

LEGEND

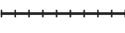
-  **General Commercial**
-  **Retail Transit Oriented**  
Community and Regional Retail; Hotels, Office. Maximum FAR of 2.5.
-  **Boulevard Very High Density Mixed Use**  
Permitted uses include Residential, Office, Commercial and Medical uses up to 1.5 maximum gross FAR, an FAR of 2.5 may be permitted on individual sites. 4-12 stories (20 stories with CUP). Residential use shall have 41 un/ac minimum average gross density; 60 un/ac maximum average gross density.
-  **Residential - Retail High Density Mixed Use**  
Residential, office, and/or hotel uses above ground floor retail and restaurants, 200 sq. ft of retail or restaurant use required for every residential unit. Residential density: 31 du/ac minimum average gross density; 50 un/ac maximum average gross density. 4-12 stories. (20 stories with CUP) Maximum FAR of 1.5; up to 2.5 FAR may be permitted on individual sites.
-  **Very High Density Transit Oriented Residential**  
41 un/ac minimum average gross density; 60 un/ac maximum average gross density; 4-6 stories; (12 stories on arterials, 20 stories with CUP) gross densities of individual projects may be <41 or >60, provided that area development complies with average gross density; small local-serving retail, office, and live/work permitted at ground floor.
-  **High Density Transit Oriented Residential**  
21 un/ac minimum average gross density; 40 un/ac maximum average gross density; 3-5 stories; gross densities of individual projects may be <21 or >40, provided that area development complies with average gross density; residential uses only.
-  **Transit Facilities**  
Underlying zoning to be Boulevard Very High Density Mixed Use if transit facilities are not built on this site.
-  **Industrial Park**
-  **Parks/Plazas/Community Facilities**
-  **Linear Park and Trails**
-  **Landscaped Front Yards and Buffers**
-  **Neighborhood Retail Locations**  
5000 sq. ft. of local serving retail required on the ground floor.
-  **Density Bonus**  
Increased density permitted on sites closest to BART and light rail. See table for detail about TOD Overlay District and TOD Density Bonus allowed with a CUP.
-  **Potential Hotel Sites**
-  **Potential Grocery Store Site**
-  **Proposed BART Line**
-  **VTA Light Rail Transit**
-  **Union Pacific Railroad and Railroad Spur**
-  **Potential Future Train Turn-around and/or Relocated Spur Track**
-  **Study Area**
-  **Pedestrian Connection**
-  **Pedestrian Bridge**

Figure 3-1  
Transit Area Plan

# MILPITAS TRANSIT AREA SPECIFIC PLAN

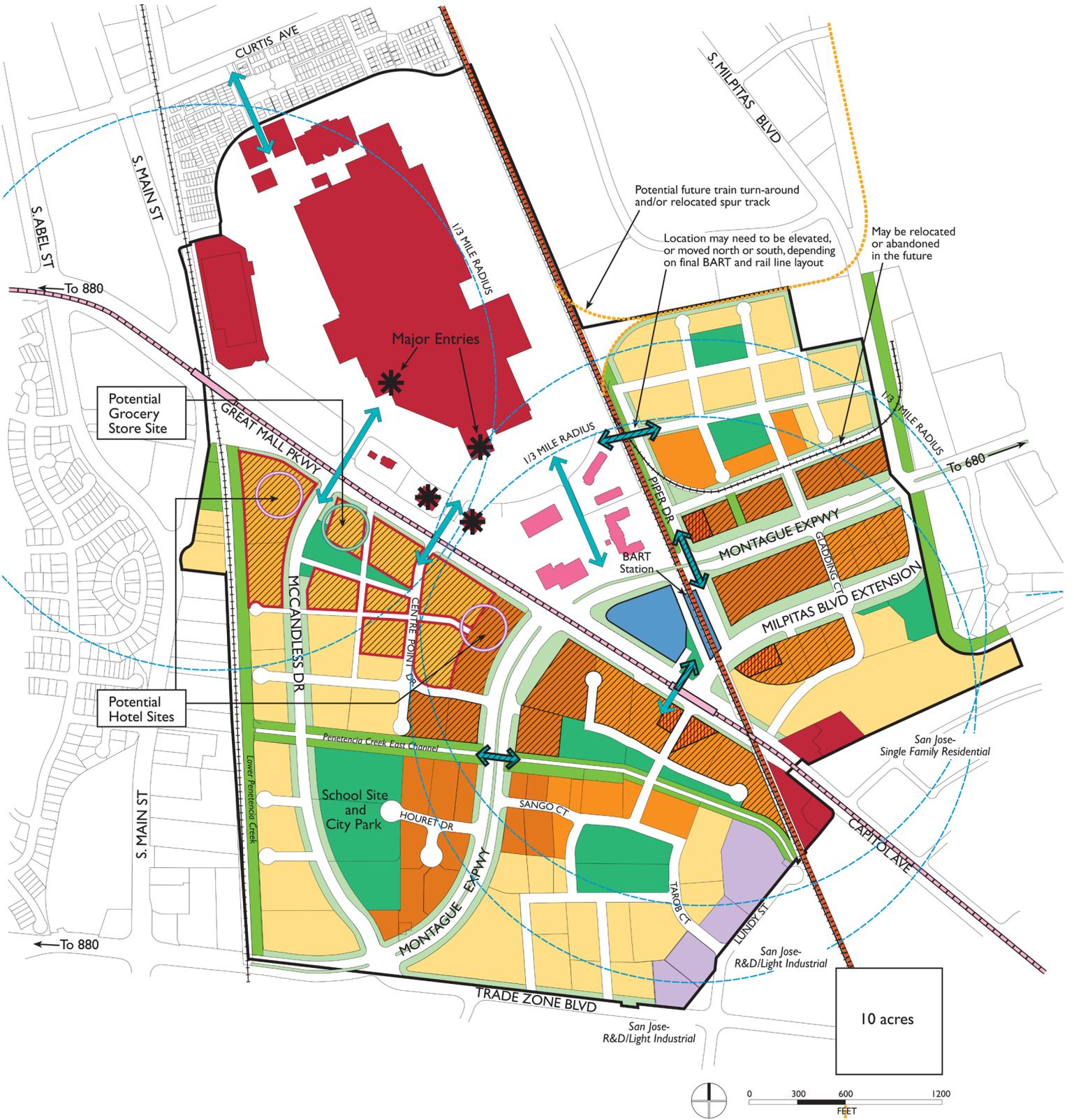


Figure 3-1  
Transit Area Plan