

Comparison Table of the Development Regulations for the 2020 General Plan and Housing Element Overlay Zone (HEOZ)

Land Use Designations	Density Range (du/ac)		Maximum Height (feet)		Lot Coverage (%)		Floor Area Ratio	
	2020 General Plan	HEOZ	2020 General Plan	HEOZ	2020 General Plan	HEOZ	2020 General Plan	HEOZ
Low Density Residential	0 – 5	0 – 5	30*	30	40%*	Up to 50%	Pursuant to calculation in Section 29.40.075 of Town Code*	Pursuant to calculation in Section 29.40.075 of Town Code**
Medium Density Residential	5 – 12	14 – 22 or 5 – 12 if in VHFHS zone	30 or 35*	35	40%*	Up to 75%	Pursuant to calculation in Section 29.40.075 of Town Code or none*	Pursuant to calculation in Section 29.40.075 of Town Code**
High Density Residential	12 – 20	30 – 40	35*	45	40%*	up to 75%	None*	None**
Mixed-Use Commercial	10 – 20*	30 – 40	35	45	Up to 50%	Up to 50%**	None*	Up to 3.0
Neighborhood Commercial	10 – 20*	10 – 20	35	35	Up to 50%	Up to 50%**	None*	Up to 1.0
Central Business District	10 – 20*	20 – 30	45	45	None*	None**	Up to 0.6	Up to 2.0
North Forty Specific Plan	20	30 – 40	As defined in Specific Plan	As defined in Specific Plan	As defined in Specific Plan	As defined in Specific Plan	As defined in Specific Plan	As defined in Specific Plan
Office Professional	10 – 20*	10-20	35 feet	35 feet	Up to 50%	N/A	None*	1.0
Service Commercial	None	None	35 feet	35 feet	Up to 50%	N/A	None*	1.0
Light Industrial	None	None	35 feet	35 feet	Up to 50%	N/A	None*	1.0
* The 2020 General Plan is silent on this development standard. The applicable regulation under the Zoning Ordinance has been provided for context.								
** The 2023-2031 Draft Revised Housing Element is silent on this development standard and so development would be evaluated based on the underlying designation in the 2020 General Plan Land Use Element.								

2020 General Plan Land Use Categories

2020 General Plan Land Use Category	Related Zoning
Low Density Residential	R-1:8
Medium Density Residential	R-1D, R-D, and R-M
High Density Residential	R-M
Mixed-Use Commercial	CH
Neighborhood Commercial	C-1
Central Business District	C-2
North Forty Specific Plan	NF-SP
Office Professional	O
Service Commercial	LM
Light Industrial	CM