TABLE LU-3. DENSITY AND INTENSITY STANDARDS

Low Density Residential (LR-7) 7 du/ac 2 stories² Low-Medium Density Residential (LMR-11) 11 du/ac 3 stories² Medium Density Residential (MR-15) 15 du/ac 3 stories² Corridor Residential (CR-30) 30 du/ac 3 stories² Institutional (INS) n/a n/a n/a Open Space (OS) n/a n/a n/a Professional and Administrative Office (PAO) 0,5 FAR 35 feet or 3 stories² Professional and Administrative Office-Medium (PAO-1) 1.0 FAR 35 feet or 3 stories² Professional and Administrative Office-Medium (PAO-1) 1.0 FAR 35 feet or 3 stories² Professional and Administrative Office-Medium (PAO-1) 1.0 FAR 35 feet or 3 stories² Professional and Administrative Office-Medium (PAO-1) 1.0 FAR 35 feet or 3 stories² Professional and Administrative Office-Medium (PAO-1) 1.0 FAR 35 feet or 3 stories² General Commercial-Medium (GC-1) 1.0 FAR 35 feet² General Commercial-Medium (GC-1) 1.0 FAR 35 feet² Industrial (IND) 0.45 FAR 35 feet² Industrial (IND) 0.45 FAR 35 feet² Industrial/Flex-Low (FLEX-1.5) 1.5 FAR and/or 30 du/ac 35 feet² Industrial/Flex-Medium (FLEX-3) 3.0 FAR 10 stories² Industrial/Flex-Medium (FLEX-3) 3.0 FAR and/or 30 du/ac 4 4 stories² Urban Neighborhood-Low (UN-20) 1.0 FAR and/or 30 du/ac 4 4 stories² Urban Neighborhood-Medium Low (UN-30) 1.5 FAR and/or 30 du/ac 4 4 stories² Urban Neighborhood-Medium Low (UN-30) 1.5 FAR and/or 30 du/ac 6 5 stories² Urban Neighborhood-Medium High (UN-50) 1.5 FAR and/or 30 du/ac 6 5 stories² Urban Neighborhood-Medium High (UN-50) 1.5 FAR and/or 90 du/ac 6 5 stories² District Center-Medium (DC-2.1) 1.0 FAR and/or 90 du/ac 10 stories² District Center-Medium (DC-2.5) 2.0 FAR and/or 90 du/ac 10 stories² District Center-Medium (DC-2.5) 2.0 FAR and/or 90 du/ac 10 stories² District Center-Medium (DC-2.54) 2.5 FAR and/or 90 du/ac 10 stories² District Center-Medium (DC-2.54) 2.5 FAR and/or 90 du/ac 10 stories² District Center-Medium (DC-2.54) 2.5 FAR and/or 90 du/ac 10 stories² District Center-Medium (DC-2.54) 2.5 FAR and/or 90 du/ac 10 stories²		Land Use Designation	Maximum Density/ Intensity ¹	Typical Max. Height²
Medium Density Residential (MR-15) 15 du/ac 3 stories² Corridor Residential (CR-30) 30 du/ac 3 stories² 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 stories² Build Professional and Administrative Office-Medium (PAO-1) 1.0 FAR 35 feet or 3 stories² Professional and Administrative Office-Medium High (PAO-1.5) 1.5 FAR 35 feet or 3 stories² Professional and Administrative Office-High (PAO-2) 2.0 FAR 35 feet or 3 stories² Professional and Administrative Office-High (PAO-2) 0.5 35 feet or 3 stories² Professional and Administrative Office-High (PAO-2) 0.5 35 feet or 3 stories² General Commercial and Equipment of Commercial Medium (GC-1) 1.0 FAR 35 feet or 3 stories² General Commercial-Medium (GC-1) 1.5 FAR 35 feet² Industrial (IND) 0.45 FAR² 35 feet² Industrial (IND) 1.5 FAR and/or 30 du/ac 3 stories² Industrial (Flex- Low (FLEX-1.5) 1.5 FAR and/or 20 du/ac 3 stories² Industrial (Flex- Medium (UN-30) 1.5 FAR and/or 20 du/ac 4 stories² <		Low Density Residential (LR-7)	7 du/ac	2 stories ²
