





























TABLE LU-3. DENSITY AND INTENSITY STANDARDS

Land Use Designation		Maximum Density/ Intensity ¹	Typical Max. Height ²
	Low Density Residential (LR-7)	7 du/ac	2 stories ²
	Low-Medium Density Residential (LMR-11)	11 du/ac	3 stories ²
	Medium Density Residential (MR-15)	15 du/ac	3 stories ²
	Corridor Residential (CR-30)	30 du/ac	3 stories ²
	Institutional (INS)	n/a	n/a
	Open Space (OS)	n/a	n/a
	Professional and Administrative Office (PAO)	0.5 FAR	35 feet or 3 stories ²
	Professional and Administrative Office-Medium (PAO-1)	1.0 FAR	35 feet or 3 stories ^{2,3}
	Professional and Administrative Office-Medium High (PAO-1.5)	1.5 FAR	35 feet or 3 stories ²
	Professional and Administrative Office-High (PAO-2)	2.0 FAR	35 feet or 3 stories ^{2,3}
	General Commercial (GC)	0.5	35 feet ²
	General Commercial-Medium (GC-1)	1.0 FAR	35 feet ^{2,3}
	General Commercial-Medium High (GC-1.5)	1.5 FAR	35 feet ^{2,3}
	Industrial (IND)	0.45 FAR ⁴	35 feet ²
	Industrial/Flex- Low (FLEX-1.5)	1.5 FAR and/or 30 du/ac	3 stories ²
	Industrial/Flex- Medium (FLEX-3)	3.0 FAR	10 stories ²
	Urban Neighborhood-Low (UN-20)	1.0 FAR and/or 20 du/ac	3 stories ²
	Urban Neighborhood-Medium Low (UN-30)	1.5 FAR and/or 30 du/ac ⁴	4 stories ^{2,3}
	Urban Neighborhood-Medium (UN-40)	1.5 FAR and/or 40 du/ac ⁴	5 stories ²
	Urban Neighborhood-Medium High (UN-50)	1.5 FAR and/or 50 du/ac ⁴	6 stories ²
	One Broadway Plaza District Center (OBPDC)	2.9 FAR	37 stories ²
	District Center-Low (DC-1)	1.0 FAR and/or 90 du/ac	6 stories ²
	District Center-Medium Low (DC-1.5)	1.5 FAR and/or 90 du/ac	10 stories ²
	District Center-Medium (DC-2)	2.0 FAR and/or 90 du/ac	10 stories ^{2,3}
	District Center-Medium (DC-2.1)	2.1 FAR	20 stories
	District Center-Medium (DC-2.54)	2.54 FAR	5 stories
	District Center-Medium High (DC-3)	3.0 FAR and/or 90 du/ac	10 stories ²
	District Center-High (DC-5)	5.0 FAR and/or 125 du/ac ⁴	25 stories ^{2,3}

Notes:

- Maximum Density/Intensity.** The maximum density/intensity identifies the upper limit of density and intensity allowed within each category. All development is also subject to the zoning standards (in Chapter 41 of the Santa Ana Municipal Code), which may further restrict the allowable density or intensity. Zoning standards shall not exceed the maximum density/intensity standards herein unless listed as an exception area in the notes below. FAR calculations exclude structured parking square footage.
- Typical Maximum Height.** The typical maximum heights identify the upper limit of a typical building height within each density and intensity category, but the actual maximum standard allowed on each site may be different than listed in this table. The allowable height of development on any parcel is subject to the zoning standards (in Chapter 41 of the Santa Ana Municipal Code) and, if within a focus area, the focus area maximum height (starting on page LU-26 of this element), both of which may further restrict the allowable height. Some properties within a height district, as defined in Section 41-602 of the municipal code, within an adopted or existing special planning area shown on Figure LU-2, or subject to Specific Development (SD) standards allow heights above the typical maximum height depicted here. The general plan height standard shall equal the zoning height standard where the allowable height in the zoning standards differs from the typical maximum height shown in this table. This includes, but is not limited to the following: Metro East Mixed-Use Overlay - subzone *Village Center* = 6 story max, subzone *Active Urban* = no limit; Harbor Mixed Use Transit Corridor Specific Plan - subzone *Transit Node* = 10 story max, subzone *Neighborhood Transitional* = 3 story max, subzone *Corridor* = 4 story max; Transit Zoning Code - subzone *Corridor* = 3 story max.
- Maximum Heights in Focus Areas.** Properties inside focus areas with PAO-1, PAO-2, GC-1, GC-1.5, UN-30, DC-2, and DC-5 designations may have a lower maximum height than shown here (see *Focus Areas* starting on page LU-26 for the maximum heights allowed in each focus area). Where the maximum height allowed in a focus area is lower than the typical maximum height shown in this table, the focus area maximum height shall prevail.
- Exception Areas.** The Lake Center Development, near Lake Center Drive and Susan Street, defined by Specific Development Plan Number 58 (SD-58), allows intensities up to 0.72 FAR. The property located at 4040 W. Carnegie Ave. and approved by GPA No. 2000-08 allows intensities up to 0.47 FAR. Select properties designated UN-30 may also permit Hybrid Court building types with higher residential densities per the Transit Zoning Code. The 4th and Mortimer project in SD-84 designated UN-30 allows densities up to 50 du/ac. The Sunflower Legacy project in SD-94 designated UN-50 allows densities up to 63 units per acre. The Harbor Corridor Specific Plan District Centers are limited to a max of 90 units per acre. The Westview Housing project (SD-97) designated as UN-40 allows density up to 42.5 du/acre.

