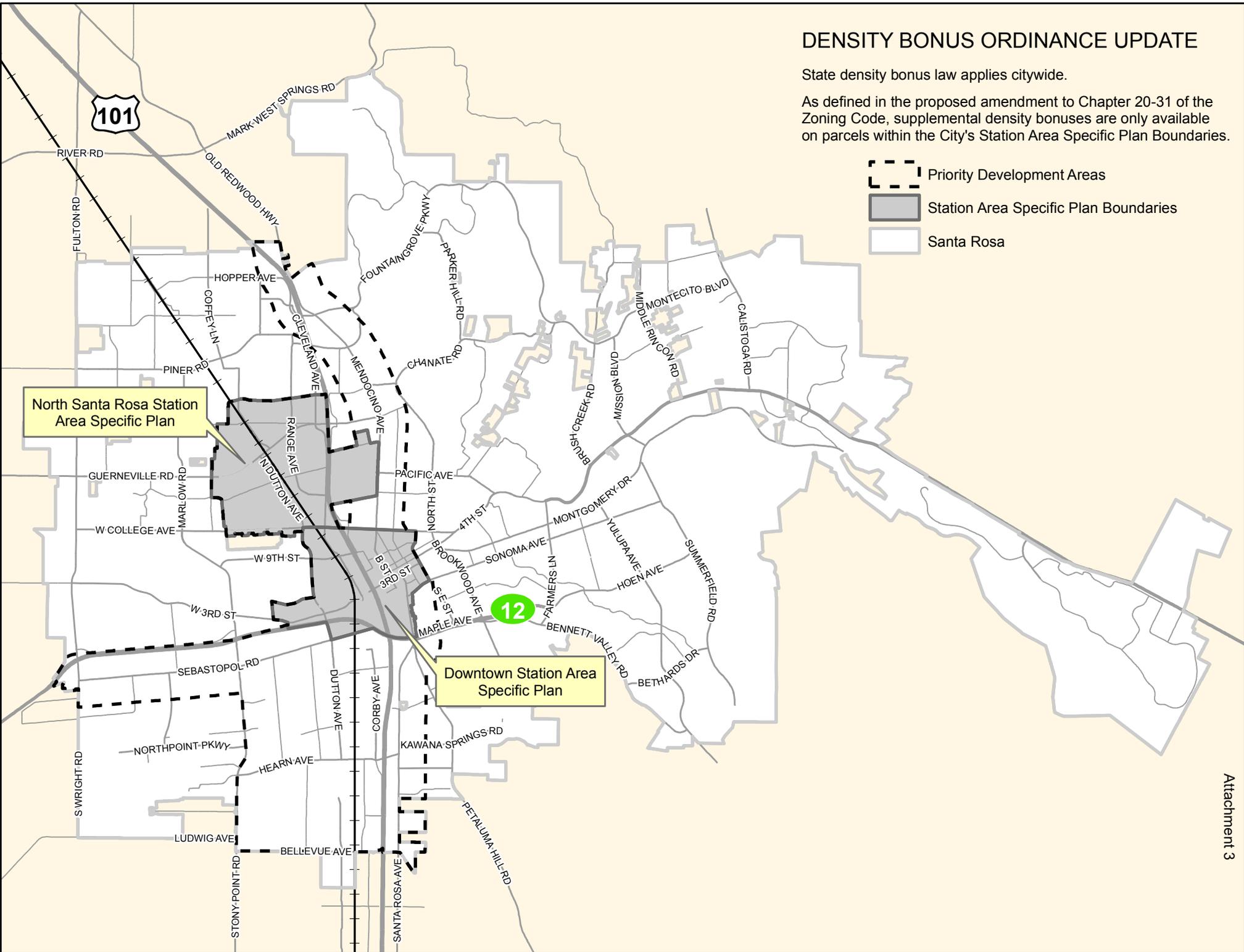


DENSITY BONUS ORDINANCE UPDATE

State density bonus law applies citywide.

As defined in the proposed amendment to Chapter 20-31 of the Zoning Code, supplemental density bonuses are only available on parcels within the City's Station Area Specific Plan Boundaries.