Corridor Residential (CR-30) Institutional (INS) n/a Open Space (OS) n/a Professional and Administrative Office (PAO) Professional and Administrative Office-Medium (PAO-1) Professional and Administrative Office-Medium (PAO-1) Professional and Administrative Office-Medium (PAO-1) Professional and Administrative Office-Medium High (PAO-1.5) Professional and Administrative Office-Medium High (PAO-1.5) Professional and Administrative Office-High (PAO-2) Professional and Administrative Office-High (PAO-2) Professional and Administrative Office-High (PAO-2) Professional and Administrative Office-High (PAO-1.5) General Commercial (GC) General Commercial-Medium (GC-1) In D FAR S feet or 3 stories ^{2,3} General Commercial-Medium (GC-1) In D FAR S feet ^{2,3} General Commercial-Medium High (GC-1.5) Industrial (IND) O .45 FAR ⁴ S feet ^{2,3} Industrial/Flex- Low (FLEX-1.5) Industrial/Flex- Low (FLEX-1.5) In D FAR and/or 30 du/ac O stories ² In D Urban Neighborhood-Low (UN-20) In D FAR and/or 20 du/ac Urban Neighborhood-Medium Low (UN-30) In S FAR and/or 30 du/ac ⁴ S stories ³ Urban Neighborhood-Medium (UN-40) In S FAR and/or 30 du/ac ⁴ S stories ³ One Broadway Plaza District Center (OBPDC) D S FAR To Stories ³ District Center-Medium Low (DC-1.5) D S FAR and/or 90 du/ac In Stories ³ District Center-Medium (DC-2) D Stories D Stories D Stories Center-Medium (DC-2.54) D Stories Center-Medium High (DC-3.54) D Stories Center-Me		Low-Medium Density Residential (LMR-11)	11 du/ac	3 stories ²
Institutional (INS) Open Space (OS) n/a N/a Open Space (OS) n/a Professional and Administrative Office (PAO) O.5 FAR 35 feet or 3 stories² Professional and Administrative Office-Medium (PAO-1) 1.0 FAR 35 feet or 3 stories² Professional and Administrative Office-Medium High (PAO-1.5) Professional and Administrative Office-Medium High (PAO-1.5) Professional and Administrative Office-Medium High (PAO-1.5) Professional and Administrative Office-High (PAO-2) Professional and Administrative Office-High (PAO-2) Professional and Administrative Office-High (PAO-2) General Commercial (GC) O.5 35 feet or 3 stories² General Commercial-Medium (GC-1) 1.0 FAR 35 feet or 3 stories² General Commercial-Medium (GC-1) 1.0 FAR 35 feet or 3 stories² 1.0 FAR 1.0 FAR 1.0 Stories² 1.0 FAR and/or 30 du/ac 1.0 FAR and/or 20 du/ac 1.0 FAR and/or 30 du/ac 1.0 FAR and/or 30 du/ac 1.0 FAR and/or 40 du/ac 1.0 FAR and/or 50 du/ac 1.0 FAR and/or 50 du/ac 1.0 FAR and/or 50 du/ac 1.0 FAR and/or 90 du/ac 1.0 FAR and/		Medium Density Residential (MR-15)	15 du/ac	3 stories ²
Open Space (OS) n/a Professional and Administrative Office (PAO) 0.5 FAR 35 feet or 3 stories² Dispersional and Administrative Office-Medium (PAO-1) 1.0 FAR 35 feet or 3 stories² 1.0 FAR 35 feet or 3 stories² 1.5 FAR 1.5 FA		Corridor Residential (CR-30)	30 du/ac	3 stories ²
