Legend:

□ Maximum Floor Area Ratio (FAR)
Maximum Height (Feet)

▨ Areas Ineligible for Density Bonus Program
(Height and density may not exceed underlying zoning)

▧ Public Parks/ Open Space (ineligible)

NOTE: Maximum heights shown do not reflect restrictions imposed by Capital View Corridors (CVC) or special districts.

NOTE: Properties in the Rainey Street Subdistrict of the Waterfront overlay must obtain a floor-to-area ratio (FAR) of up to 8:1 by meeting the requirements of Section 25-2-739 of the City Code. FAR exceeding 8:1 may be obtained through the Downtown Density Bonus Program, as described in Section 25-2-586 of the City Code.

FAR/Height labels on map:
- 3:1 90'
- 4:1 100'
- 8:1 200'
- 8:1 200'
- 5:1 120'
- 15:1 400'
- 8:1 200'
- 5:1 120'
- 3:1 50'
- 3:1 90'
- 5:1 120'
- 15:1 400'
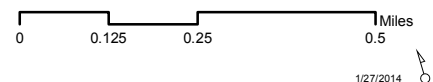- 8:1 200'
- 25:1 no limit
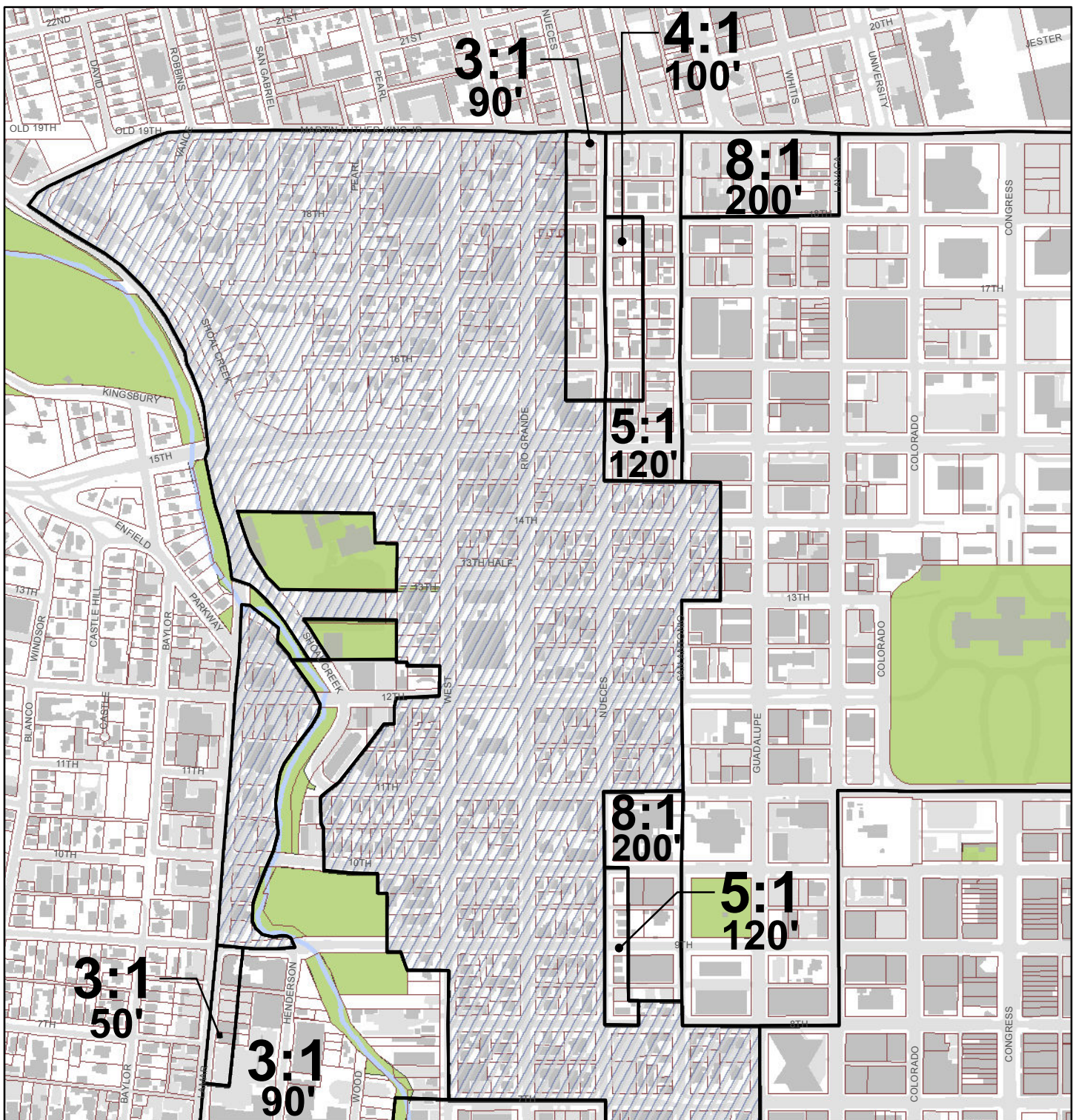- 15:1 no limit
- 15:1 no limit

Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Map
Figure 2: Page 1

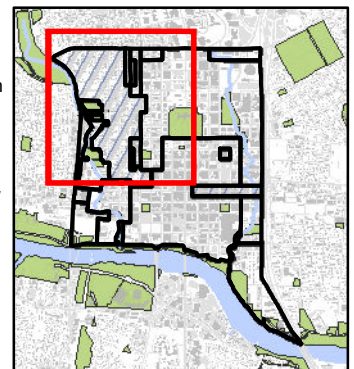0   0.125   0.25   0.5 Miles

1/27/2014

Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Map
Figure 2: Page 2

Legend:

Maximum Floor Area Ratio (FAR)
Maximum Height (Feet)

Areas Ineligible for Density Bonus Program
(Height and density may not exceed underlying zoning)

Public Parks/ Open Space (ineligible)

TCAD Parcels

NOTE: Properties in the Rainey Street Subdistrict of the Waterfront overlay must obtain a floor-to-area ratio (FAR) of up to 8:1 by meeting the requirements of Section 25-2-739 of the City Code. FAR exceeding 8:1 may be obtained through the Downtown Density Bonus Program, as described in Section 25-2-586 of the City Code.

NOTE: Maximum heights shown do not reflect restrictions imposed by Capital View Corridors (CVC) or special districts.
