



**TABLE 5-1  
POPULATION AND BUILDING INTENSITY STANDARDS**

Land Use Classification	Minimum Parcel Size <sup>1</sup>	Maximum Units/Acres <sup>2</sup>	Maximum Population Per Square Mile <sup>3</sup>	Maximum Site Coverage (%)	Maximum FAR Nonresidential <sup>4</sup>	Maximum Height Residential	Maximum Height Nonresidential
Foothill Agriculture	5-40 Acs	1/5 <sup>7</sup>	200	-	-	35'	50'
Valley Agriculture	10-80 Acs	1/20	200	-	-	35'	50'
Agricultural/Rural Residential	1/2 Ac	2/1	3,648	-	-	35'	50'
	1 Ac	1/1	1,824	-	-	35'	50'
	2-1/2 Ac	.4/1	730	-	-	35'	50'
	5 Ac	.2/1	607	-	-	35'	50'
Single Family Residential	6,000-7,500 s.f.	6/1	8,000	40%	-	30'	15'
Multiple Family Residential	6,000-7,500 s.f. <sup>5</sup>	29/1	24,000	60%	-	55'	15'
Neighborhood Commercial	6,000-20,000 s.f.	-	-	30%	0.6	35'	35'
Community Commercial	10,000 s.f.	-	-	50%	1.0	55'	35'
Regional Commercial	20 Acs	-	-	30%	0.6	-	35'



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Industrial	10,000 s.f.	-	-	70%	1.4	35'	75'
Research & Development Park	20 Acs	-	-	30%	0.9	-	75'
Timber Production	160 Acs	-	-	-	-	35'	75'
Extractive Industrial	-	-	-	20%	0.2	35'	75'
Public	-	-	-	-	-	-	75'
Specific Plan	*	*	*	*	*	*	*
Planning Reserve	-	-	-	-	-	35' <sup>6</sup>	50' <sup>6</sup>

1Minimum parcel size determined by zoning and availability of community services.

2Only one principal dwelling allowed per parcel except for multiple family.

3Based on average household size of 2.85.

4Floor Area Ratio (FAR) is the gross floor area permitted on a site divided by the total net area of the site. For example; a 10,000 square foot parcel with an FAR of 1.0 would allow a maximum floor area (total of all stories) of 10,000 square feet; an FAR of 1.5 would allow 15,000 square feet; an FAR of 2.0 would allow 20,000 square feet; and an FAR of 0.5 would allow 5,000 square feet of building floor area.

5Minimum parcel size may be reduced to 4,200 s.f. for interior lots and 5,865 for corner lots for development of single family detached residences. Refer to Zoning Ordinance for exceptions to the minimum parcel size.

6Additional height criteria shall be determined by future specific plans.

7For cluster development projects, density is based upon gross acreage of project site.

\*Refer to individual Specific Plans for population and building intensity standards.