

TABLE A-1 MAXIMUM INTENSITY STANDARDS BY PLANNING AREA
Revised 3.14.2014

440,158

City of Irvine General Plan																											
Planning Area Number	Estate 0-1 D.U.	RESIDENTIAL					MULTI-USE ⁽²⁾⁽¹⁵⁾		INSTITUTIONAL ⁽⁹⁾			INDUSTRIAL		COMMERCIAL							Maximum D.U. ⁽⁶⁾⁽¹¹⁾	Maximum Square Feet	ADDITIVE		Maximum With Additive Units	Maximum With Additive Sq. Ft.	Planning Area Number
		Low 0-5 D.U.	Med 0-10 D.U.	Med-High 0-25 D.U.	High 0-40 D.U.	Unallocated Residential D.U. ⁽²⁵⁾	0-40 D.U.	Square Feet	0-40 D.U.	Public Facility Sq. Ft.	Educational Facility Sq. Ft.	Urban/Industrial ⁽⁴⁾⁽²¹⁾ 30 D.U./acre min.	Square Feet	Research/Industrial Sq. Ft.	Community Commercial Sq. Ft.	Neighborhood Commercial Sq. Ft.	Regional ⁽⁵⁾ Commercial Sq. Ft.	Regional Commer- cial D.U.	Commercial Recreation Sq. Ft.	D.U.			Sq. Ft.				
1		4,088	0	0	0	0	0	0	0	0	0	0	0	132,500	0	0	0	0	0	4,088	132,500	0	0	4,088	132,500	1	
3 ⁽¹⁾	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3 ⁽¹⁾	
4 ⁽¹¹⁾⁽¹²⁾	0	0	5,361	2,315	0	293	0	0	0	4,380	490,050	0	0	1,423,000	136,000	0	854,000	0	0	7,969	2,907,430	162	0	8,131	2,907,430	4 ⁽¹¹⁾⁽¹²⁾	
5	0	758	2,442	630	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,830	0	0	0	3,830	0	5	
6 ⁽²⁸⁾	0	0	4,670	0	0	0	790	625,000	0	0	0	0	0	175,000	0	0	0	0	0	5,460	800,000	0	0	5,460	800,000	6 ⁽²⁸⁾	
8	0	1,188	4,521	1,978	425	68	0	171,591	0	0	188,174	0	0	829,400	285,200	0	121	0	8,301	1,474,365	0	0	8,301	1,474,365	8		
9	0	0	4,222	4,610	0	0	0	450,000	0	0	0	0	0	0	0	0	0	0	8,832	450,000	0	0	8,832	450,000	9		
10	0	0	2,305	248	0	140	190	119,850	0	0	39,950	0	0	2,822,921	813,608	73,661	0	0	0	2,883	3,869,990	0	0	2,883	3,869,990	10	
11	0	0	2,818	2,590	0	12	0	71,174	0	99,623	367,580	0	0	511,205	56,507	0	0	0	5,420	1,106,089	0	0	5,420	1,106,089	11		
12 ⁽⁷⁾	0	0	190	2,164	1,172	40	694	470,000	0	194,440	150,000	0	0	3,603,281	955,000	150,000	0	0	0	4,260	5,522,721	0	0	4,260	5,522,721	12 ⁽⁷⁾	
13	0	0	0	0	0	0	0	0	0	1,585,263	0	0	0	3,558,010	0	0	0	0	0	0	5,143,273	0	1,355,359	0	6,498,632	13	
14	0	758	1,064	3,410	0	53	0	0	0	227,322	91,313	0	0	618,801	179,906	0	0	0	5,285	1,117,342	0	0	5,285	1,117,342	14		
15 ⁽¹⁵⁾	0	0	8,442	452	477	0	140	440,158	0	321,079	359,270	0	0	715,736	221,053	0	0	0	9,511	2,057,296	116	56,465	9,627	2,113,761	15 ⁽¹⁵⁾⁽²⁹⁾		
16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	
17 ⁽⁸⁾	0	0	2,546	0	0	0	0	0	0	0	0	0	0	1,060,000	150,000	0	0	0	2,546	1,210,000	120	0	2,666	1,210,000	17 ⁽⁸⁾		