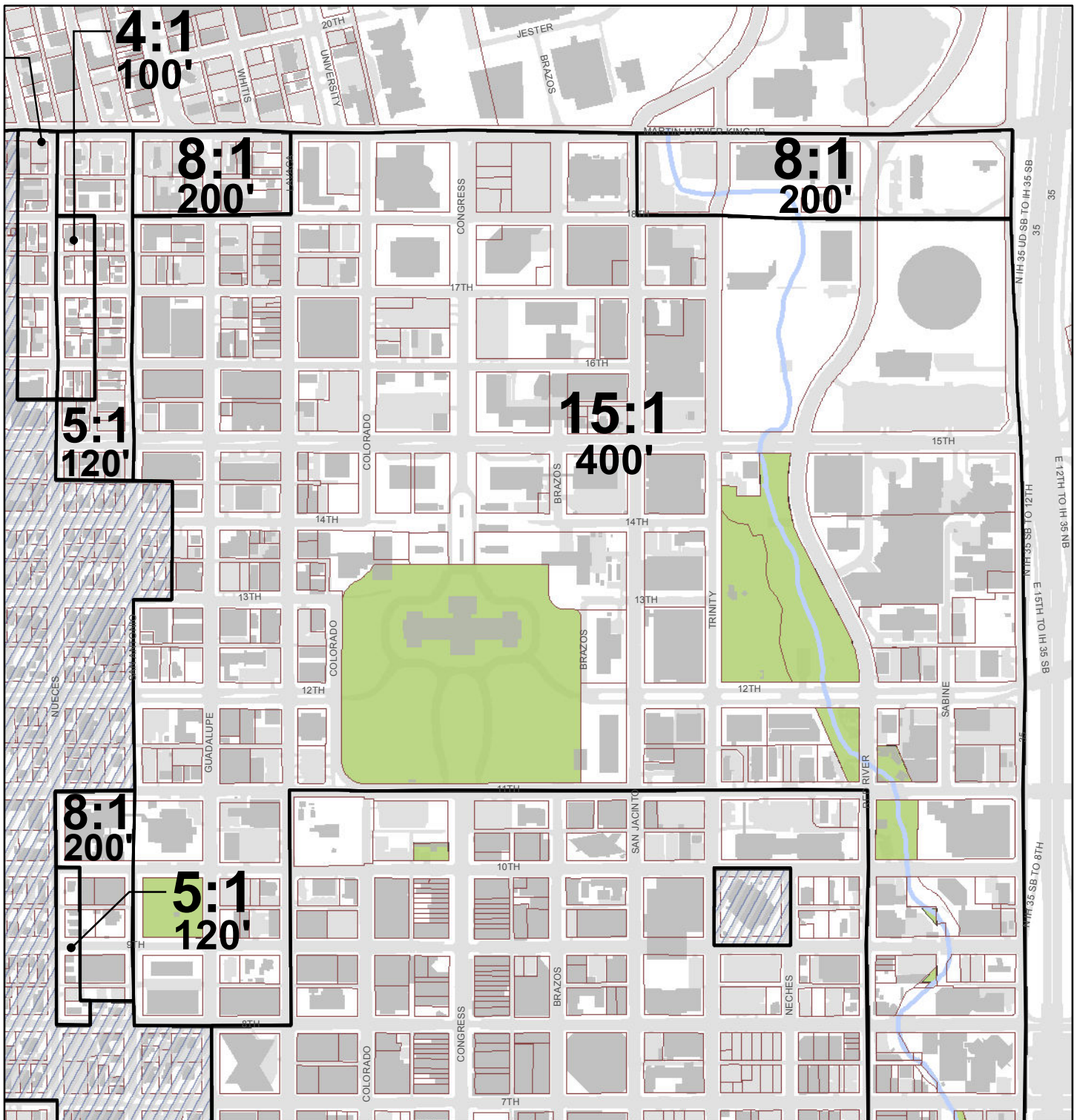
0   0.05   0.1   0.2
Miles

4:1 100'

8:1 200'

8:1 200'

5:1 120'

15:1 400'

8:1 200'

5:1 120'

Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Map

Figure 2: Page 3

Maximum Floor Area Ratio (FAR)
Maximum Height (Feet)

Areas Ineligible for Density Bonus Program
(Height and density may not exceed underlying zoning)

Public Parks/ Open Space (ineligible)

TCAD Parcels

NOTE: Properties in the Rainey Street Subdistrict of the Waterfront overlay must obtain a floor-to-area ratio (FAR) of up to 8:1 by meeting the requirements of Section 25-2-739 of the City Code. FAR exceeding 8:1 may be obtained through the Downtown Density Bonus Program, as described in Section 25-2-586 of the City Code.

NOTE: Maximum heights shown do not reflect restrictions imposed by Capital View Corridors (CVC) or special districts.

