

- City Limits
- Rail
- Highway
- Major Road
- Local Road
- Streams

- Neighborhood Low
- Neighborhood Medium
- Neighborhood General
- Neighborhood High
- Mixed-Use Low
















- Mixed-Use High
- Employment
- Future Seaside East Specific Plan
- Campus Town Specific Plan
- West Broadway Specific Plan

- Public/Institutional
- Military
- Parks and Open Space
- Recreational Commercial
- Recreational Open Space

Sources: City of Seaside (2022); Fort Ord National Monument (2016); City of Monterey (2016); AMBAG (2016); ESRI (2022), USGS & NOAA (2015).



Table 2: General Plan Designations

Major Classes	Maximum Density / FAR	Land Use Designation and Summary Description	Zoning Correlation
RESIDENTIAL	8 du/ac	 Neighborhood Low (NL). Primarily single-family dwellings, with Accessory Dwelling Units or low-density multifamily housing allowed on some sites.	T3 Neighborhood T3 Neighborhood Corridor
	15 du/ac	 Neighborhood Medium (NM). Wide range of low- and moderate-density residences, including attached and detached single family buildings.	T4 Neighborhood T4 Neighborhood Corridor
	30 du/ac	 Neighborhood General (NG). A range of multi-family housing types ranging from townhomes to multi-family apartments at moderate to high densities.	T4 Low Urban Neighborhood T4 Urban Neighborhood
	45 du/ac	 Neighborhood High (NH). Multifamily residences at a range of densities from townhomes to four-story apartment buildings.	T5 Dense Neighborhood T5 Dense Neighborhood
COMMERCIAL & MIXED USE	2.5 FAR	 Employment (EMP). A range of employment and commercial uses to expand and diversify the City's economy.	SD Employment 1 SD Employment 2 SD Employment 3
	2.5 FAR, including residential dwelling unit floor area. 45 du/ac	 Mixed Use Low (MUL). Low-density mixed-use.	T4-Urban Transition T4-Urban Corridor
	3.0 FAR, including residential dwelling unit floor area. 60 du/ac	 Mixed Use High (MUH). Multi-story mixed-use buildings at a larger scale than MUL.	T5-Urban Core
PLANNED	Regulated by Specific Plan	 West Broadway Urban Village Specific Plan (WBUV). Vision for a well-designed, family-focused and pedestrian-oriented Downtown.	SD-West Broadway Specific Plan
	Regulated by Specific Plan	 Campus Town Specific Plan (CTSP). Vision for a walkable, mixed-use community on former FORA land near the freeway interchange at Lightfighter Avenue and Highway 1.	CTSP-Campus Town Specific Plan
	Regulated by Specific Plan	 Future Seaside East Specific Plan (SP). To establish neighborhood character intensities and uses in Seaside East.	SD Future Specific Plan
PUBLIC	0.01 FAR	 Parks and Open Space (POS). Public recreational uses, including open space.	T2 Public Amenity
	0.005 FAR	 Recreation – Open Space (R-OS). Habitat management, passive recreation, trails/paths, restoration, ecotourism, and environmental educational activities	T1 Natural Open Space
	Established by Developer Agreements	 Recreation – Commercial (R-C). Outdoor recreational facilities, housing and supporting retail/lodging.	T2 Active Recreation
	N/A	 Military (M). Former military housing.	SD Military
	0.4 FAR	 Public/Institutional (PI). Education, city buildings, fire/police stations, & other uses.	SD Public/Institutional