

Midtown LINC (Local Innovation Corridor) District

378.0 ACRES | 1.1% OF CITY | 0.45% CITY LOTS

Table 1: Existing Underlying Zoning Types

Zoning	Square Feet	Acres	% of District
C2	5,609,632	128.78	34.5%
SC2	1,988,497	45.65	12.2%
C1	446,281	10.25	2.8%
I1	1,274,279	29.25	7.9%
R-5 (SFUAD & vicinity)	6,920,699	158.88	42.6%
TOTAL	16,239,388	372.81	100.0%

Table 2: Overlay District Makeup

Type	Square Feet	Acres	% of District
Land in Lots	14,731,992	338.2	90.7%
Land at SFUAD	2,796,552	64.2	17.2%
Street Rights-of-Way	1,507,176	34.6	9.3%
Buildings (Footprint)	2,663,473	61.1	16.4%
Parking Lot/Undeveloped	12,065,865	277.0	74.3%

Table 3: Existing Uses per Land Dev. Code Classification

Use Category	Number	% of Total
Retail Sales & Service	59	30.5%
Office, Business & Professional	37	19.2%
Food & Beverage	23	11.9%
Financial Services	18	9.3%
Service Establishments	17	8.8%
Educational	9	4.7%
Vehicles & Equipment (incl. Gas Stations)	8	4.2%
Medical	8	4.2%
Recreation & Entertainment	5	2.6%
Animal Sales & Service	3	1.6%
Religious Assembly	2	1.0%
Residential	2	1.0%
Arts Activities	1	0.5%
Storage	1	0.5%
TOTAL	193	100.0%

Table 4: Building Heights per Underlying Zoning

Underlying Zoning	Max. Ht.
I1	65'
C2	45'
SC2	45'
C1	36'
R-5 (Nonresidential structures)	35'
R-5 (Residential structures)	24'
Midtown Overlay	Max. Ht.
Qualifying Residential Project	50'