18 ⁽⁸⁾	0	258	597	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	855	0	0	0	855	0	0	18 ⁽⁸⁾	
19	0	0	0	1,735	0	49	0	0	0	9,374	0	0	0	0	38,410	0	0	255,980	1,784	303,764	0	0	1,784	303,764	19		
20	0	354	1,677	781	0	0	0	0	0	36,936	116,207	0	0	0	173,542	0	0	0	2,812	326,685	0	0	2,812	326,685	20		
21	0	3,124	77	722	0	0	0	0	330	30,000	538,921	0	0	0	0	0	0	0	4,253	568,921	0	0	4,253	568,921	21		
22 ⁽⁸⁾	400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	400	0	0	0	400	0	0	22 ⁽⁸⁾	
23	0	0	0	0	1,000	0	0	0	40	112,230	0	0	0	0	0	0	0	0	1,040	112,230	0	0	1,040	112,230	23		
24	0	0	0	2,757	0	0	0	654,000	0	25,850	0	0	0	0	68,953	0	0	0	2,757	748,803	0	0	2,757	748,803	24		
25	0	0	0	0	0	0	0	0	0	0	0	0	0	1,436,170	0	0	0	0	0	1,436,170	0	50,000	0	1,486,170	25		
27 ⁽⁸⁾	0	0	772	882	0	403	0	0	0	210,740	0	0	0	0	0	0	0	0	2,057	210,740	0	0	2,057	210,740	27 ⁽⁸⁾		
28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28	
29	0	0	0	0	0	0	0	0	435	0	761,000	0	0	0	0	0	0	0	435	761,000	0	0	435	761,000	29		
31	0	0	0	0	0	0	0	0	0	350,370	0	0	0	6,888,383	147,359	0	0	0	0	7,386,112	0	0	0	7,386,112	31		
32	0	0	0	0	0	0	0	0	0	0	0	0	0	4,355,127	1,398,947	0	0	0	0	5,754,074	0	0	0	5,754,074	32		
33 ⁽¹⁹⁾	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,955,092	4,356	0	4,356	7,955,092	0	0	4,356	7,955,092	33 ⁽¹⁹⁾		
34	0	0	0	0	0	0	0	0	0	0	0	0	0	4,763,300	963,930	0	0	0	0	5,727,230	0	0	0	5,727,230	34		
35	0	0	0	0	0	0	0	0	0	62,101	0	0	0	12,815,738	1,252,654	0	0	0	0	14,130,493	0	0	0	14,130,493	35		
36 ⁽²¹⁾⁽²²⁾⁽²³⁾⁽²⁹⁾	0	0	0	0	0	0	0	0	0	0	0	15,000	48,787,662	0	0	0	0	0	15,000	48,787,662	2,038	0	17,038	48,787,662	36 ⁽²¹⁾⁽²²⁾⁽²³⁾⁽²⁹⁾		
38	0	0	1,213	2,001	0	199	0	0	0	0	0	0	0	0	0	0	0	0	3,413	0	0	0	3,413	0	0	38	
39	0	0	0	3,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,700	0	0	0	3,700	0	0	39	
40	0	0	1,595	2,323	0	0	0	1,540,000	0	0	100,000	0	0	1,662,352	205,000	0	0	0	3,918	3,507,352	0	0	3,918	3,507,352	40		
50 ⁽¹⁰⁾	0	0	0	0	0	0	0	0	9,500	0	9,810,293	0	0	0	0	0	0	0	9,500	9,810,293	0	0	9,500	9,810,293	50 ⁽¹⁰⁾		
51 ⁽¹⁶⁾⁽¹⁷⁾⁽¹⁸⁾⁽²⁶⁾⁽²⁷⁾	0	0	0	0	0	0	7,037	1,318,200	0	1,233,000	0	0	0	3,364,000	220,000	0	0	0	7,037	6,135,200	2,463	0	9,500	6,135,200	51 ⁽¹⁶⁾⁽¹⁷⁾⁽¹⁸⁾⁽²⁶⁾⁽²⁷⁾		
Unallocated	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60,000	0	0	0	0	0	0	0	0	0	0	Unallocated	
TOTAL	400	10,528	44,512	33,298	3,074	1,257	8,851	5,859,973	10,305	4,502,708	13,012,758	15,000	48,787,662	47,752,282	9,225,140	1,307,232	8,809,092	4,477	255,980	131,702	139,452,827	4,899	1,461,824	136,601	140,914,651		

