

Table C. Density Requirements for Transit Oriented Districts

Required minimum and maximum development densities for transit oriented districts are shown below. Densities are in terms of dwelling units per acre (d.u./ac.) for residential development, except group care uses (see Section 430-53), or floor area ratio (FAR) for mixed use or nonresidential development. Required densities are applicable to a development site after subtracting any unbuildable portion of a lot that is within one of the areas identified in Section 300-3.1 K. Required densities may also be reduced as permitted by Section 300-5. A transfer of density from an unbuildable portion of a lot to another area shall be permitted pursuant to Section 300-3.

Minimum density requirements may be satisfied through build-out of an approved phased Master Plan.

DENSITY REQUIREMENTS	DISTRICT								
	TO:RC (3)	TO:BUS (3)	TO:EMP	TO:R9-12	TO:R12-18	TO:R18-24	TO:R24-40	TO:R40-80	TO:R80-120
Minimum: - Within 1,300' of station platform or within a Regional Center	.5 FAR	.5 FAR (1)	.5 FAR	9 d.u./ac. or .35 FAR (2)	12 d.u./ac. or .5 FAR (2)	18 d.u./ac. or .5 FAR (2)	24 d.u./ac. or .65 FAR (2)	40 d.u./ac. or .8 FAR (2)	80 d.u./ac. or 1.0 FAR (2)
- Between 1,300' and 2600' from station platform	.35 FAR	.5 FAR	.35 FAR	same	same	same	same	same	same
- Beyond 2,600' from station platform	.25 FAR	.35 FAR	.35 FAR	same	same	same	same	same	same
- Within a Town Center Core, as defined by an adopted Community Plan	.35 FAR	.5 FAR	same	same	same	same	same	same	same
- Within a Town Center but outside a Town Center Core, as defined by an adopted Community Plan	.25 FAR	.35 FAR	same	same	same	same	same	same	same
Maximum: - Within 1,300' of station platform or within a Regional Center	None (2)	None (2)	None (2)	12 d.u./ac. (No FAR)	18 d.u./ac. (No FAR)	24 d.u./ac. (No FAR)	40 d.u./ac. (No FAR)	80 d.u./ac. (No FAR)	120 d.u./ac. (No FAR)
- Beyond 1,300' from station platform	None (2)	None (2)	None (2)	same	same	same	same	same	same

- (1) Within 1,300' of a transit center, the minimum density for development shall be 1.0 FAR.
- (2) If non-residential or mixed-use development is proposed in excess of the minimum FAR standard, the applicant shall demonstrate that the transportation system serving the development site has adequate planned capacity to accommodate additional site-generated traffic, consistent with the County's adopted level of service standard.
- (3) The total square footage (FAR) of the residential component of a mixed-use development may be counted towards the minimum required FAR provisions of this section for mixed-use developments, provided that the total square footage of the residential component does not exceed 50-percent of the non-residential floor area requirement.