

specified as a range within which all development must fall. Maximum intensities shown in Table 4-0 may not be attainable on all sites, as development regulations (e.g., building height limits or development standards) or site conditions may reduce development potential. On all sites throughout the Plan Area, intensities can be averaged over multiple contiguous parcels for an individual project to accommodate areas of high-intensity development, open space, and other amenities.

Table 4-0: Density, Intensity and Height Standards

<i>Land Use Designation</i>	<i>Density (du/ac)</i>		<i>Intensity (FAR)</i>		<i>Height (feet)</i>
	<i>Min</i>	<i>Max</i>	<i>Min</i>	<i>Max</i>	<i>Max</i>
Multi-Family Residential	20	30	n/a	n/a	45
Village Center Mixed Use	30	35	0.5	1.25	60
Business Mixed Use	n/a	n/a	<i>Up to 1.0</i>		45
Commercial/Service Commercial	n/a	n/a	<i>Up to 0.7</i>		30
Production, Distribution, Repair	n/a	n/a	<i>Up to 0.5</i>		30
Housing Opportunity Residential	22	35	<i>Up to 0.4</i>		30
Parks/Open Space	n/a	n/a	<i>Up to 0.1</i>		n/a

Note: Height shall be measured from the lowest point of elevation to the mid-point of the roof in all districts. Refer to Figure 4-1.

FIGURE 4-1: SLOPE HEIGHT DIAGRAM

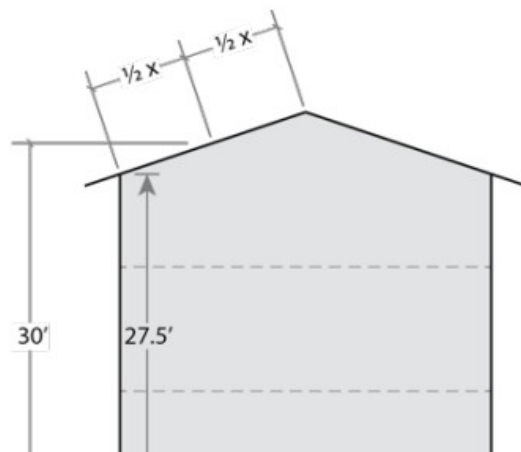


FIGURE 4-2: FLOOR AREA RATIO (FAR)

