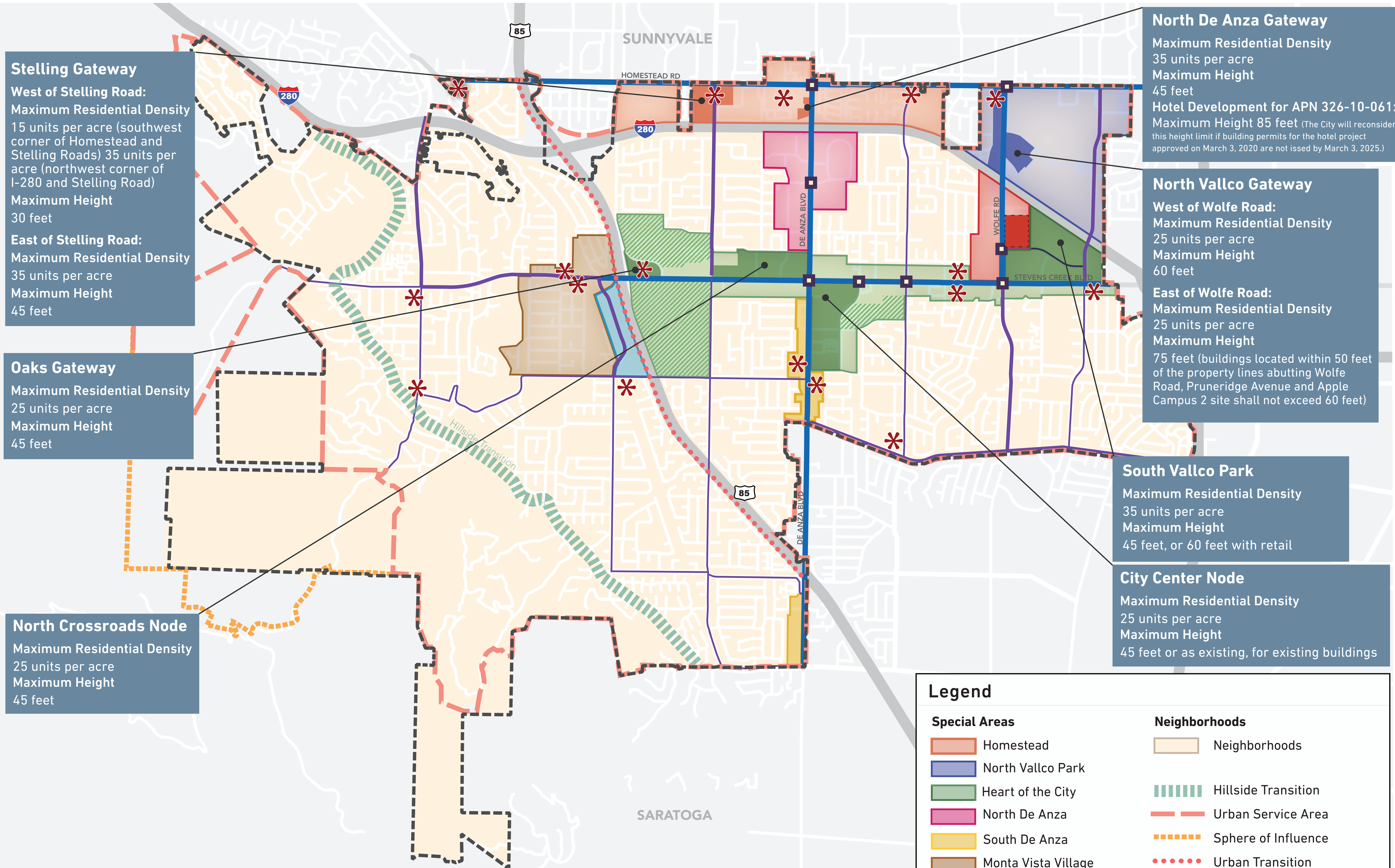


# Figure LU-2 COMMUNITY FORM DIAGRAM



### Homestead Special Area

**Maximum Residential Density**  
Up to 35 units per acre per General Plan Land Use Map  
15 units per acre (southeast corner of Homestead Road and Blaney Avenue)

