



### Map of Sensitive Uses, Permissible Zoning, and Potentially Available Parcels as of December 21, 2018

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|---|--|---|
| <ul style="list-style-type: none"> <li>● School</li> <li>● Care Facility</li> <li>● Youth Center</li> <li>▨ Prohibited Areas (600' buffer)</li> <li>▨ Available Areas</li> <li>--- City Limits</li> </ul> | <p><b>Permissible Zoning</b></p> <ul style="list-style-type: none"> <li>■ C-1 (Commercial)</li> <li>■ C-2 (Commercial)</li> <li>■ C-3 (Commercial)</li> <li>■ M-1 (Light Manufacturing)</li> <li>■ M-U (Mixed Use)</li> <li>■ Specific Plan (with eligible zoning*)</li> </ul> | <p>* Eligible zoning in specific plans determined as the following:</p> <ul style="list-style-type: none"> <li>- All areas in SP-14, SP-25</li> <li>- All areas in Vista Business Park SP, except Areas A and E</li> <li>- Planning Area 5 in North County Square SP</li> <li>- Commercial zones in SP-24, Downtown Vista SP, and Shadowridge SP</li> </ul> |
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- Zoning Legend (all)**
- |                        |                             |                                     |
|------------------------|-----------------------------|-------------------------------------|
| ■ A-1 (Agricultural)   | ■ E-1 (Estates Residential) | ■ O-P (Office Professional)         |
| ■ C-1 (Commercial)     | ■ M-1 (Light Manufacturing) | ■ R-1 (Single-Family Residential)   |
| ■ C-2 (Commercial)     | ■ M-U (Mixed Use)           | ■ R-1-B (Single-Family Residential) |
| ■ C-3 (Commercial)     | ■ MHP (Mobile Home Park)    | ■ R-M (Multi-Family Residential)    |
| ■ C-A (Civic Activity) | ■ O (Open Space)            | ■ SPI (Specific Plan)               |

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