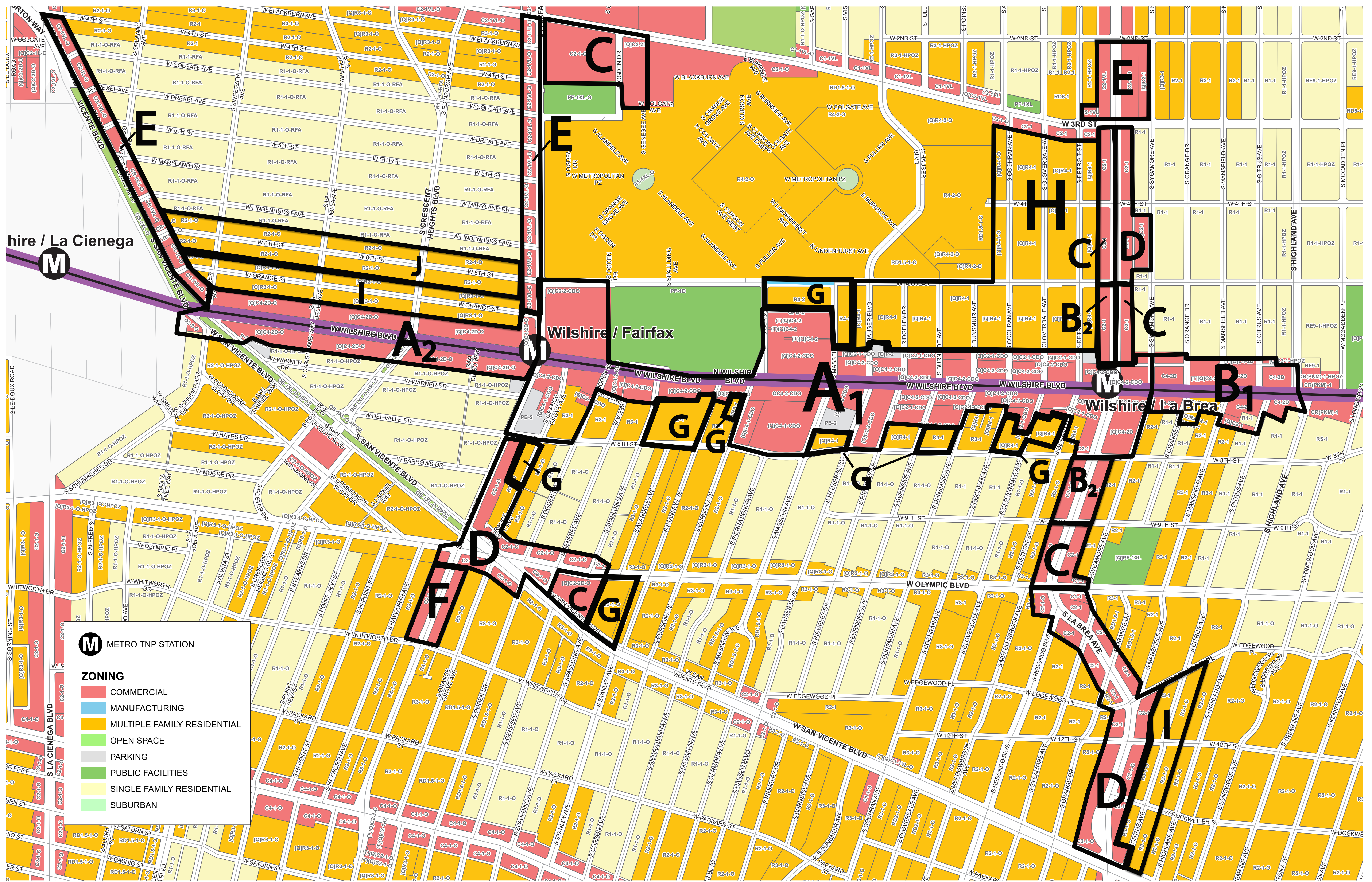


Purple Line Transit Neighborhood Plan

Land Use & Zoning



Concept: Mixed-Use Corridors & Character Residential Areas

Allowable Uses		Floor Area Ratio (Base / Bonus) ¹		Height (Base / Bonus) ¹		Residential Density (Base / Bonus ¹ ; Square feet of Lot Area per Unit)	
		Proposed	Existing	Proposed	Existing	Proposed	Existing
A1 Regional Center	Regional Center	6 / 10	6 / 9	Unlimited	Unlimited	Limited by Form	400 / 280
A2 Regional Center	Regional Center	6 / 10	4.5 / 6.75	Unlimited	Unlimited	Limited by Form	400 / 280
B1 Regional Commercial	Community Commercial	4 / 6	3 / 4.5	Unlimited	Unlimited	Limited by Form	400 / 280
B2 Regional Commercial	General Commercial	4 / 6	1.5 / 4.25	Unlimited	Unlimited	Limited by Form	400 / 280
C Community Commercial	General Commercial	3 / 4.5	1.5 / 3.75	Unlimited	Unlimited	Limited by Form	400 / 280
D Neighborhood Commercial	General Commercial, Neighborhood Commercial	2 / 3.5	1.5 / 3.75	Unlimited	Unlimited	Limited by Form	400 / 280
E Neighborhood Commercial	General Commercial, Limited Commercial	2 / 3.5	1.5 / 3.75	4 stories / 6 stories	45' / 67'	Limited by Form	400 / 280
F Neighborhood Commercial ²	General Commercial, Limited Commercial	2 / 3.5	1.5 / 3.75	4 stories / 6 stories	45' / 67'	Limited by Form	400 / 280
G Residential Multifamily (Limited by Form)	High Residential	3 / 4.5	3 / 4.5	65' / Unlimited	Unlimited	Limited by Form	400 / 280
H Residential Multifamily (1/400) ²	High Medium Residential	3 / 4.5	3 / 4.5	65' / Unlimited	Unlimited	400 / 200	600 / 352
I Residential Multifamily (1/800) ²	Medium Residential	3 / 4.5	3 / 4.5	45' / 67'	45' / 67'	800 / 600	800 / 500 or 1200 / 706
J Residential Duplex (RD1.5) ²	Low Medium Residential	3 / 4.5	3 / 4.5	33' / 45'	33'	1500 / 1000	2 per lot

Concept: Mixed-Use Corridors & Character Residential Areas - Greater Intensity

Allowable Uses		Floor Area Ratio (Base / Bonus) ¹		Height (Base / Bonus) ¹		Residential Density (Base / Bonus ¹ ; Square feet of Lot Area per Unit)	
		Proposed	Existing	Proposed	Existing	Proposed	Existing
