

## Midway-Pacific Highway Community Plan Update – Proposed Zoning

General Plan Land Use Designation	Community Plan Land Use Designation	Zone	Density Range	Max FAR	FAR bonus for residential mixed-use	Total FAR including residential mixed-use bonus
Park, Open Space, and Recreation	Parks	N/A	N/A	N/A	N/A	N/A
Institutional	School / Institutional	N/A	N/A	N/A	N/A	N/A
	Military	N/A	N/A	N/A	N/A	N/A
Residential	Residential - Low Medium	RM-1-1	10-14	0.75	N/A	N/A
	Residential - Medium	RM-2-5	15-29	1.35	N/A	N/A
	Residential – Medium High	RM-3-8	30-54	2.25	N/A	N/A
	Residential - High	RM-3-9	45-73	2.70	N/A	N/A
	Residential – Very High	RM-4-10	74-109	3.60	N/A	N/A
Commercial Employment, Retail, and Services	Neighborhood Commercial – Residential Permitted	CN-1-6*	0-54	1.0	0.75	1.75
	Community Commercial – Residential Prohibited	CC-1-3	N/A	0.75	N/A	N/A
	Community Commercial – Residential Permitted	CC-3-6	0-44	2.0	2.0	4.0
	Community Commercial – Residential Permitted	CC-3-8	0-73	2.0	2.5	4.5
	Heavy Commercial	CC-2-5	N/A	2.0	N/A	N/A
Multiple Use	Mixed Commercial Residential	CC-3-6	0-44	2.0	2.0	4.0
	Mixed Commercial Residential	CC-3-8	0-73	2.0	2.5	4.5
	Mixed Commercial Residential	CC-3-9	0-109	2.0	3.0	5.0
Industrial	Business Park – Residential Allowed	CO-3-1*	0-44	2.0	N/A	N/A
	Urban Industrial	IS-1-1	Live/Work	2.0	N/A	N/A

\* Proposed new zone.