

Land Use Districts

The Plan Area has been divided into land use districts that are intended to capture the community’s desires for Ravenswood/4 Corners. The standards that follow this section are organized by land use district. To determine the uses and building types that are allowed on a given parcel, see Figure 6-1 to identify the district in which the parcel is located. After doing so, review the sections that follow to identify the allowed uses, performance standards, and development standards.

The Plan Area’s land use districts are shown in Figure 6-1 and include the following:

Figure 6-1: Land Use Districts



1. **4 Corners.** Intended to support an enlivened, thriving “downtown” for East Palo Alto, focused around the intersection of University Avenue and Bay Road. Accommodates multi-story mixed-use buildings that have retail stores or community facilities on the ground floor, with apartments or condominiums on upper floors.
2. **Bay Road Central.** Intended to make Bay Road a lively, inviting place that creates a strong connection between 4 Corners and Cooley Landing. Accommodates multi-story mixed-use buildings that have either retail stores or storefront-type offices on the ground floor, with apartments, condominiums, or offices on upper floors.
3. **Ravenswood Employment Center.** Intended to support the development of a variety of job-creating uses, including high-quality research and development (R&D) facilities. Also accommodates businesses that produce goods, distribute merchandise, or repair equipment, provided that they do not negatively affect surrounding uses or properties.
4. **Industrial Transition.** Intended to accommodate light industrial uses in areas that are near large clusters of single-family homes, while ensuring that the light industrial uses do not adversely affect nearby homes. Accommodates low-intensity manufacturing and repair businesses that do not attract large amounts of traffic.
5. **Waterfront Office.** Intended to support the construction of Class A offices within the Plan Area. Accommodates professional offices and limited supporting retail or other uses.
6. **Urban Residential.** Intended to provide opportunities for the development of single-family and multi-family homes at a moderate density. Accommodates small-lot detached single-family homes; attached single-family homes such as townhomes; duplexes, triplexes, and four-plexes; and multi-family apartments or condominiums.
7. **University Village.** Intended to maintain and enhance the University Village neighborhood, which is a well-defined portion of the Plan Area. Accommodates single-family homes along with related public uses, such as schools and parks.
8. **Ravenswood Open Space.** Intended to to be placed on those parcels dedicated to conservation of existing open space and development of tradition-

al parks, linear parks and other “public” spaces within the Specific Plan Area.

9. **Ravenswood Flex Overlay.** Intended to accommodate high-quality office buildings, along with a limited range of manufacturing and repair businesses that do not adversely affect the offices’ surroundings. Accommodates professional offices, along with low-intensity manufacturing and repair businesses that do not attract large amounts of traffic. A Fiscal Impact Report is required of all projects in the Ravenswood Flex Overlay district. The project sponsor shall provide the city adequate funds for a Fiscal Impact Report.

Land Use Regulations

This section provides land use regulations within each district identified for the Plan Area. Table 6-1 uses the following symbols to identify permitted and conditionally permitted uses:

- **P** indicates a Principally permitted use.
- **AUP** indicates a use that is subject to an administrative use permit.
- **CUP** indicates a use that is subject to a conditional use permit.
- **H** indicates a Home Occupation permit.
- **X** indicates a prohibited use.

For the districts not shown in Table 6-1, the following land use regulations shall apply:

- In the University Village district, the allowed uses shall be as provided in the East Palo Alto Zoning Ordinance Chapter R-1-5000 districts.
- In the Ravenswood Open Space District, permitted uses shall be limited to public Park, Recreational Facility, and open space conservancy.
- In the Ravenswood Flex Overlay District, uses shall be as provided in Ravenswood Employment Center and Waterfront Office districts. In cases where these two districts have different permit requirements for a use, the less restrictive requirement shall apply. R&D and industrial uses developed in this district shall not adversely affect existing residential neighborhoods.

It is a violation of this chapter to:

- (1) Engage in a prohibited use or fail to comply with the conditions of approval;