



Downtown FAR Incentive Programs Summary Table

Note: These programs can be stacked to achieve unlimited FAR at most sites Downtown

Affordable Housing Density Bonuses	Up to 50% bonus for Very Low Income , Low Income , or Moderate Income units	156.0309(d)(1) AHR Regulations
	10% bonus for no height or setback deviations	
	100% bonus for micro-units	
	Additional Affordable Housing Programs can be found in Chapter 14, Article 3, Division 7	
Middle Income Density Bonus	Unlimited Density for Middle Income units	156.0309(d)(10)
Complete Communities	Unlimited Density + Waivers + 5 Incentives	Chapter 14, Article 3, Division 10
Public Spaces Incentive	2.0 FAR for active sidewalks achieving 3.5 points 4.0 FAR for active sidewalks longer than 150 feet achieving 3.5 points 4.0 FAR for 10% of site as urban open space achieving 7 points 6.0 FAR for 15% of site as urban open space achieving 10.5 points 8.0 FAR for 20% of site as urban open space achieving 14 points 6.0 FAR for public restrooms, 5,000 SF event space, or 30,000 SF museum space	156.0309(d)(2) Parks Master Plan
Green Streets Incentive	2.0 FAR for construction of a greenway 4.0 FAR for construction of a greenway longer than 150 feet	156.0309(d)(9)
Eco-Roofs Incentive	0.5 FAR for 50% of building footprint 1.0 FAR if also open to building occupants	156.0309(d)(4)
Sustainable Buildings Incentive	1.0 FAR for a double row of canopy trees and CALGreen Tier II or LEED® Silver 2.0 FAR for a double row of canopy trees and LEED® Gold	156.0309(d)(8)
Child Care Facility Incentive	20 bonus square feet for every 1 square foot of Child Care Facility	156.0309(d)(6)
Family-Style Housing Incentive	1.0 FAR for 5% of units as three-bedroom 3.0 FAR for 10% of units as three-bedroom 5.0 FAR for 20% of units as three-bedroom 7.0 FAR for 30% of units as three-bedroom Unlimited FAR for 50% of units as three-bedroom with 10% middle income	156.0309(d)(3)
FAR Payment Bonus Program	Up to 11.0 FAR, depending on location (See Figure J)	156.0309(d)(7)



Downtown FAR Incentive Programs Summary Table

Note: These programs can be stacked to achieve unlimited FAR at most sites Downtown

Underutilized Properties Incentives	Additional 50% bonus for affordable housing on an auto-oriented site	156.0309(d)(1)(B)(v)
	Additional 30% bonus for development on a site that is less than Base Minimum FAR (See Figure H)	156.0309(d)(11)
Housing Element Accelerator	Additional 50% bonus for completed building permit application prior to January 1, 2029	156.0309(d)(11)
Employment Use Incentive	50% bonus if 50% Employment Uses	156.0309(d)(5)
	Unlimited FAR if 100% Employment Uses, depending on location	
Employment Incentive Purchase Program	Non-residential projects can purchase incentives to deviate from development regulations, including additional density	143.0742