

### Inclusionary Housing—Maximum Base and Bonus Density/FAR Post February 1,2017

	<b>R3</b>	<b>R2</b>	<b>R1</b>	<b>RH</b>	<b>RX</b>	<b>IR</b>
Maximum Density	1 unit per 3,000 sq. ft. of site area	1 unit per 2,000 sq. ft. of site area	1 unit per 1,000 sq. ft. of site area	FAR of 2 to 1 or 4 to 1	FAR of 4 to 1	See 120.205
Maximum Density with Inclusionary Housing Bonus	1 unit per 2,400 sq. ft. of site area	1 unit per 1,600 sq. ft. of site area	1 unit per 800 sq. ft. of site area	FAR of 2.5 to 1 or 5 to 1]	FAR of 5 to 1	NA

	<b>CN1</b>	<b>CN2</b>	<b>CO1</b>	<b>CO2</b>	<b>CM</b>	<b>CS</b>	<b>CG</b>	<b>CX</b>
Maximum FAR	1.5 to 1	1.5 to 1	1.5 to 1	2.5 to 1	2.5 to 1	3 to 1	3 to 1	4 to 1
Maximum FAR with Inclusionary Housing Bonus	2.5 to 1	2.5 to 1	2.5 to 1	4 to 1	4 to 1	4 to 1	3.5 to 1	6 to 1

	<b>EG1</b>	<b>EG2</b>	<b>EX</b>	<b>IG1</b>	<b>IG2</b>	<b>IH</b>
Maximum FAR	3 to 1	3 to 1	3 to 1	no limit	no limit	no limit
Maximum FAR with Inclusionary Housing Bonus	NA	NA	5 to 1	NA	NA	NA

**Central City and Gateway plan districts** Inclusionary Housing bonus FAR: **add 3 to 1 to maximum FAR.** For example, in the RX zone in the Central City, an additional 3 to 1 FAR is added to the base maximum density of 4 to 1.