

**Map LU-5: Maximum Base FAR**

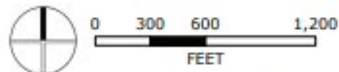
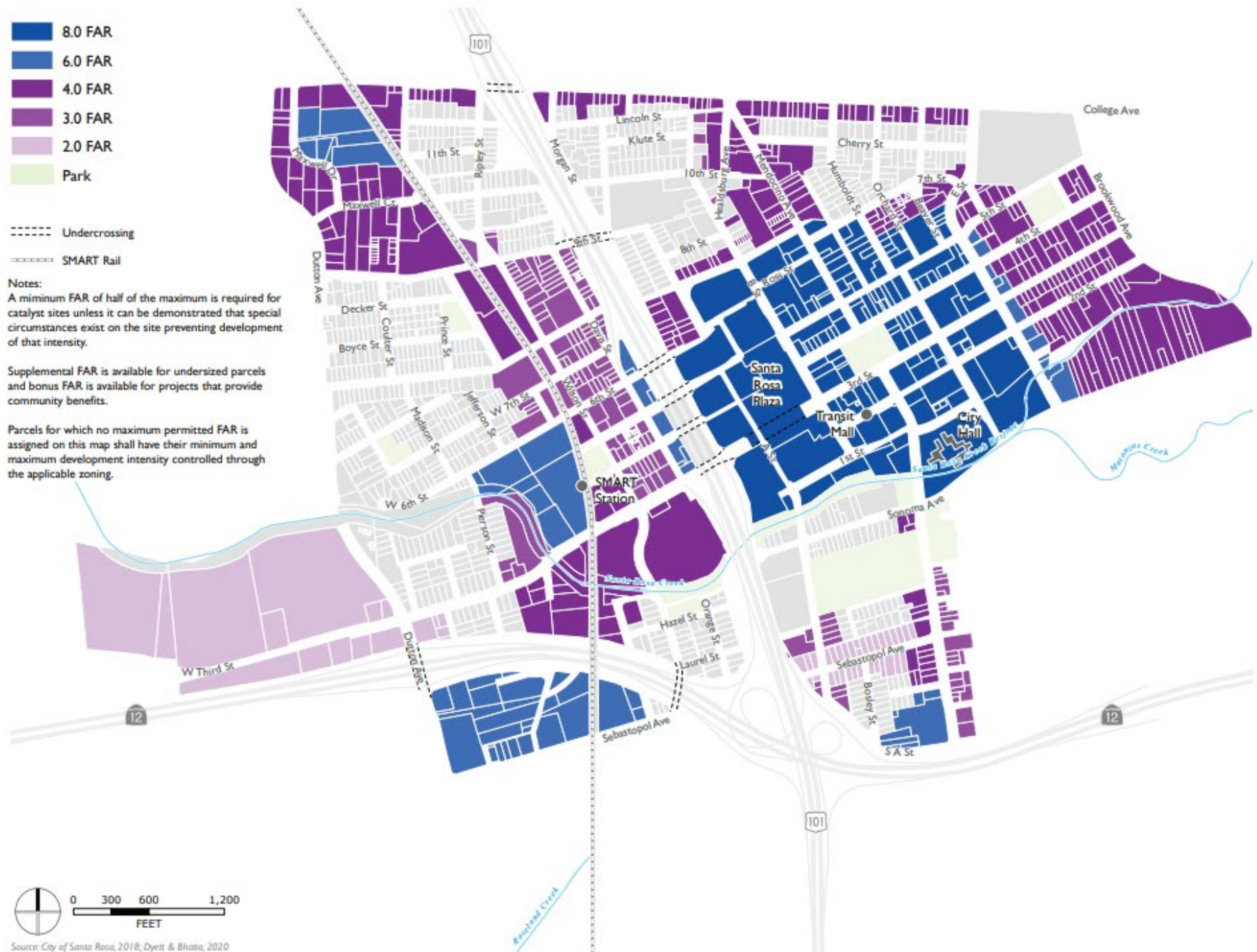
- 8.0 FAR
- 6.0 FAR
- 4.0 FAR
- 3.0 FAR
- 2.0 FAR
- Park

- Undercrossing
- SMART Rail

**Notes:**  
 A minimum FAR of half of the maximum is required for catalyst sites unless it can be demonstrated that special circumstances exist on the site preventing development of that intensity.

Supplemental FAR is available for undersized parcels and bonus FAR is available for projects that provide community benefits.

Parcels for which no maximum permitted FAR is assigned on this map shall have their minimum and maximum development intensity controlled through the applicable zoning.



Source: City of Santa Rosa, 2018; Dyett & Bhatia, 2020