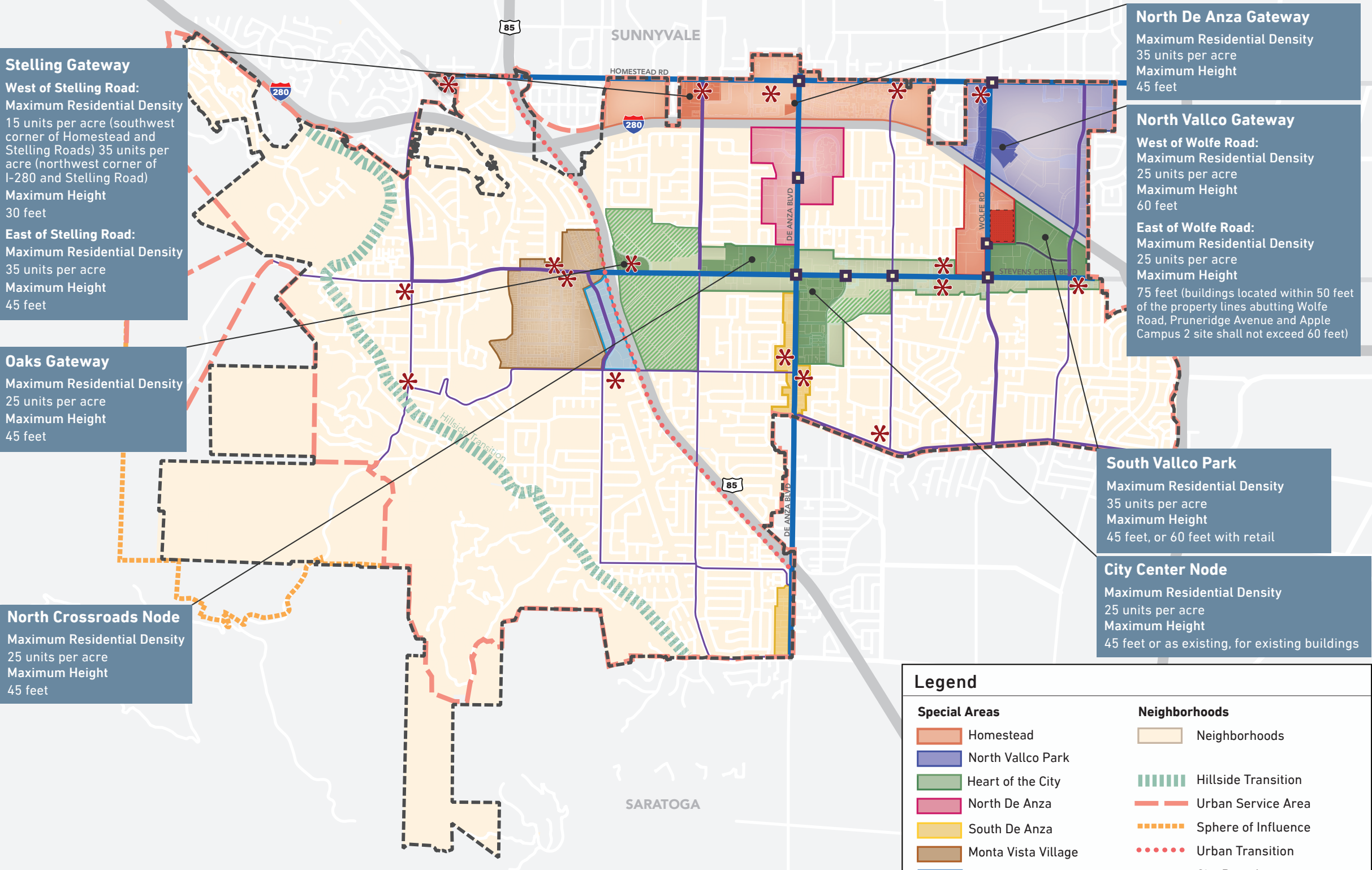


Figure LU-2
COMMUNITY FORM DIAGRAM



Building Planes:

- Maintain the primary building bulk below a 1:1 slope line drawn from the arterial/boulevard curb line or lines except for the Crossroads Area.
- For the Crossroads area, see the Crossroads Streetscape Plan.
- For projects outside of the Vallco Shopping District Special Area that are adjacent to residential areas: Heights and setbacks adjacent to residential areas will be determined during project review.
- For projects within the Vallco Shopping District Special Area that are adjacent to the North Blaney/Portal neighborhood: Maintain the primary building bulk below a 2:1 slope line drawn from the adjacent residential property line.
- For the North and South Vallco Park areas: Maintain the primary building bulk below a 1.5:1 (i.e., 1.5 feet of setback for every 1 foot of building height) slope line drawn from the Stevens Creek Blvd. and Homestead Road curb lines

and below 1:1 slope line drawn from Wolfe Road and Tantau Avenue curb line.

Rooftop Mechanical Equipment: Rooftop mechanical equipment and utility structures may exceed stipulated height limitations if they are enclosed, centrally located on the roof and not visible from adjacent streets.

Priority Housing Sites: Notwithstanding the heights and densities shown above, the maximum heights and densities for Priority Housing Sites identified in the adopted Housing Element other than the Vallco Shopping District Special Area shall be as reflected in the Housing Element. The Vallco Shopping District Special Area shall be subject to the heights and densities shown above, with residential uses permitted in the Regional Shopping/Residential designation as shown in Figure LU-4.

Homestead Special Area

Maximum Residential Density
Up to 35 units per acre per General Plan Land Use Map
15 units per acre (southeast corner of Homestead Road and Blaney Avenue)
Maximum Height
30 feet, or 45 feet (south side between De Anza and Stelling)

North Vallco Park Special Area

Maximum Residential Density	Maximum Height
25 units per acre	60 feet

Heart of the City Special Area

Maximum Residential Density
25 or 35 (South Vallco) units per acre
Maximum Height
45 feet, or 30 feet where designated by hatched line

North De Anza Special Area

Maximum Residential Density	Maximum Height
25 units per acre	45 feet

South De Anza Special Area

Maximum Residential Density
25 (north of Bollinger) or 5-15 (south of 85) units per acre
Maximum Height
30 feet

Monta Vista Village Special Area

Maximum Residential Density	Maximum Height
Up to 15 units per acre per General Plan Land Use Map	Up to 30 feet

Bubb Road Special Area

Maximum Residential Density	Maximum Height
20 units per acre	45 feet

Vallco Shopping District Special Area

Regional Shopping/Residential Maximum Residential Density	Regional Shopping Maximum Residential Density
35 units per acre in areas identified in Figure LU-4	N/A - residential is not a permitted use
Minimum Residential Density 29.7 units per acre in areas identified in Figure LU-4	Maximum Height Up to 60 feet
Maximum Height Up to 60 feet	

Neighborhoods

Maximum Residential Density
As indicated in the General Plan Land Use Map;
15 units per acre for Neighborhood Commercial Sites
Maximum Height
30 feet