0   0.05   0.1   0.2 Miles

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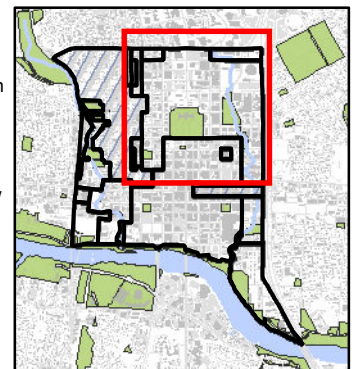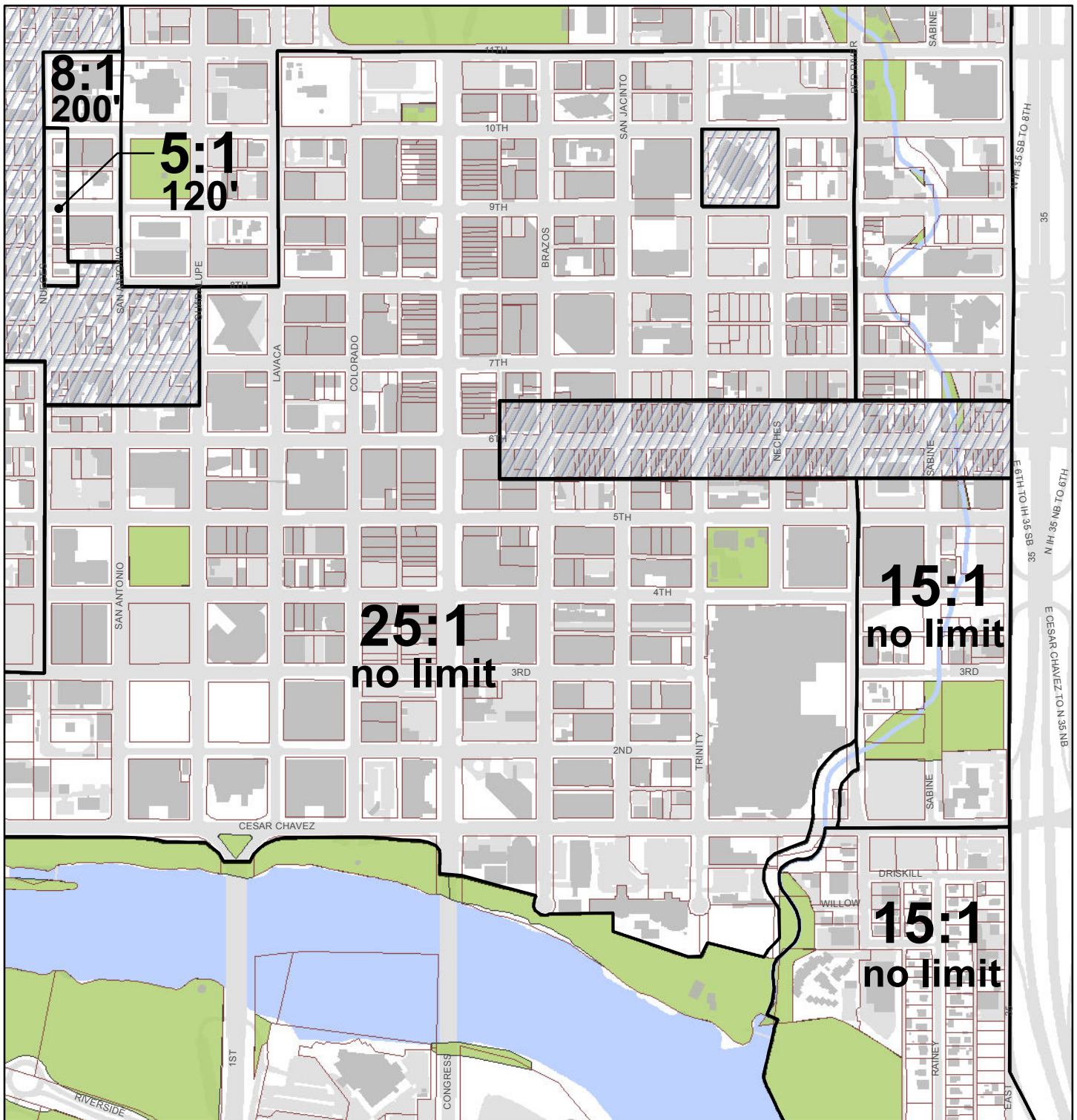
1/27/2014

8:1
200'

5:1
120'