Professional and Administrative Office (PAO) Professional and Administrative Office-Medium (PAO-1) Professional and Administrative Office-Medium (PAO-1.5) Professional and Administrative Office-Medium High (PAO-1.5) Professional and Administrative Office-Medium High (PAO-1.5) Professional and Administrative Office-Medium High (PAO-2.5) Professional and Administrative Office-High (PAO-2.5) Professional and Administrative Office-High (PAO-2.5) Professional and Administrative Office-High (PAO-2.5) Professional and Administrative Office-Medium High (PAO-1.5) General Commercial (GC) O.5 35 feet or 3 stories 2.3 General Commercial-Medium (GC-1.5) 1.0 FAR 35 feet or 3 stories 2.3 Section of the stories 2.3 Industrial (IND) O.45 FAR 4 35 feet or 3 stories 2.3 Industrial (IND) O.45 FAR 4 35 feet or 3 stories 2.3 Industrial (IND) O.45 FAR 4 35 feet or 3 stories 2.3 Industrial (IND) O.45 FAR 4 35 feet or 3 stories 2.3 Industrial (IND) O.45 FAR 4 35 feet or 3 stories 2.3 Industrial (IND) O.45 FAR 4 35 feet or 3 stories 2.3 Industrial (IND) O.45 FAR 4 35 feet or 3 stories 2.3 Industrial (IND) O.45 FAR 4 35 feet or 3 stories 2.3 Industrial (IND) Industrial (IND) O.45 FAR 4 Industrial (IND) O.45 FAR 4 Industrial (IND) O.45 FAR 4 Industrial (IND) In		Institutional (INS)	n/a	n/a
Professional and Administrative Office-Medium (PAO-1) Professional and Administrative Office-Medium High (PAO-1.5) Professional and Administrative Office-Medium High (PAO-1.5) Professional and Administrative Office-High (PAO-2) Professional and Administrative Office-Medium (PAO-2) Professional and Administrative Office-Medium High (PAO-1) Professional and Administrative Office-Medium High (PAO-2) Professional and Administrative Office-Medium High (PAO-2) Professional and Administrative Office-Medium (GC-1.5) Professional and Administrative Office-Medium (PAO-2) Professional and Administrative Office-Medium (PAO-2) Professional and Administrative Office-Medium (PAO-2) Professional and Administrative Office-High (PAO-2) Professi		Open Space (OS)	n/a	n/a
Professional and Administrative Office-Medium High (PAO-1.5) Professional and Administrative Office-High (PAO-2) Professional and Administrative Office-High (PAO-2) General Commercial (GC) General Commercial-Medium (GC-1) 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 ^{2,3} Industrial/Flex- Low (FLEX-1.5) 1.5 FAR and/or 30 du/ac 3 stories ² Industrial/Flex- Medium (FLEX-3) 1.0 FAR and/or 20 du/ac 3 stories ² Urban Neighborhood-Low (UN-20) 1.0 FAR and/or 30 du/ac 4 stories ^{2,3} Urban Neighborhood-Medium Low (UN-30) 1.5 FAR and/or 30 du/ac 4 stories ^{2,3} Urban Neighborhood-Medium (UN-40) 1.5 FAR and/or 40 du/ac 5 stories ² Urban Neighborhood-Medium High (UN-50) 1.5 FAR and/or 90 du/ac District Center-Low (DC-1) District Center-Medium (DC-2.1) District Center-Medium (DC-2.54) District Center-Medium High (DC-3)		Professional and Administrative Office (PAO)	0.5 FAR	35 feet or 3 stories ²