-  Priority Development Areas
-  Station Area Specific Plan Boundaries
-  Santa Rosa



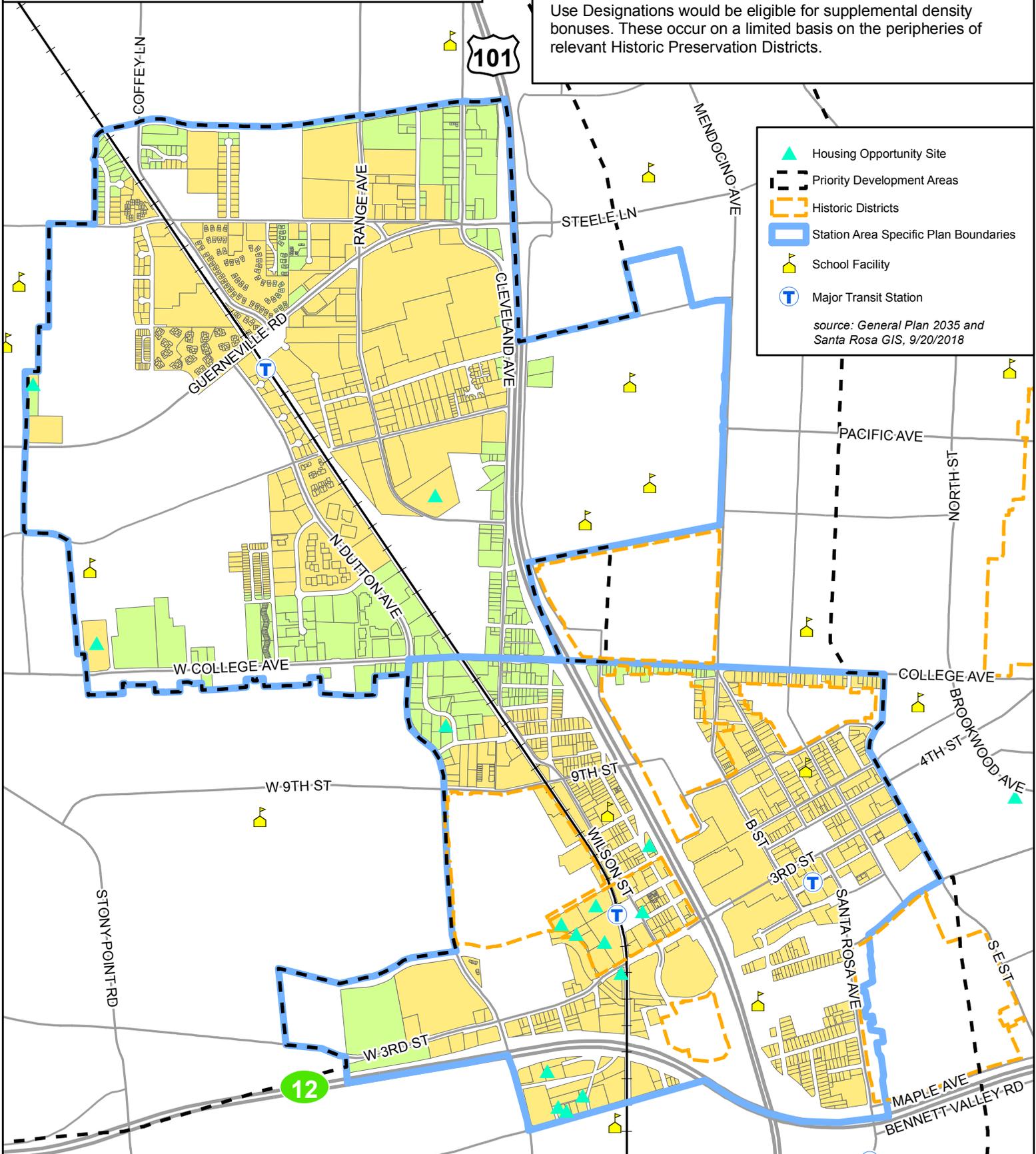
Supplemental Density Bonus

- 35% Max Bonus (35% State + 0% Supplemental)
- 60% Max Bonus (35% State + 25% Supplemental)
- 80% Max Bonus (35% State + 45% Supplemental)
- 100% Max Bonus (35% State + 65% Supplemental)

DENSITY BONUS ORDINANCE UPDATE

State density bonus law applies citywide.

As defined in the proposed amendment to Chapter 20-31 of the Zoning Code, supplemental density bonuses are only available on parcels within the City's Station Area Specific Plans. In Historic Preservation Districts within Station Area Specific Plan boundaries, only sites within the Transit Village Residential, Transit Village Mixed, and Retail and Business Services General Plan Land Use Designations would be eligible for supplemental density bonuses. These occur on a limited basis on the peripheries of relevant Historic Preservation Districts.



Legend:

- ▲ Housing Opportunity Site
- Priority Development Areas
- Historic Districts
- Station Area Specific Plan Boundaries
- 🚩 School Facility
- T Major Transit Station

source: General Plan 2035 and Santa Rosa GIS, 9/20/2018