TABLE A-1 MAXIMUM INTENSITY STANDARDS BY PLANNING AREA- DETACHED LANDS

Planning Area Number	RESIDENTIAL					MULTI-USE ⁽²⁾			INSTITUTIONAL ⁽³⁾			INDUSTRIAL		Research/ Industrial Sq. Ft.	COMMERCIAL							MILITARY		Maximum With Additive Units	Maximum With Additive Sq. Ft.	Planning Area Number
	Estate	Low	Medium	Med-High	High	Unallocated	0-40	Square	0-40	Public	Educational	Urban/Industrial ⁽⁴⁾			Community	Neighborhood	Regional ⁽⁵⁾	Regional	Commercial	Maximum	Maximum	0-10	Sq.			
	0-1 D.U.	0-5 D.U.	0-10 D.U.	0-25 D.U.	0-40 D.U.	Residential D.U. ⁽²⁵⁾	D.U.	Feet		Sq. Ft.	Sq. Ft.	0-40 D.U.	Square Feet		Sq. Ft.	Sq. Ft.	Sq. Ft.	Commercial D.U.	Sq. Ft.	Dwelling D.U.(6)(11)	Square Feet	D.U.	Ft			
26 ⁽⁸⁾	0	0	420	1,580	0	0	800	405,100	0	0	46,487	0	0	0	110,000	0	0	0	0	2,800	561,587	0	0	2,800	561,587	26 ⁽⁸⁾
27																				0					27	
TOTAL	0	0	420	1,580	0	0	800	405,100	0	0	46,487	0	0	0	110,000	0	0	0	0	2,800	561,587	0	0	2,800	561,587	

Approval	PA	Amendment	Footnote Number	Entitlement No.
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	99	Remove footnote #1 from Pas 1, 6, and 9 following annexation	No. 1 County Zoning	annexation
9/9/2003	33	Introduce residential to PA 33; add footnote to reduce sq. ft. per unit	No. 5 Intensity for PA 33	41359-GA
2008 Memo	15	Tech Update Additive square feet of 56,465	No. 15	2008 Memo
3/23/2010	99	Reconcile discrepancies in Table A-1; add footnote No. 25	No. 25 Unallocated Units	00487817-PGA
3/23/2010	99	Remove footnote #20 for PAs 10,11, 12, 14, 15, 19, 20, 21, 24, & 38)	No. 20 d/u totals	00487817-PGA
4/13/2010	15	Increase Multi Use by 18,875 sq. ft.	N/A	00482980-PGA
7/13/2010	36	Increase residential cap to 15,000; 655 density bonus units	N/A	00497846-PGA
10/21/2010	17	Transfer of 7 units from PA 17 to PA 18 (-7)	No. 8 Open Space Reso	00503919-PMP
10/21/2010	18	Transfer of 7 units from PA 17 to PA 18 (+7)	No. 8 Open Space Reso	00503919-PMP
8/30/2011	51	Transfer 1,100 units from LD to MU; add 1,269 additive units	No. 26 Great Park MAHP	00517351-PGA
9/27/2011	15	Increase Med by 48 units, new total of 9,511; reduce PF by 28,975 sq. ft.	N/A	00490442-PGA
1/10/2012	6	Convert 500,000 sq. ft. of R&I to MU and add 790 du	No. 28 intensity standards	00517536-PGA
	8	Tech Update 4,453 to 4,521; 2,046 to 1,978	N/A	
	4	Tech Update 5,366 to 5,361; 288 to 293	N/A	
	20	Tech Update 1,717 to 1,619; 683 to 781	N/A	
2/28/2012	20	Move 51 unallocated units to Med and add 4 new units to Med	N/A	00490443-PGA
2/28/2012	20	Decrease Institutional by 38,871 sq. ft.	N/A	00490443-PGA
7/10/2012	33	Increase cap from 3,150 to 4,356; a difference of 1,206	N/A	00529481-PGA
9/11/2012	20	Increase cap by 3 units	N/A	00548543-PGA
6/20/2013	18	Transfer 98 units from PA 27 to PA 18 South per Chapter 8-22	N/A	00563029-PTT
6/20/2013	27	Transfer 98 units from PA 27 to PA 18 South per Chapter 8-22	N/A	00563029-PTT
11/26/2013	30 and 51	Combine PAs 30 & 51; increaae units to 9,500; reduce sq. footage	Nos. 16, 17, 18, and 26	00537028-PGA

Reso #

03-115
N/A
10-31
10-31
10-35
10-80
10-3049
10-3049
11-98
11-116
12-12
12-29
12-29
12-104
12-121
13-3231
13-3231
13-133