

# City of Santee Zoning District Map

- HL** - HILLSIDE/LIMITED (0-1 dwelling units/gross 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 areas. 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/gross acre)  
Intended for residential development characterized by single family homes on one-half acre lots or larger, which respond to the natural terrain and minimize 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/gross 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 minimize 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 (2-5 dwelling units/gross acre)  
Intended for residential development characterized by single family homes in standard subdivisions (8,000 sq.ft. lots). It covers the largest portion of the City planned for residential uses and is usually found in areas of generally level topography. 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/gross 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 serviced 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/gross 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 building. This category encourages innovative site planning, providing on-site recreational amenities and close proximity to major community facilities, business 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/gross 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 the encouragement of high technology, medical, dental, law or other professional offices which are located and designated as such 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.
- 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 arterials or freeways.
- TC** - TOWN CENTER  
Intended to provide the City with a mixed-use activity center which is oriented towards and enhances the San Diego River. This designation shall be developed under a master plan including community, commercial, civic, park/open space and residential uses. 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, electronics and low intensity warehousing. All work and related activity, including materials and equipment storage, is intended to be conducted specifically within enclosed 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 offices and support uses. Such areas should have off-site 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 Gillespie Field area.
- P/OS** - PARK/OPEN SPACE  
Intended areas for permanent open space, parks and/or areas precluded from major development because of land constraints such as airport clear zones and established floodways. Recreational uses, such as golf courses with customary support facilities, are considered appropriate within these areas. Agricultural uses and sand 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 entitlements being approved by the City Council. This designation is intended for select properties within the City where a variety of development opportunities may be viable and where the City wishes to encourage innovative and very high quality development in a manner which may not be possible under standard land use designations and their corresponding zones.
- 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 takes place pursuant to the Planned Development designation shall be consistent with the General Plan.
- TC/AE** - TOWN CENTER ART & ENTERTAINMENT DISTRICT OVERLAY  
This designation is intended to support tourism and attract commercial, educational, and recreational uses, including a future theater and hotel, within portions of the Santee Town Center.