25:1
no limit

15:1
no limit

15:1
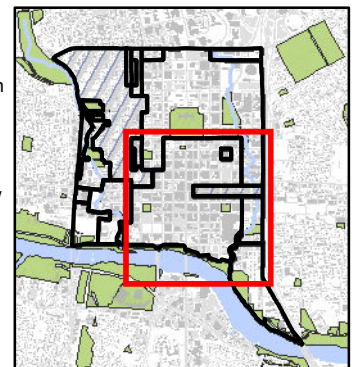**no limit**

Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Map
Figure 2: Page 4

Maximum Floor Area Ratio (FAR)
Maximum Height (Feet)

Areas Ineligible for Density Bonus Program
(Height and density may not exceed underlying zoning)

Public Parks/ Open Space (ineligible)

TCAD Parcels

NOTE: Properties in the Rainey Street Subdistrict of the Waterfront overlay must obtain a floor-to-area ratio (FAR) of up to 8:1 by meeting the requirements of Section 25-2-739 of the City Code. FAR exceeding 8:1 may be obtained through the Downtown Density Bonus Program, as described in Section 25-2-586 of the City Code.

NOTE: Maximum heights shown do not reflect restrictions imposed by Capital View Corridors (CVC) or special districts.
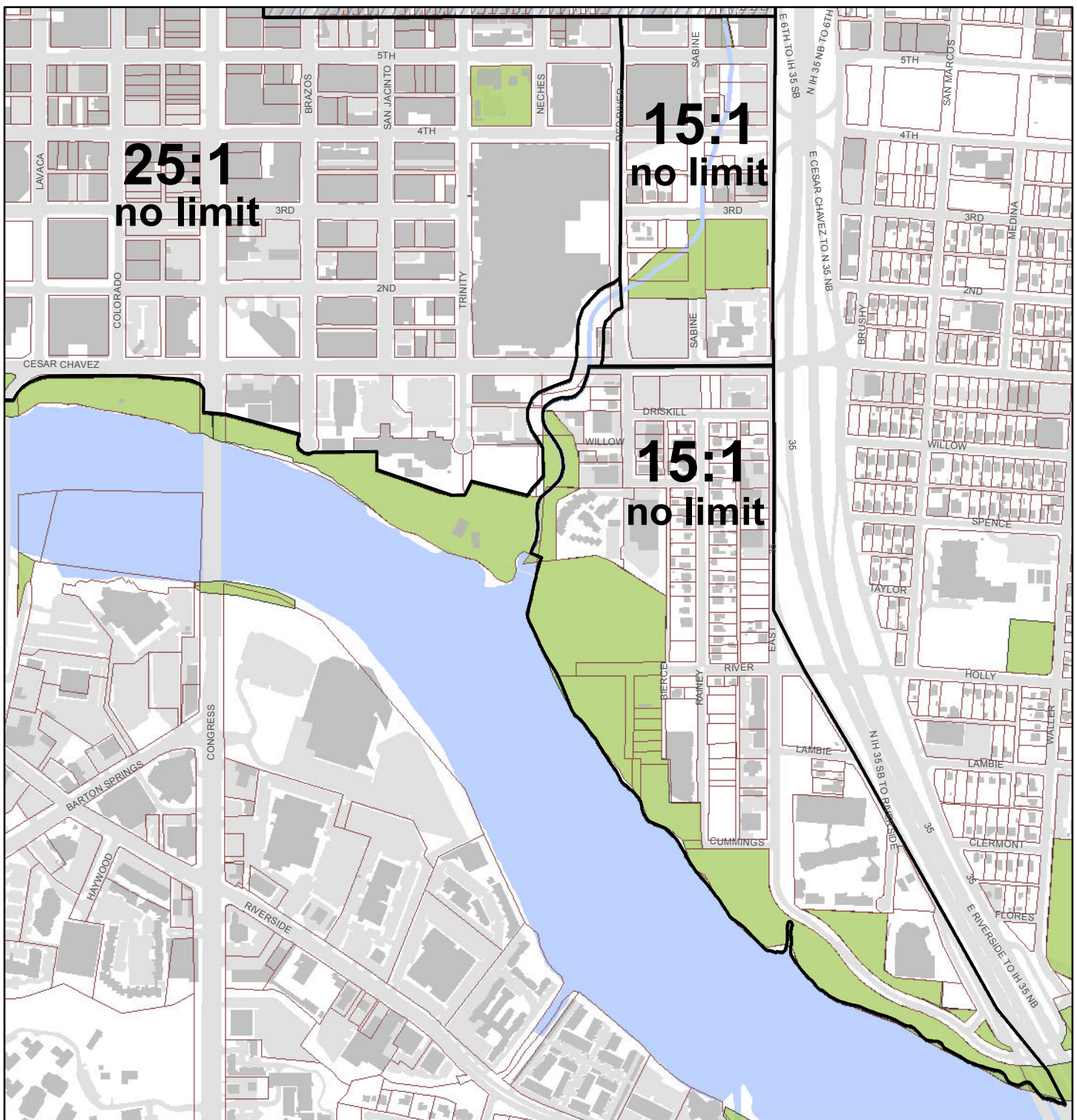
0   0.05   0.1   0.2   Miles