Professional and Administrative Office-High (PAO-2) General Commercial (GC) General Commercial (GC-1) General Commercial-Medium (GC-1) General Commercial-Medium (GC-1) I.0 FAR 35 feet ^{2.3} Industrial (IND) 0.45 FAR ⁴ 35 feet ^{2.3} Industrial/Flex- Low (FLEX-1.5) Industrial/Flex- Low (FLEX-1.5) Industrial/Flex- Medium (FLEX-3) Urban Neighborhood-Low (UN-20) I.0 FAR and/or 30 du/ac 3 stories ² Industrial/Flex- Medium (FUX-3) Urban Neighborhood-Medium Low (UN-30) I.5 FAR and/or 30 du/ac 3 stories ² Industrial/Flex- Medium (UN-40) I.5 FAR and/or 30 du/ac 5 stories ² Industrial/Flex- Medium (UN-40) I.5 FAR and/or 30 du/ac 6 stories ² Industrial/Flex- Medium (UN-40) I.5 FAR and/or 30 du/ac 5 stories ² Industrial/Flex- Medium (UN-40) I.5 FAR and/or 30 du/ac 6 stories ² Industrial/Flex- Medium (UN-40) I.5 FAR and/or 50 du/ac Industrial/Flex- Medium (UN-40) I.5 FAR and/or 50 du/ac Industrial/Flex- Medium (UN-40) I.5 FAR and/or 90 du/ac Industrial/Flex- Medium (UN-40) Industrial/Flex- Medium (UN-40) Industrial/Flex- Medium (UN-40) I.5 FAR and/or 90 du/ac Industrial/Flex- Medium (UN-40) Industrial/Flex- Medium (UN-40) Industrial/Flex- Medium (UN-40) I.5 FAR and/or 90 du/ac Industrial/Flex- Medium (UN-40) Industrial/Flex- Medium (UN-40) Industrial/Flex- Medium (UN-40) Industrial/Flex- Medium (UN-40) I.5 FAR and/or 90 du/ac Industrial/Flex- Medium (UN-40) Industrial/Flex- Medium (UN-40) Industrial/Flex- Medium (UN-40) I.5 FAR and/or 90 du/ac Industrial	PA0-1	Professional and Administrative Office-Medium (PAO-1)	1.0 FAR	35 feet or 3 stories ^{2,3}
General Commercial (GC) General Commercial (GC) General Commercial-Medium (GC-1) General Commercial-Medium (GC-1) General Commercial-Medium High (GC-1.5) I.0 FAR JS feet ^{2,3} Industrial (IND) O.45 FAR ⁴ JS feet ² Industrial/Flex- Low (FLEX-1.5) Industrial/Flex- Medium (FLEX-3) Industrial/Flex- Medium (UN-20) I.0 FAR and/or 20 du/ac A stories ² Industrial/Flex- Medium (UN-40) I.5 FAR and/or 30 du/ac A stories ² Industrial/Flex- Medium (UN-40) I.5 FAR and/or 40 du/ac A stories ² Industrial/Flex- Medium (UN-40) I.5 FAR and/or 50 du/ac A stories ² Industrial/Flex- Medium (DC-1) I.0 FAR and/or 90 du/ac Industrial/Flex- Medium (DC-2) Industrial/Flex	PAO-1.5	Professional and Administrative Office-Medium High (PAO-1.5)	1.5 FAR	35 feet or 3 stories ²
General Commercial-Medium (GC-1) 1.0 FAR 35 feet².³ General Commercial-Medium High (GC-1.5) 1.5 FAR 35 feet².³ Industrial (IND) 0.45 FAR⁴ 35 feet² ILX4LS Industrial/Flex- Low (FLEX-1.5) 1.5 FAR and/or 30 du/ac 3 stories² ILX3S Industrial/Flex- Medium (FLEX-3) 3.0 FAR 10 stories² ILX2D Urban Neighborhood-Low (UN-20) 1.0 FAR and/or 20 du/ac 3 stories² ILX3S Urban Neighborhood-Medium Low (UN-30) 1.5 FAR and/or 30 du/ac⁴ 4 stories².³ ILX3S Urban Neighborhood-Medium High (UN-40) 1.5 FAR and/or 40 du/ac⁴ 5 stories² ILX3S Urban Neighborhood-Medium High (UN-50) 1.5 FAR and/or 50 du/ac⁴ 6 stories² ILX3S One Broadway Plaza District Center (OBPDC) 2.9 FAR 37 stories² ILX3S District Center-Low (DC-1) 1.0 FAR and/or 90 du/ac 6 stories² ILX3S District Center-Medium (DC-2) 2.0 FAR and/or 90 du/ac 10 stories² ILX3S District Center-Medium (DC-2.54) 2.54 FAR 5 stories ILX3S District Center-Medium High (DC-3) 3.0 F	PA0-2	Professional and Administrative Office-High (PAO-2)	2.0 FAR	35 feet or 3 stories ^{2,3}
Industrial (IND) O.45 FAR 35 feet ^{2,3} Industrial (IND) O.45 FAR ⁴ 35 feet ² Industrial/Flex- Low (FLEX-1.5) Industrial/Flex- Medium (FLEX-3) Industrial/Flex- Medium (IN-20) Industrial/Flex- Low (I		General Commercial (GC)	0.5	35 feet ²