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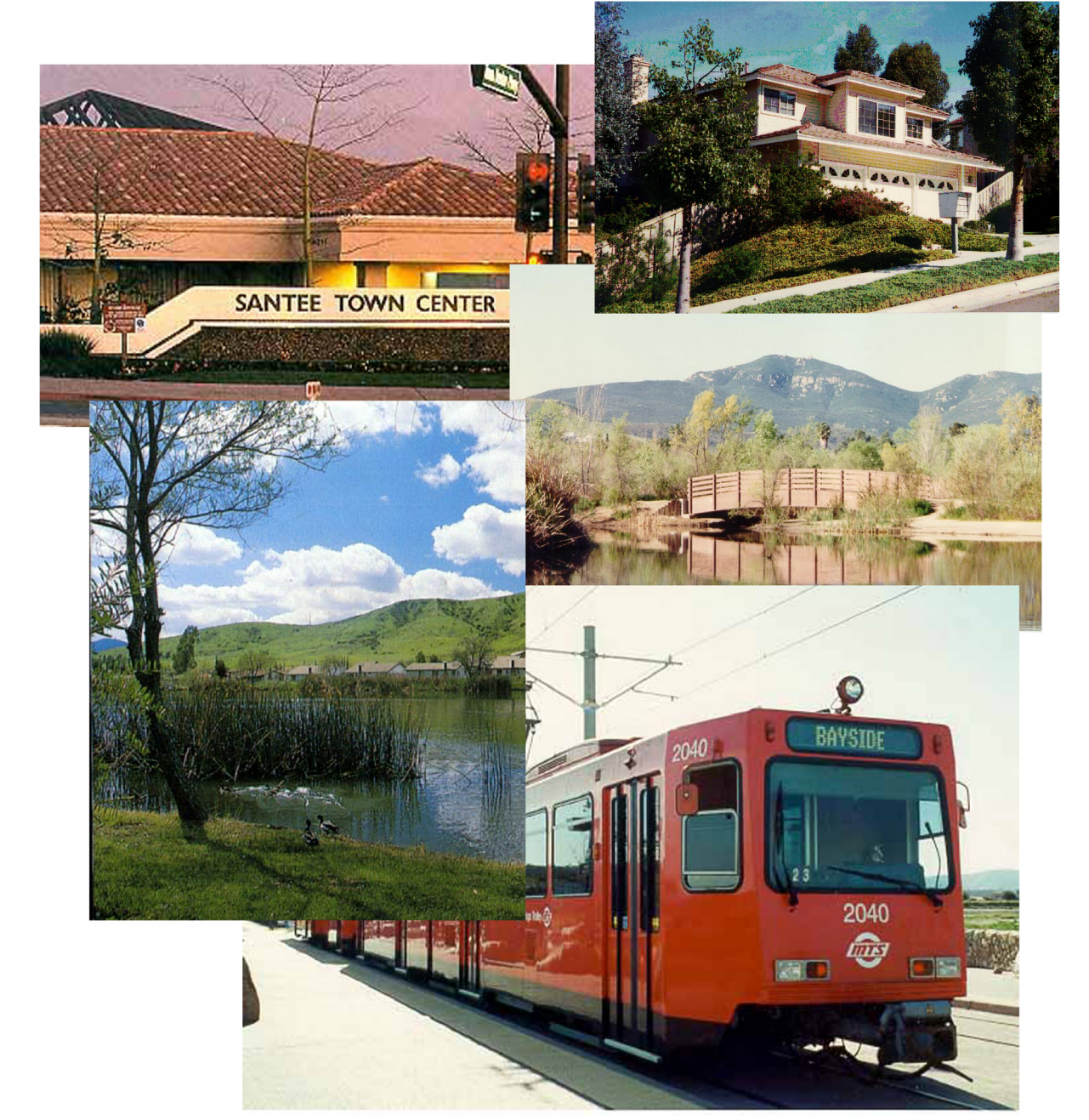
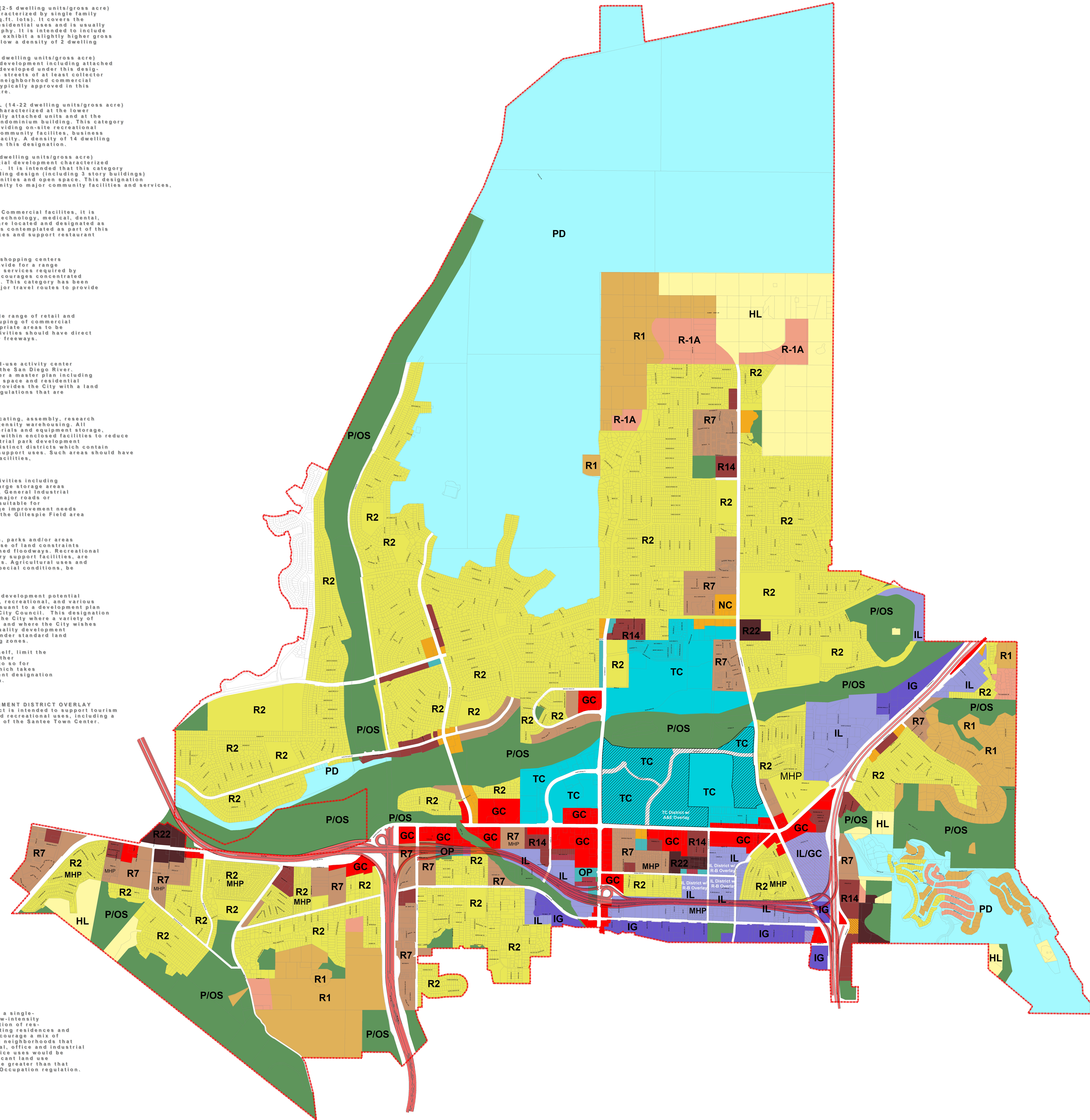
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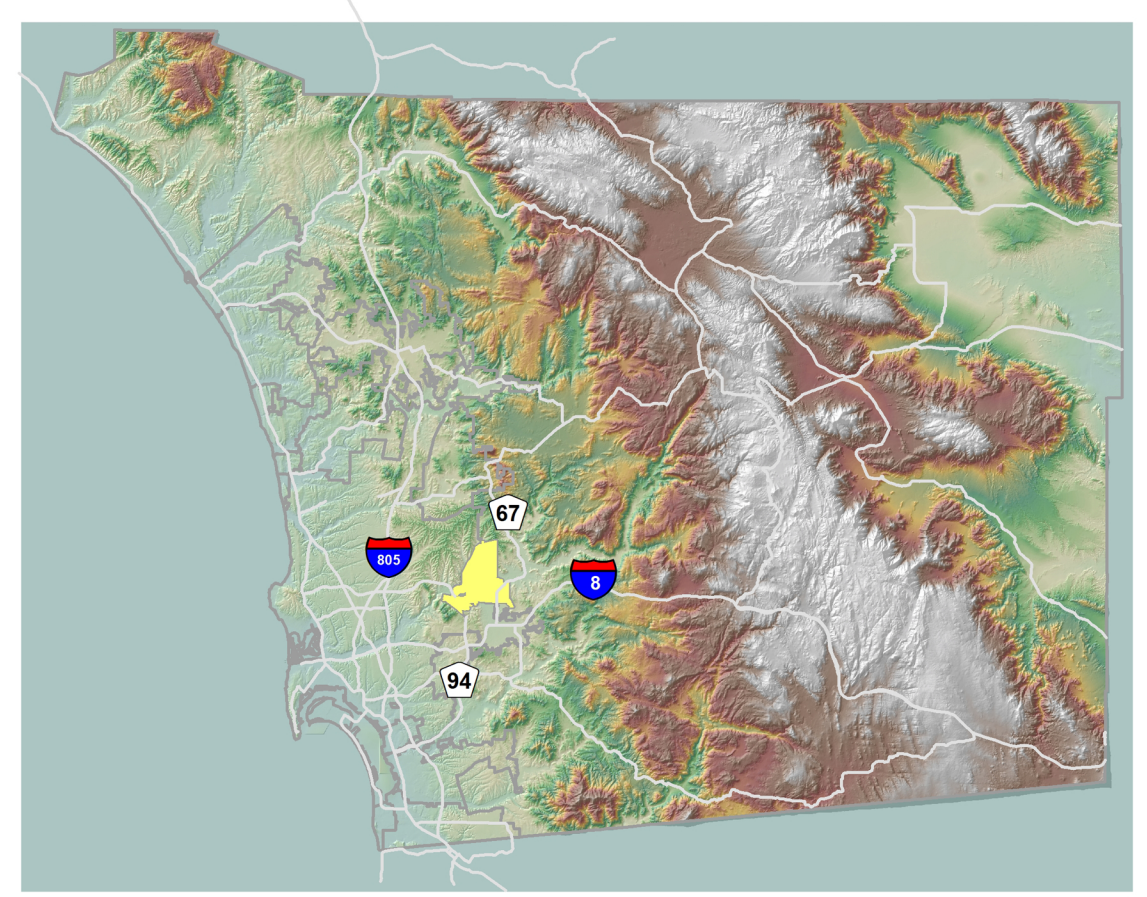
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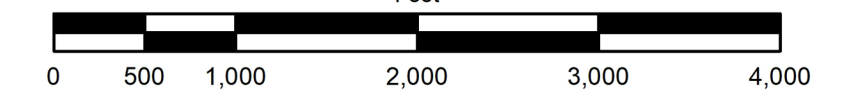
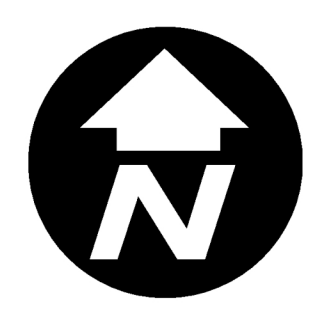


City Limits

### Regional Location Map



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



Adopted: August 27, 2003  
Resolution: 63-2003  
Revised: January 8, 2020  
File: zone2020.mxd

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.  
Hillside Overlay District applies to all HL, R-1, R-1A Districts  
MHP- Mobile Home Park Overlay