**Maximum Height**  
30 feet, or 45 feet (south side between De Anza and Stelling)

### North Vallco Park Special Area

Maximum Residential Density	Maximum Height
25 units per acre	60 feet

### Heart of the City Special Area

Maximum Residential Density	Maximum Height
Up to 25 units per acre per General Plan Land Use Map or 35 (South Vallco) units per acre	45 feet, or 30 feet where designated by hatched line

### North De Anza Special Area

Maximum Residential Density	Maximum Height
25 units per acre	45 feet, where applicable special plan adopted, max. heights and setbacks apply

### South De Anza Special Area

**Maximum Residential Density**  
25 (north of Bollinger) or 5-15 (south of 85) units per acre

**Maximum Height**  
30 feet

### Monta Vista Village Special Area

Maximum Residential Density	Maximum Height
Up to 15 units per acre per General Plan Land Use Map	Up to 30 feet

### Bubb Road Special Area

Maximum Residential Density	Maximum Height
20 units per acre	45 feet

### Vallco Shopping District Special Area

Regional Shopping/Residential Maximum Residential Density	Regional Shopping Maximum Residential Density
35 units per acre in areas identified in Figure LU-4	N/A - residential is not a permitted use
Minimum Residential Density	Maximum Height
29.7 units per acre in areas identified in Figure LU-4	Up to 60 feet

### Neighborhoods

**Maximum Residential Density**  
As indicated in the General Plan Land Use Map;  
15 units per acre for Neighborhood Commercial Sites

**Maximum Height**  
30 feet

**Building Planes:**

- Maintain the building below a 1:1 slope line drawn from the arterial/boulevard curb line or lines except for the Crossroads Area. Architectural features that do not include habitable space may encroach.
- For the Crossroads area, see the Crossroads Streetscape Plan.
- For projects outside of the Vallco Shopping District Special Area that are adjacent to residential areas: Heights and setbacks adjacent to residential areas will be determined during project review.
- For projects within the Vallco Shopping District Special Area that are adjacent to the North Blaney/Portal neighborhood: Maintain the building below a 2:1 slope line drawn from the adjacent residential property line.
- For the North and South Vallco Park areas: Maintain the building below a 1.5:1 (i.e., 1.5 feet of setback for every 1 foot of building height) slope line drawn from the Stevens Creek Blvd. and Homestead Road curb lines and below 1:1 slope line drawn from Wolfe Road and Tantau Avenue curb line. Architectural features that do not include habitable space may encroach.

- Parcel APN 326-10-061 within the N. De Anza Gateway: For hotel development, maintain the building below the variable slope lines as shown in Figure LU-5. For all other developments, the 1:1 slope line shall be maintained.
- Rooftop Mechanical Equipment:** Rooftop mechanical equipment and utility structures may exceed stipulated height limitations if they are enclosed, centrally located on the roof and not visible from adjacent streets.
- Priority Housing Sites:** Notwithstanding the heights and densities shown above, the maximum heights and densities for Priority Housing Sites identified in the adopted Housing Element other than the Vallco Shopping District Special Area shall be as reflected in the Housing Element. The Vallco Shopping District Special Area shall be subject to the heights and densities shown above, with residential uses permitted in the Regional Shopping/Residential designation as shown in Figure LU-4.

### Legend

Special Areas	Neighborhoods
Homestead	Neighborhoods
North Vallco Park	Hillside Transition
Heart of the City	Urban Service Area
North De Anza	Sphere of Influence
South De Anza	Urban Transition
Monta Vista Village	City Boundary
Bubb Road	Boulevards (Arterials)
Vallco Shopping District	Avenues (Major Collectors)
	Avenues (Minor Collectors)
	Key Intersections
	Neighborhood Centers