City of Santa Rosa
FAR Bonus within Downtown Station Area Specific Plan Area

The following steps demonstrate how to apply an FAR bonus without density or building height restrictions in the framework of the City's existing Density Bonus Ordinance. Please utilize this worksheet to determine how FAR Bonus will be calculated for a project within the Downtown Station Area Specific Plan boundary that includes affordable housing units.

This worksheet analyzes an example project which consists of new mixed-use construction on a 0.29-acre site with a maximum FAR of 8. The development includes 10% of base units as affordable to low-income households and a 4,000 square foot childcare facility[1] within the building.

Worksheet Process			
Step	Item	Example	
A	Determine gross site area in square feet **(site acreage × 43,560)**	0.29 acres × 43,560 = 12,722 sq ft	
B	Identify maximum FAR for site	8	
C	Determine maximum allowable building area in sq ft **(A × B)**	12,722 × 8 = 101,776 sq ft	
D	Indicate average residential unit size for project in square feet	800 sq ft	
E	Impute maximum density for site **(C ÷ D)** (Round up or down to the nearest whole increment)	101,776 sq ft ÷ 800 sq ft = 127.2 units = 127 units	
F	Identity percentage of affordable units by income category	10% low income	
G	Indicate density bonus percentage available based on percentage of affordable units by income category (See Zoning Code Section 20-31.060)	20% density bonus	
H	Determine number of concessions available based on percentage of affordable units by income (See Zoning Code Section 20-31.060)	1 concession	
H	Calculate bonus units **(E × G)**	127 units × 20% = 25 units	
I	If the project includes a childcare facility, include square footage of childcare space	4,000 sq ft	
J	Calculate increased square footage allowed by inclusion of childcare facility (See Zoning Code Section 20-31.080)	New structure (up to 10 sq ft per 1 sq ft of childcare space) = 40,000 sq ft	
K	Calculate increased number of units based on childcare facility **(J ÷ D)**	40,000 sq ft ÷ 800 sq ft = 50 units	
L	Indicate additional concessions allowed by Zoning Code Chapter 20-31	1 concession (provision of childcare facility)	
M	Calculate total number of base and bonus units **(E + H + K*)**	127 units + 25 units + 50 units = 202 units	
N	Determine maximum allowable building area with bonus units **(M × D)**	800 sq ft × 202 units = 161,600 sq ft	
O	Calculate maximum bonus FAR **(N ÷ A)** (Round up or down to the nearest ½ increment)	161,600 sq ft ÷ 12,722 sq ft = 12.7 = **13 maximum FAR**	

---

[1] The City's Density Bonus Ordinance, which complies with State Density Bonus requirements, allows additional residential square footage for Child Care Facility proposed with an eligible Housing Development. See Zoning Code Section 20-31.080.