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 UN-20 Urban Neighborhood-Low (UN-20) 1.0 FAR and/or 20 du/ac 3 stories ² UN-30 Urban Neighborhood-Medium Low (UN-30) 1.5 FAR and/or 30 du/ac ⁴ 4 stories ^{2,3} UN-40 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 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	CC-1	General Commercial-Medium (GC-1)	1.0 FAR	35 feet ^{2,3}
Industrial/Flex- Low (FLEX-1.5) Industrial/Flex- Medium (FLEX-3) Industrial/Flex- Medium (FLEX-3) Industrial/Flex- Medium (FLEX-3) Industrial/Flex- Medium (IN-20) Industrial/Flex- Medium (IN-20	CG-1.5	General Commercial-Medium High (GC-1.5)	1.5 FAR	35 feet ^{2,3}
Industrial/Flex- Medium (FLEX-3) 3.0 FAR 10 stories² Ul-20 Urban Neighborhood-Low (UN-20) 1.0 FAR and/or 20 du/ac 3 stories² Ul-30 Urban Neighborhood-Medium Low (UN-30) 1.5 FAR and/or 30 du/ac⁴ 4 stories² Ul-40 Urban Neighborhood-Medium (UN-40) 1.5 FAR and/or 40 du/ac⁴ 5 stories² Ul-50 Urban Neighborhood-Medium High (UN-50) 1.5 FAR and/or 50 du/ac⁴ 6 stories² One Broadway Plaza District Center (OBPDC) 2.9 FAR 37 stories² District Center-Low (DC-1) 1.0 FAR and/or 90 du/ac 6 stories² District Center-Medium Low (DC-1.5) 1.5 FAR and/or 90 du/ac 10 stories² District Center-Medium (DC-2) 2.0 FAR and/or 90 du/ac 10 stories² District Center-Medium (DC-2.1) 2.1 FAR 20 stories District Center-Medium (DC-2.54) District Center-Medium (DC-2.54) District Center-Medium High (DC-3) 3.0 FAR and/or 90 du/ac 10 stories²		Industrial (IND)	0.45 FAR ⁴	35 feet ²
Urban Neighborhood-Low (UN-20) 1.0 FAR and/or 20 du/ac 3 stories² UN-30 Urban Neighborhood-Medium Low (UN-30) 1.5 FAR and/or 30 du/ac⁴ 4 stories² UN-40 Urban Neighborhood-Medium (UN-40) 1.5 FAR and/or 40 du/ac⁴ 5 stories² Urban Neighborhood-Medium High (UN-50) 1.5 FAR and/or 50 du/ac⁴ 6 stories² One Broadway Plaza District Center (OBPDC) 2.9 FAR 37 stories² District Center-Low (DC-1) 1.0 FAR and/or 90 du/ac 6 stories² District Center-Medium Low (DC-1.5) 1.5 FAR and/or 90 du/ac 10 stories² District Center-Medium (DC-2) 2.0 FAR and/or 90 du/ac 10 stories² District Center-Medium (DC-2.1) 2.1 FAR 20 stories District Center-Medium (DC-2.54) District Center-Medium (DC-2.54) District Center-Medium High (DC-3) 3 stories² 4 stories² 5 stories² 2.9 FAR and/or 90 du/ac 10 stories² 2.1 FAR 5 stories District Center-Medium (DC-2.54) 3.0 FAR and/or 90 du/ac 10 stories²	FLEX-1.5	Industrial/Flex- Low (FLEX-1.5)	1.5 FAR and/or 30 du/ac	3 stories ²
UN±30 Urban Neighborhood-Medium Low (UN-30) 1.5 FAR and/or 30 du/ac ⁴ 4 stories ^{2,3} UN±40 Urban Neighborhood-Medium (UN-40) 1.5 FAR and/or 40 du/ac ⁴ 5 stories ² UN±50 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	FLEX-3	Industrial/Flex- Medium (FLEX-3)	3.0 FAR	10 stories ²