1/27/2014

25:1 no limit

15:1 no limit

15:1 no limit

Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Map
Figure 2: Page 5

Maximum Floor Area Ratio (FAR)
Maximum Height (Feet)

Areas Ineligible for Density Bonus Program
(Height and density may not exceed underlying zoning)

Public Parks/ Open Space (ineligible)

TCAD Parcels

NOTE: Properties in the Rainey Street Subdistrict of the Waterfront overlay must obtain a floor-to-area ratio (FAR) of up to 8:1by meeting the requirements of Section 25-2-739 of the City Code. FAR exceeding 8:1 may be obtained through the Downtown Density Bonus Program, as described in Section 25-2-586 of the City Code.

NOTE: Maximum heights shown do not reflect restrictions imposed by Capital View Corridors (CVC) or special districts.
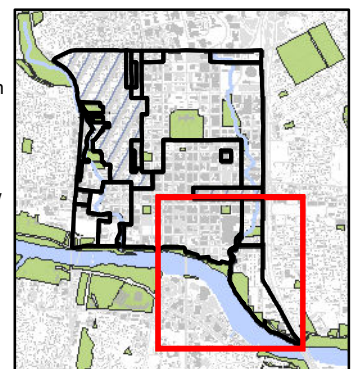
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0   0.05   0.1   0.2   Miles

1/27/2014

8:1 200'

5:1 120'

3:1 50'

3:1 90'

5:1 120'

15:1 400'

8:1 200'

25:1 no limit

Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Map

Figure 2: Page 6

NOTE: Properties in the Rainey Street Subdistrict of the Waterfront overlay must obtain a floor-to-area ratio (FAR) of up to 8:1 by meeting the requirements of Section 25-2-739 of the City Code. FAR exceeding 8:1 may be obtained through the Downtown Density Bonus Program, as described in Section 25-2-586 of the City Code.

