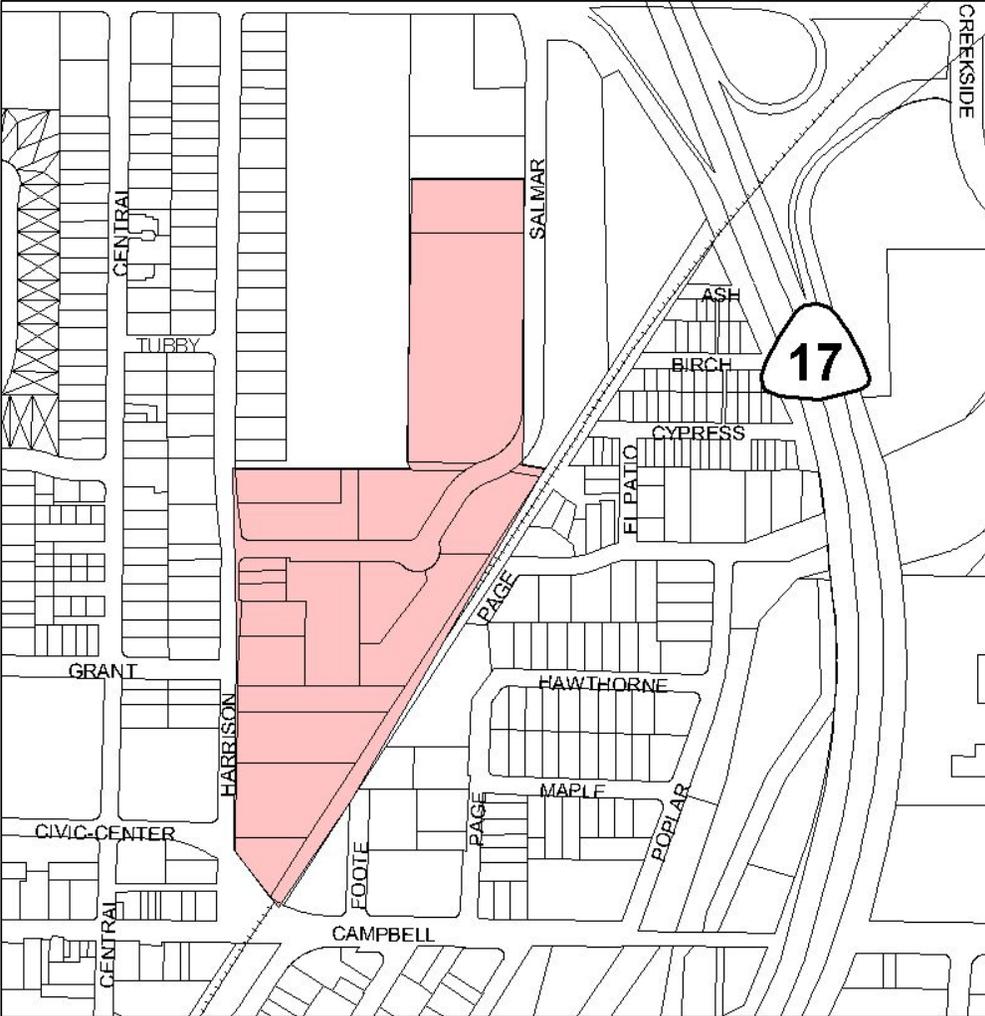


North of Campbell Avenue Area (NOCA)



The NOCA Area is located northeast of downtown Campbell.

DEVELOPMENT POLICIES

Land Uses

Mixed residential, office and commercial/retail uses are encouraged throughout the area west of the railroad tracks.

Development Intensity

Allowable density for non-residential uses shall be a floor area ratio (FAR) of up to 1.0:1.

Residential development is allowed up to a maximum density of 20 units per gross acre, and will not be counted against the allowable floor area ratio.

Parcel Consolidation

Property owners are encouraged to consolidate property to provide more logical building sites and coordinated development formats.

Generally, sites of greater than three acres will be permitted to maximize densities under the development intensity standards referred above. Project densities on parcels of smaller size will be reduced on a sliding scale as indicated below:

ACRES	FAR
Up to .99	0.3
1.0 to 1.99	0.6
2.0 to 2.99	0.8
3.0	1.0

Consolidated or larger parcels will also be permitted to mix residential and non-residential uses up to the maximum densities allowed.

Joint use of parking facilities may be possible with mixed use development formats on larger parcels.

Traffic

Development proposals shall assess the impact of project traffic and will be responsible for mitigating traffic impacts.

Density

A density bonus of up to 25% may be permitted for projects which provide below market rate housing or housing which meets a special community-wide need such as housing for the handicapped or housing for the elderly.