designation include schools, the Santee Recreation Lake, Padre Dam water storage and treatment facilities, freeway right-of-way, utility substations and other public services.
- P/O/S** - PARK/OPEN SPACE
Intended areas for permanent open space, parks and/or areas excluded from major development because of land constraints such as airport clear zones and established recreational uses, such as golf courses with customary support facilities, are considered appropriate within these areas. Agricultural uses and seed extraction operations may, under special conditions, be allowed under this designation.
- PD** - PLANNED DEVELOPMENT
This designation provides for mixed-use development potential including employment parks, commercial, recreational, and various densities of residential development pursuant to a development plan and ordinance being approved by the City Council. This designation is intended for sites appropriate with the City where a variety of land uses are permitted, such as light and medium density residential in a manner which may not be possible under standard land use designations and their corresponding codes.
While the PD designation does not, in itself, limit the extent or mix of development to occur, other provisions within the General Plan may do so for particular properties. All development which occurs in this place pursuant to the Planned Development designation shall be consistent with the General Plan.
- R-B** - RESIDENTIAL BUSINESS
This designation is intended to allow for a single-family residential use or a compatible low-intensity commercial and office use, or a combination of residential-commercial uses within existing residences and auxiliary structures. It is intended to encourage a mix of appropriate land uses within established neighborhoods that are adjacent to major commercial and office uses. This area is not intended to be used for high-density commercial and office uses which would be incompatible impacts, but which would be greater than that which would be permitted through Home Occupation regulation.



City Limits

Regional Location Map



The City of Santee
10601 Magnolia Avenue
Santee, California 92071-1222
(619) 258-4100

Adopted: August 27, 2003
Resolution: 03-2903
Updated: February, 2015
File: gplg.mxd



1 inch = 1,000 feet

Notes: The scale and configuration of this map are approximate only and are not intended as a guide for design or survey work.
This map is periodically updated. All information should be verified with the City of Santee Development Services Department.