

## ATTACHMENT 1

**TABLE 2-3  
BUILDING INTENSITIES**

<b>Land Use Designation</b>	<b>Floor Area Ratio*</b>	<b>Maximum Impervious Surface in %</b>
Multifamily Residential		<del>75</del> <u>85</u>
High-Density Residential		<del>75</del> <u>85</u>
Medium-Density Residential		<del>60</del> <u>85</u>
Low-Density Residential		<del>40</del> <u>85</u>
Rural Residential		<del>40</del> <u>85</u>
<del>Agricultural Lands</del>	0.1	
Natural Resource		<del>40</del> <u>85</u>
Commercial	.25	85
Research & Development	.25**	<del>50</del> <u>85</u>
Industrial	.25	85
Open Space		
Public Facilities		85
Tourist Recreational		
<p>* Ratio of allowable floor area (square footage) to site area (square footage). The FAR can be calculated over an entire integrated development rather than on a project-by-project basis under the following circumstances: 1) the aggregate average FAR within applicable land use designations does not exceed the General Plan maximum; or 2) satisfactory evidence is provided that demonstrates on a site-specific basis that measures will be imposed to keep traffic at levels associated with the applicable FAR threshold.</p> <p><u>Floor Area Ratio standards may be exceeded on a project-by-project basis if the project is fully analyzed in a discretionary planned development review process and the project impacts are avoided, mitigated to the same, or to a greater, extent than is analyzed in the 2004 General Plan EIR, or are found not to be substantially more severe than the impacts analyzed in the 2004 General Plan EIR.</u></p> <p>** Shall not exceed 0.30 for the El Dorado Hills Business Park based on limitations established on employees in Policy TC-1y, <u>except as provided above</u>. In order to document overall compliance with the purposes of both the FAR limitation herein and the employee cap in Policy TC-1y, all projects within the <u>El Dorado Hills Business Park</u> that would individually exceed 0.25 FAR must undergo review and approval by the County.</p>		