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 District Center-Medium (DC-2.1) 2.1 FAR 20 stories District Center-Medium (DC-2.54) District Center-Medium (DC-2.54) District Center-Medium High (DC-3) 3.0 FAR and/or 90 du/ac 10 stories ²	UN-20	Urban Neighborhood-Low (UN-20)	1.0 FAR and/or 20 du/ac	3 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 District Center-Medium (DC-2.1) 2.1 FAR 20 stories District Center-Medium (DC-2.54) 3.0 FAR and/or 90 du/ac 10 stories ² 3.0 FAR and/or 90 du/ac 10 stories ²	UN=30	Urban Neighborhood-Medium Low (UN-30)	1.5 FAR and/or 30 du/ac ⁴	4 stories ^{2,3}
One Broadway Plaza District Center (OBPDC) 2.9 FAR 37 stories² 1.0 FAR and/or 90 du/ac 6 stories² District Center-Medium Low (DC-1.5) 1.5 FAR and/or 90 du/ac 10 stories² District Center-Medium (DC-2) 2.0 FAR and/or 90 du/ac 10 stories² District Center-Medium (DC-2.1) 2.1 FAR 20 stories District Center-Medium (DC-2.54) District Center-Medium (DC-2.54) 3.0 FAR and/or 90 du/ac 10 stories² 3.0 FAR and/or 90 du/ac	UN-40	Urban Neighborhood-Medium (UN-40)	1.5 FAR and/or 40 du/ac ⁴	5 stories ²
District Center-Low (DC-1) District Center-Medium Low (DC-1.5) District Center-Medium (DC-2.5) District Center-Medium (DC-2.1) District Center-Medium (DC-2.1) District Center-Medium (DC-2.54) District Center-Medium (DC-2.54) District Center-Medium High (DC-3) District Center-Medium High (DC-3) District Center-Medium High (DC-3)	UN-50	Urban Neighborhood-Medium High (UN-50)	1.5 FAR and/or 50 du/ac⁴	6 stories ²
District Center-Medium Low (DC-1.5) 1.5 FAR and/or 90 du/ac 10 stories² 2.0 FAR and/or 90 du/ac 10 stories² 2.1 FAR 20 stories 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 stories² 3.0 FAR and/or 90 du/ac		One Broadway Plaza District Center (OBPDC)	2.9 FAR	37 stories ²
District Center-Medium (DC-2) District Center-Medium (DC-2.1) District Center-Medium (DC-2.1) District Center-Medium (DC-2.54) District Center-Medium (DC-2.54) District Center-Medium High (DC-3) District Center-Medium High (DC-3) 2.0 FAR and/or 90 du/ac 2.1 FAR 5 stories 3.0 FAR and/or 90 du/ac 10 stories²	DC-1	District Center-Low (DC-1)	1.0 FAR and/or 90 du/ac	6 stories ²
District Center-Medium (DC-2.1) District Center-Medium (DC-2.54) District Center-Medium (DC-2.54) District Center-Medium (DC-2.54) District Center-Medium High (DC-3) 3.0 FAR and/or 90 du/ac 10 stories²	DC-1.5	District Center-Medium Low (DC-1.5)	1.5 FAR and/or 90 du/ac	10 stories ²
District Center-Medium (DC-2.54) District Center-Medium (DC-2.54) District Center-Medium High (DC-3) 2.54 FAR 5 stories 3.0 FAR and/or 90 du/ac 10 stories²	DG-2	District Center-Medium (DC-2)	2.0 FAR and/or 90 du/ac	10 stories ^{2,3}
District Center-Medium High (DC-3) 3.0 FAR and/or 90 du/ac 10 stories²	DC-21	District Center-Medium (DC-2.1)	2.1 FAR	20 stories
	DC-2.54	District Center-Medium (DC-2.54)	2.54 FAR	5 stories
District Center-High (DC-5) 5.0 FAR and/or 125 du/ac ⁴ 25 stories ^{2,3}	DC=3	District Center-Medium High (DC-3)	3.0 FAR and/or 90 du/ac	10 stories ²
	DC=5	District Center-High (DC-5)	5.0 FAR and/or 125 du/ac ⁴	25 stories ^{2,3}

Notes

- 1. 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.
- 2. 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.
- 3. 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.
- 4. 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.