A1 Regional Center	Regional Center	8 / 13	6 / 9	Unlimited	Unlimited	Limited by Form	400 / 280
A2 Regional Center	Regional Center	8 / 13	4.5 / 6.75	Unlimited	Unlimited	Limited by Form	400 / 280
B1 Regional Commercial	Community Commercial	5 / 8	3 / 4.5	Unlimited	Unlimited	Limited by Form	400 / 280
B2 Regional Commercial	General Commercial	5 / 8	1.5 / 4.25	Unlimited	Unlimited	Limited by Form	400 / 280
C Community Commercial	General Commercial	4 / 6	1.5 / 3.75	Unlimited	Unlimited	Limited by Form	400 / 280
D Neighborhood Commercial	General Commercial, Neighborhood Commercial	3 / 4.5	1.5 / 3.75	Unlimited	Unlimited	Limited by Form	400 / 280
E Neighborhood Commercial	General Commercial, Limited Commercial	3 / 4.5	1.5 / 3.75	5 stories / 7 stories	45' / 67'	Limited by Form	400 / 280
F Neighborhood Commercial ²	General Commercial, Limited Commercial	3 / 4.5	1.5 / 3.75	5 stories / 7 stories	45' / 67'	Limited by Form	400 / 280
G Residential Multifamily (Limited by Form)	High Residential	3 / 4.5	3 / 4.5	75' / Unlimited	Unlimited	Limited by Form	400 / 280
H Residential Multifamily (Limited by Form) ²	High Medium Residential	3 / 4.5	3 / 4.5	75' / Unlimited	Unlimited	Limited by Form	600 / 352
I Residential Multifamily (1/600) ²	Medium Residential	3 / 4.5	3 / 4.5	45' / 67'	45' / 67'	600 / 400	800 / 500 or 1200 / 706
J Residential Duplex (1/1000) ²	Low Medium Residential	3 / 4.5	3 / 4.5	33' / 45'	33'	1000 / 800	2 per lot

1. "Base" indicates the maximum allowable FAR, Height, and Density per the zoning regulations. Existing "Bonus" indicates the allowable increase obtained by providing public benefits as outlined in the TOC guidelines authorized by voter approved Measure JJJ; Proposed Bonus would represent tailored TOC regulations. Existing metrics shown are for the parcels in the most prevalent TOC tier, uses near the stations may fall into a higher tier and allow for more FAR and Density than what is shown.

2. Form districts to promote compatibility of new development with existing patterns of development.



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