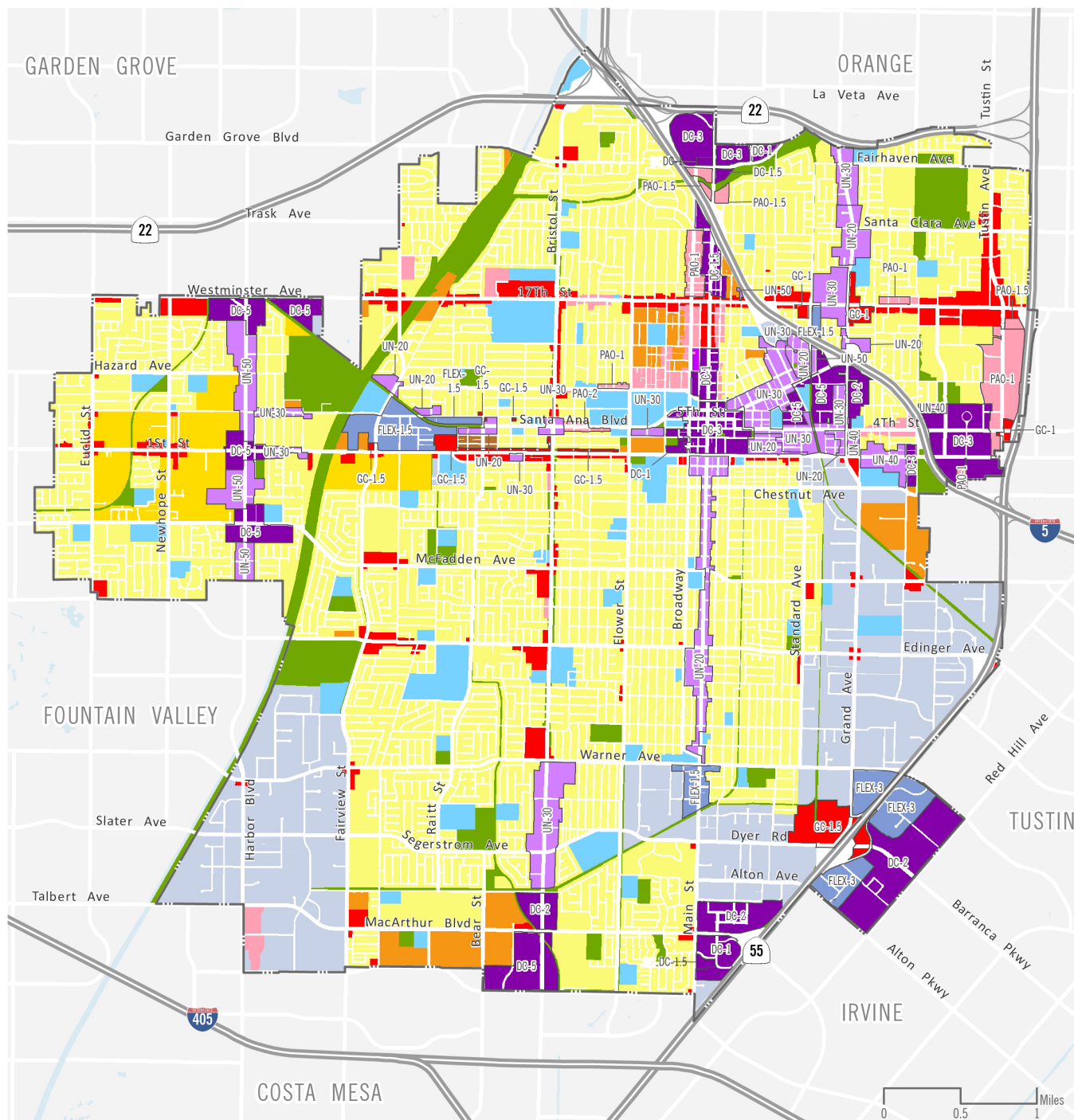


About the Map. Figure LU-4 combined with Table LU-3 describe the general plan standards for development intensity and density and show where they apply.



Source: City of Santa Ana 2020 Date Published: 11/7/2020






















General Plan Land Use

LR-7, Low Density Residential	INS, Institutional	FLEX, Industrial/Flex
LMR-11, Low-Medium Density Residential	OS, Open Space	UN, Urban Neighborhood
MR-15, Medium Density Residential	PAO, Professional and Administrative Office	OBPDC, One Broadway Plaza District Center
CR-30, Corridor Residential	GC, General Commercial	DC, District Center
	IND, Industrial	

**FIGURE LU-4
DENSITY AND INTENSITY MAP**



TABLE LU-3. DENSITY AND INTENSITY STANDARDS

Designation	Maximum Density/ Intensity ¹	Typical Maximum Height ²
 Low Density Residential (LR-7)	7 du/ac	2 stories
 Low-Medium Density Residential (LMR-11)	11 du/ac	3 stories
 Medium Density Residential (MR-15)	15 du/ac	3 stories
 Medium Density Residential (CR-30)	30 du/ac	3 stories
 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
 Professional and Administrative Office-Medium (PAO-1)	1.0 FAR	35 feet or 3 stories ³
 Professional and Administrative Office-Medium High (PAO-1.5)	1.5 FAR	35 feet or 3 stories
 Professional and Administrative Office-High (PAO-2)	2.0 FAR	35 feet or 3 stories ³
 General Commercial (GC)	0.5	35 feet
 General Commercial-Medium (GC-1)	1.0 FAR	35 feet ³
 General Commercial-Medium High (GC-1.5)	1.5 FAR	35 feet ³
 Industrial (IND)	0.45 FAR ⁴	35 feet
 Industrial/Flex- Low (FLEX-1.5)	1.5 FAR	3 stories
 Industrial/Flex- Medium (FLEX-3)	3.0 FAR	10 stories
 Urban Neighborhood-Low (UN-20)	1.0 FAR or 20 du/ac	3 stories
 Urban Neighborhood-Medium Low (UN-30)	1.5 FAR or 30 du/ac ⁴	4 stories ³
 Urban Neighborhood-Medium (UN-40)	1.5 FAR or 40 du/ac	5 stories
 Urban Neighborhood-Medium High (UN-50)	1.5 FAR or 50 du/ac	6 stories
 One Broadway Place District Center (OBPDC)	2.9 FAR	37 stories
 District Center-Low (DC-1)	1.0 FAR or 90 du/ac	6 stories
 District Center-Medium Low (DC-1.5)	1.5 FAR or 90 du/ac	10 stories
 District Center-Medium (DC-2)	2.0 FAR or 90 du/ac	10 stories ³
 District Center-Medium High (DC-3)	3.0 FAR or 90 du/ac	10 stories
 District Center-High (DC-5)	5.0 FAR or 125 du/ac	25 stories 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.
- Typical Maximum Height.** The typical maximum heights identify the upper limit of typical building height within each density and intensity category. 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 zoning height standard shall prevail where the allowable height in the zoning standards differs from the typical maximum height shown in this table.
- 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. Select properties designated UN-30 may also permit Hybrid Court building types with higher residential densities per the Transit Zoning Code.

