

Current Density/Intensity Limitations for All Zoning Districts

Zoning District	Residential Density	Non-Residential Intensity	Zoning District	Non-Residential Intensity	Zoning District	Non-Residential Intensity	Zoning District	Density/ Intensity
R-A	0.2 du/ac	0.10–non res. 0.15–public use	C-1	0.25 FAR	I-I	No FAR limit	PDH	1-40 du/ac plus non-residential uses
R-P	0.1 du/ac	0.10–non res. 0.15–public use	C-2	0.50 FAR	I-1	0.25 FAR	PDC	2.5-5.0 FAR – all uses
R-C	0.2 du/ac	0.10–non res. 0.15–public use	C-3	1.00 FAR	I-2	0.25 FAR	PRC	13 persons/acre
R-E	0.5 du/ac	0.15–non res. 0.20–public use	C-4	1.65 FAR	I-3	0.4-0.5 FAR	PRM	3.0-5.0 FAR – all uses
R-1	1 du/ac	0.15–non res. 0.20–public use	C-5	0.30 FAR	I-4	0.5-0.7 FAR	PTC	2.5 FAR – office No limit – other uses
R-2	2 du/ac	0.20–non res. 0.25–public use	C-6	0.4-0.5 FAR	I-5	0.5-1.0 FAR		
R-3	3 du/ac	0.25–non res. 0.30–public use	C-7	0.8-1.0 FAR	I-6	0.5-1.0 FAR		
R-4	4 du/ac	0.30–non res. 0.35–public use	C-8	0.5-0.7 FAR				
R-5	5 du/ac	0.35–all non-res.						
R-8	8 du/ac	0.55–all non res.						
R-12	12 du/ac	0.70–all non res.						
R-16	16 du/ac	0.70–all non res.						
R-20	20 du/ac	0.70–all non res.						
R-30	30 du/ac	1.0–all non res.						
R-MHP	6 mh/ac	0.50–all non res.						

	Comprehensive Plan Land Use Recommendation	Comprehensive Plan Density/Intensity Recommendation (dwelling units/acre or FAR)	Proposed Maximum FAR for PCC District*
Residential Use when specified in terms of Dwelling Units Per Acre (du/ac)		≤ 1 du/ac	0.20 FAR
		> 1 du/ac to ≤ 5 du/ac	0.45 FAR
		> 5 du/ac to ≤ 12 du/ac	0.80 FAR
		> 16 du/ac to ≤ 30 du/ac	1.00 FAR
		> 30 du/ac	1.25 FAR
	Institutional, Office, Retail, Mixed Use, Residential, or any other use, excluding Industrial, when specified in terms of Floor Area Ratio (FAR)	All FAR levels	Plan maximum plus 25%