3 LAND USE

3.1 OVERVIEW

The Borba Village Specific Plan is a 32 acre planned community offering a traditional neighborhood lifestyle within an established urban setting. The community is comprised of two distinctive residential phases, a central green providing recreational opportunities and a commercial service center.

Residential development is designed to provide a variety of housing types including single family detached homes on lot sizes averaging approximately 7,200 square feet in area, multifamily dwelling units, and commercial uses including a home improvement center. The Land Use Plan included as Exhibit 6 depicts the arrangement of land use planning areas within Borba Village. The statistical summary, Table 2, provides a tabulation of land uses by acreage, residential densities, and number of dwelling units envisioned for Borba Village.