

POTENTIAL RESIDENTIAL FLOOR AREA RATIO THRESHOLDS **HIGH DENSITY RESIDENTIAL**

Zoning Districts Covered and Densities:

R-4, High density residential, 36 units per acre
 R-5, High density residential, 45 units per acre
 ITR, Industrial to Residential Combining District over R-3
 Mixed-use projects in C-1 and C-2 zones (including ECR)

Threshold Levels By Zoning District:

R-4:	120% FAR
R-5:	150% FAR
ITR:	Depends on the zoning, typically R-3 densities
Mixed-use:	120% FAR (residential only)

Assumptions Used in Determining FAR:

- Floor area counted towards FAR includes common areas, such as building entries, hallways, common area facilities, areas with a roof and three walls. Stairwells and multi-floor atriums are counted multiple times for each story.
- Threshold calculations include structured parking (parking garages, wrapped parking, and attached garages), but not surface carports or garages.
- Underground parking (with more than 50% underground) is not counted as a structure and is not included in floor area calculations.
- In mixed-use projects, the floor area counted towards FAR includes the residential area only.

Findings To Exceed Threshold:

A project would need to meet the following criteria to exceed the FAR threshold:

1. Meet Design Guidelines.
2. Must meet one of the following:
 - a. Project provides affordable housing beyond required by the zoning code taking advantage of bonus density allowances.
 - b. Exceeds minimum green building requirement to take advantage of the bonus density allowance.
 - c. Project includes a mixed use component.
 - d. Unique architectural or site design.
 - e. Within ½ mile of a Caltrain or VTA lightrail station, or VTA express bus stop.
 - f. Project does not exceed FAR of adjoining properties.