

City	Density Calculations						State Density Bonus Law (SDBL)	Local Program	Links
	Residential			Commercial					
	FAR	Unit Density	Parcel Coverage	FAR	Unit Density	Parcel Coverage			
Berkeley			X	X			Direct reference to SDBL. Standards are not incorporated into ZO. Creates a theoretical base number of units: Total project SQF / avg project unit size = theoretical number of units. Bonus applies to this.	<a href="#">Density bonus for affordable</a>	
West Hollywood	X	X		X			Direct incorporation of SDBL into ZO. Residential bonus: Percentage bonus applies to max density per SQF. Commercial bonus: Percentage applies to the max residential FAR. Unclear how this differentiates from FAR concessions.	<a href="#">Density Bonus for Affordable</a>	
Richmond	X	X	X	X	X		Direct incorporation of SDBL into ZO. No limit on concessions: at discretion of City. No required findings.	City adopted ordinance to allow additional bonus: up to 40% for additional affordable provided above SDBL. Applies to units derived from unit density. No limit on concessions: at discretion of City. No required findings.	<a href="https://library.municode.com/ca/richmond/codes/code_of_ordinances?nodeId=ARTXVZO_SU_CH15_04ZOSURE_SERIES_600GEST_ART15.04.602AFHODEBO">https://library.municode.com/ca/richmond/codes/code_of_ordinances?nodeId=ARTXVZO_SU_CH15_04ZOSURE_SERIES_600GEST_ART15.04.602AFHODEBO</a>
Emeryville	X	X		X	X		Direct incorporation of SDBL into ZO. Bonus applies to unit density.	Up to 100% bonus (only one option per project). Bonus applies to unit density. Points based system that allows additional density requests up to 100%. The greater the request, the greater the number of points that is required. Points are accumulated by providing additional units, lower level of affordability, and other community benefits.	<a href="#">Density bonus for Affordable</a>
Sacramento	X	X		X	X		Direct incorporation of SDBL into ZO Density applies to units derived from unit density max.	10-25% additional density. Additional density is provided for CAL Green Tier I and II buildings.	<a href="#">Density Bonus for Affordable Housing</a>
Oakland	X	X		X	X		Direct incorporation of SDBL into ZO, max 35%. Additional concession and incentive options specific to City requirements. Density bonus applies to unit count derived from unit density.		<a href="#">Density Bonus for Affordable</a>
Hayward		X			X	X	Direct incorporation of SDBL into ZO, max 35% Bonus applies to units.		<a href="#">Density Bonus for Affordable</a>
Napa		X	X	X	X		Direct incorporation of SDBL into ZO, max 35% Bonus applies to units.	Additional bonus above 35%. Director has discretion of whether to approve a project requesting more than 35%. Expectation of the project to provide more than what is required in the SDBL.	<a href="#">Density Bonus for Affordable</a>
San Francisco		X		X				Two local programs based off of SDBL:  1. Analyzed State Density: Expedited for 30%+ affordable projects, up to 35% bonus. Only applicable to zones with unit density (R zones). Unit mix requirement. 5+ unit minimum. Must be developed on a parcel with existing non-residential uses. Requires a CUP (PC review)  2. Individually Requested Program: For projects requesting a bonus in a zone without density (Commercial and Area Plans, typically). Density bonus is moot- more about the concessions that allow for more FAR and an expanded building envelope. Unlimited unit density within envelope.	<a href="https://forms.sfplanning.org/StateAnalyzed_InfoPacket.pdf">https://forms.sfplanning.org/StateAnalyzed_InfoPacket.pdf</a> <a href="https://forms.sfplanning.org/IndividuallyRequested_InfoPacket.pdf">https://forms.sfplanning.org/IndividuallyRequested_InfoPacket.pdf</a>
Santa Cruz		X	X	X	X		Direct incorporation of old SDBL. All zones are regulated with unit density, so density bonus applies to units.	27.5% density bonus is provided if the entire development is rental, with an agreement to prohibit any future subdivisions. (alternative option to SDBL, or can be used as concession to SDBL if 27.5 is greater than what would be received in SDBL) Commercial density bonus may be negotiated if the project provides on-site or off-site affordable housing (30% for rental, 15% for condos).	<a href="#">Density Bonus for Affordable Housing</a>
Sonoma County		X	X			X	Commercial zones are regulated by a maximum building intensity (height * max parcel coverage) and parcel coverage.  Direct incorporation of SDBL. Goes up to 50% for the County Supplemental Density Bonus Program with the provision of additional affordable housing %.	Two other local programs:  1. Type A: Applies to residential districts. Up to 100% bonus. 40% affordability required. Bonus based on base unit density of R district.  2. Type C: Residential Districts, ownership projects.	<a href="https://library.municode.com/ca/sonoma_county/codes/code_of_ordinances?nodeId=CH26SOCOZORE_ART89AFHOPRREIN_S26-89-050DEBOPR">https://library.municode.com/ca/sonoma_county/codes/code_of_ordinances?nodeId=CH26SOCOZORE_ART89AFHOPRREIN_S26-89-050DEBOPR</a>