

Specific Plan	Floor Area Ratio	Residential Density
Winchester Urban Village Plan (City of San Jose)	Neighborhood/Community Commercial: 3.5 max.	Urban Village: 65 to 250 DU/AC
	Urban Village Commercial: 8 max.	
	Urban Village: Commercial FAR based on average commercial FAR of entire Village at time of proposal	Mixed Use Commercial: Up to 50 DU/AC or 75 DU/AC for sites larger than 0.7 acres for residential mixed use projects
	Mixed Use Commercial: 0.25 to 4.5 commercial-only projects, 0.5 min. commercial portion in residential mixed use projects	Mixed Use Neighborhood: Up to 30 DU/AC
	Mixed Use Neighborhood: 0.25 to 2.0 (1 to 3.5 stories)	Urban Residential: 45-95 DU/AC
	Residential Neighborhood: 0.7 max.	Residential Neighborhood: 8 DU/AC, must match existing neighborhood

Specific Plan	Floor Area Ratio	Residential Density
Stevens Creek Boulevard Urban Village (City of San Jose)	Neighborhood/Community Commercial: 3.5 max.	
	Urban Village Commercial: 8 max.	Urban Village: 65 to 250 DU/AC
	Urban Village: Commercial FAR based on average commercial FAR of entire Village at time of proposal	Mixed Use Commercial: Up to 50 DU/AC or 75 DU/AC for sites larger than 0.7 acres for residential mixed use projects
	Mixed Use Commercial: 0.25 to 4.5 commercial-only, 0.5 min. commercial portion in residential mixed use projects	Mixed Use Neighborhood: Up to 30 DU/AC
	Mixed Use Neighborhood: 0.25 to 2.0 (1 to 3.5 stories)	Urban Residential: 45-95 DU/AC

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El Camino Real Precise Plan (City of Mountain View)	<p>Village Centers: Base - 1.35 max. Tier 1 - 1.85 max. Tier 2 - 2.3 max.</p> <p>Castro/Miramonte: Base - 1.35 max. Tier 1 - 1.85 max.</p> <p>Medium-Intensity Corridor: Base - 1.35 max. Tier 1 - 1.85 max.</p> <p>Low-Intensity Corridor: Base - 1.35 max.</p>	<p>Approximately 60 du/ac, or 50-130 residents/ac*</p> <p>* General Plan Land Use Designation</p>
San Antonio Precise Plan (City of Mountain View)	<p>MU Corridor: Base - 1.35 max. Tier 1- 1.85 max. Up to 0.5 can be office or commercial</p> <p>MU Center: Base - 0.35 max. Tier 1 - 2.35 max., up to 0.75 FAR office or commercial</p>	<p>Approximately 60 du/ac, or 50-130 residents/ac*</p> <p>* General Plan Land Use Designation</p>

Specific Plan	Floor Area Ratio	Residential Density
El Camino Real Specific Plan (public review draft) (City of Santa Clara)	Regional Commercial MU: 0.2 min. commercial Corridor MU: No min. Corridor Residential: No min.	Regional Commercial MU: 55-100 du/ac Corridor MU: 45-65 du/ac Corridor Residential: 16-45 du/ac
Heart of the City Specific Plan (City of Cupertino)	No non-residential FAR established - regulates development by development allocation	25 du/ac; 35 du/ac for South Vallco subarea