

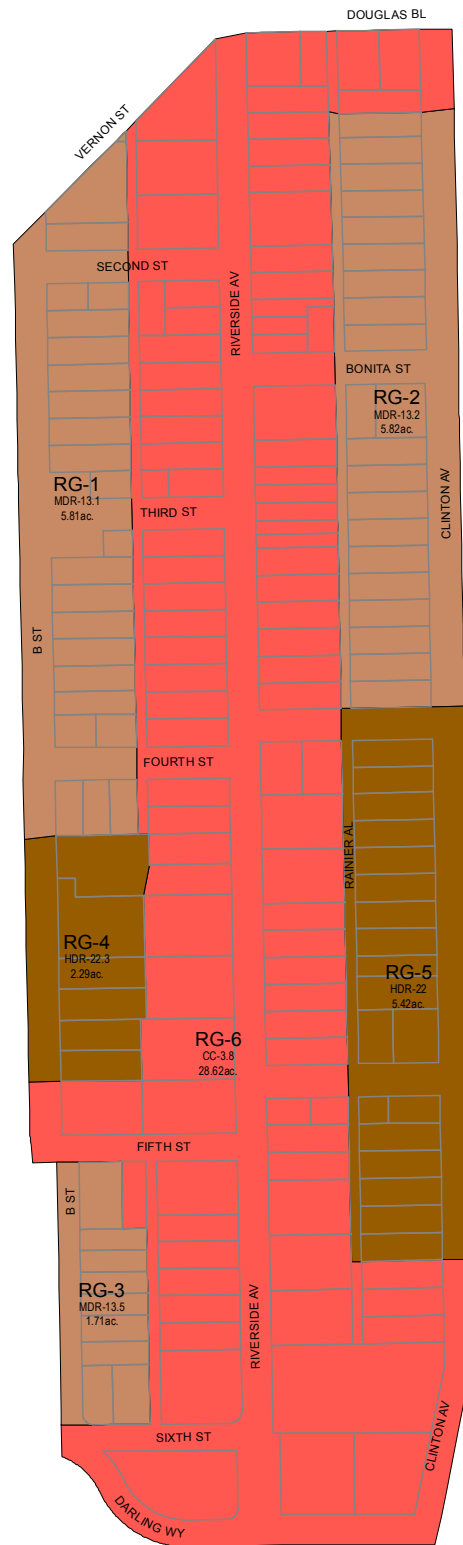
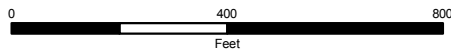
# RIVERSIDE GATEWAY LAND USE PLAN

## Figure 3-1

Land Use Designation		Acres
MDR	Residential	13.34
HDR	Residential	7.71
CC	Commercial	28.62

\*See Land Use By Parcel table for Unit totals

**Totals: 49.67**



Riverside Gateway Specific Plan  
 Last Updated: October 28, 2014

Table 3-1A: Riverside Gateway Land Use Summary

GENERAL PLAN LAND USE (Specific Plan Land Use)	ACRES	% OF TOTAL ACRES	ALLOCATED UNITS	% OF TOTAL UNITS	ALLOCATED SQFT	% OF TOTAL SQFT
<b>RESIDENTIAL</b>						
MDR (Medium Density Residential)	13.34	26.86%	176	38.60%	246,307	26.21%
HDR (High Density Residential)	7.71	15.52%	170	37.28%	169,855	18.07%
<b>Subtotal</b>	<b>21.05</b>	<b>42.38%</b>	<b>346</b>	<b>75.88%</b>	<b>416,162</b>	<b>44.28%</b>
<b>SERVICE AND EMPLOYMENT</b>						
CC (Community Commercial)	28.62	57.62%	110	24.12%	523,625	55.72%
<b>Subtotal</b>	<b>28.62</b>	<b>57.62%</b>	<b>110</b>	<b>24.12%</b>	<b>523,625</b>	<b>55.72%</b>
<b>Total</b>	<b>49.67</b>	<b>100.0%</b>	<b>456</b>	<b>100.0%</b>	<b>939,787</b>	<b>100.0%</b>

Table 3-1B: Riverside Gateway Land Use by Parcel Number

NUMBER	GENERAL PLAN LAND USE (Specific Plan Land Use)	ZONING	ACRES	ORIGINAL UNITS	ALLOCATED UNITS	BUILT UNITS	REMAINING UNITS	SRO UNITS	DENSITY	ORIGINAL SQFT	ALLOCATED SQFT	BUILT SQFT	REMAINING SQFT
RG-1	MDR (Residential)	R2/SA-RG	5.81	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	31	46	0	13.2	26,177	107,472	26,177	81,295
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
<b>Total</b>			<b>49.67</b>	<b>204</b>	<b>456</b>	<b>205</b>	<b>251</b>	<b>0</b>		<b>278,188</b>	<b>939,787</b>	<b>278,188</b>	<b>661,599</b>

## 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: Number of units recorded with the final subdivision map (For planning areas that are built out, this is the total number of units)
- Remaining Units: Allocated Units minus Finaled Units.
- SRO Units: Single resident occupancy units are not considered as allocated residential dwelling units.
- Density: Overall densities for residential land uses are within approved General Plan density ranges; however, individual land use densities by parcel number may not.
- Original SQFT: Pre-existing building square footage prior to the Specific Plan adoption.
- Built SQFT: Building square footage recorded with the final subdivision map (For planning areas that are built out, this is the total square footage).
- Remaining SQFT: Allocated square footage minus Finaled square footage.

Last Updated: August 1, 2017