NOTE: Maximum heights shown do not reflect restrictions imposed by Capital View Corridors (CVC) or special districts.
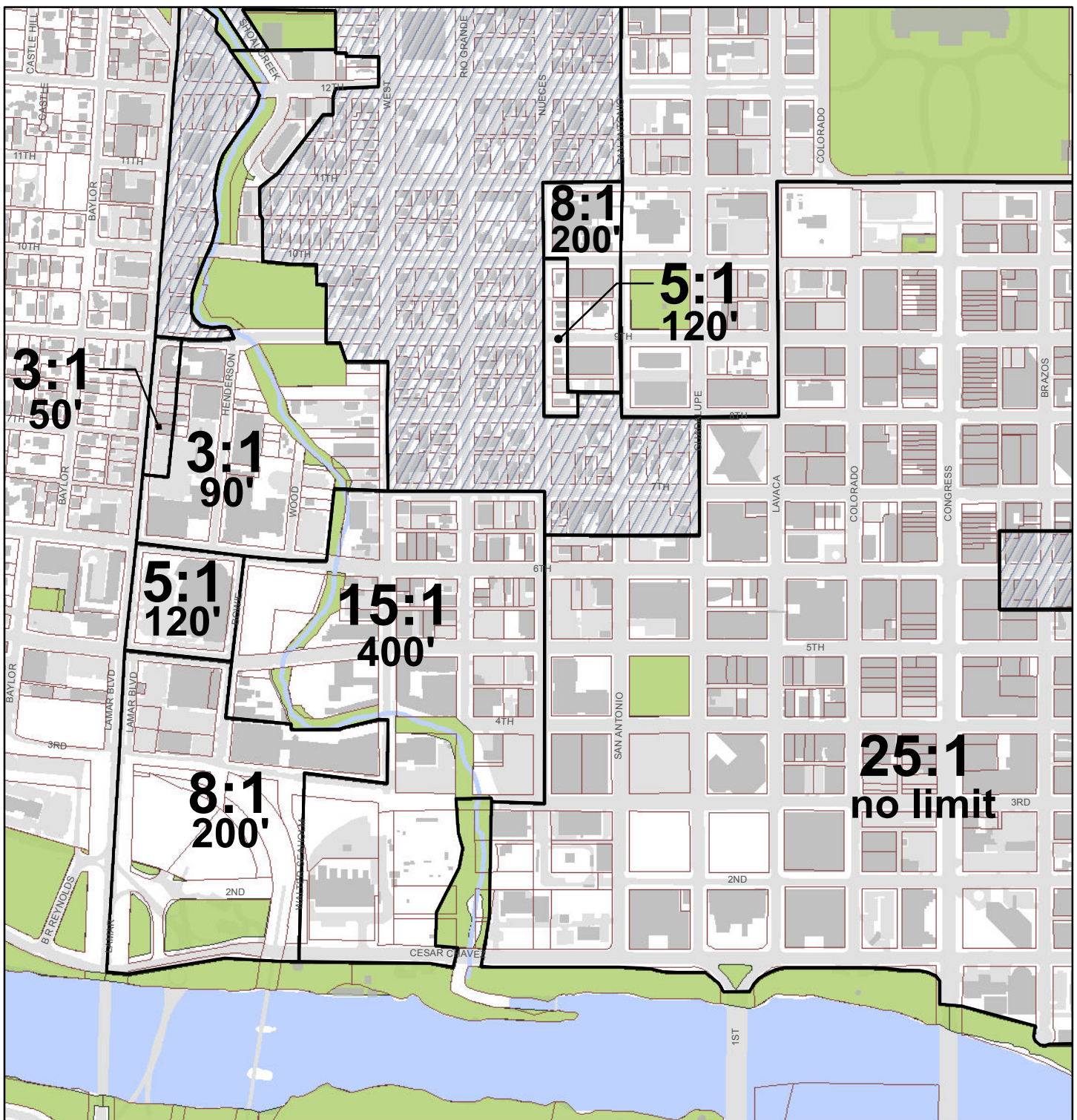
Maximum Floor Area Ratio (FAR)
Maximum Height (Feet)

Areas Ineligible for Density Bonus Program
(Height and density may not exceed underlying zoning)

Public Parks/ Open Space (ineligible)

TCAD Parcels

PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

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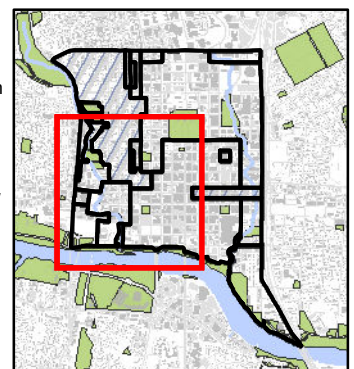
0   0.05   0.1   0.2   Miles

1/27/2014