

Proposed Densities and Heights by LSAP Zoning District

District	Name	Use	Residential Density (du/acre)		Nonresidential FAR		Maximum Residential-Nonresidential height in feet
			Base Maximum Density ^{1, 2}	Total available incentive points	Base Maximum (nonretail)/Minimum (retail)	Maximum (with incentives) ³	
MXD-I	Flexible Mixed-Use I	Residential (du/acre)	45	35	N/A	N/A	100 ⁴
		Office/R&D/Industrial (FAR)	N/A	N/A	35%	150%	
MXD-I/S (new)	Flexible Mixed-Use I/ Sonora Court	Residential (du/acre)	54	26	N/A	N/A	100 ⁴
		Office/R&D/Industrial (FAR)	N/A	N/A	35%	150%	
MXD-II	Flexible Mixed-Use II	Residential (du/acre)	36	32	N/A	N/A	100 ⁴
		Office/R&D/Industrial (FAR)	N/A	N/A	35%	150%	
MXD-III	Flexible Mixed-Use III	Residential	28	17	N/A	N/A	55
		Office/R&D/Industrial (FAR)	N/A	N/A	35%	100%	
MXD-IV (new)	Flexible Mixed-Use IV	Residential (du/acre)	28	17	N/A	N/A	55
		Office/R&D/Industrial (FAR)	N/A	N/A	35%	50%	
		Retail (FAR)	N/A	N/A	25%	None	
R-5	High Density Residential and Office	Residential (du/acre)	Based on lot area. See SMC Table 19.30.040	N/A	Per Special Development Permit (SDP)	Per SDP	55
M-S/LSAP	LSAP Industrial and Service	Office/R&D/Industrial	N/A	N/A	35%	150%	85 ⁵
		Retail (FAR)	N/A	N/A	25%	None	
M-S/LSAP 60% (new)	LSAP Industrial and Service 60%	Industrial/Office/R&D (FAR)	N/A	N/A	35%	60%	85 ⁵
M-S/LSAP 120% (new)	LSAP Industrial and Service 120%	Industrial/Office/R&D (FAR)	N/A	N/A	35%	120%	85 ⁵

1 Draft LSAP Policy D-P4 requires new residential development in the LSAP is required to build to at least 85 percent of the zoning district's base maximum zoning density.

2 Additional densities may be achieved above the base maximum density or density obtained through the LSAP Development Incentives Program by providing affordable housing consistent with the State Density Bonus Law.

3 A development agreement is required for additional FAR above the base maximum through the LSAP Incentives Program. Development agreements are not required for projects consistent with the additional FAR allowed through participation in the City's Green Building Program.

4 Height increase of 15' above existing allowance.

5 Height increase of 10' above existing allowance.