

DEVELOPMENT STANDARDS	S-R	C-S	C-1	C-2	C-3	C-4	SS	I-1	I-G	C-O	PNC	PCC	PRC	PCoC	WP	PCP	PUD	DO
PROPERTY SIZE																		
Minimum		10 acres									4 acres	15 acres	25 acres				0.5 acre	Lots +/- 20,000 sf use D
Maximum											15 acres	30 acres		1 acre			15 acres; 25 acres w/CC approval	
LOT COVERAGE																		
Maximum		25%							50%									
Flexible - reduce with height > 38'																65%		
FLOOR AREA RATIO																		
Maximum		0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.6	0.8					0.08	0.8	0.8+	1.3
FAR excludes residential											0.5	0.3	0.8	0.2				
FAR in DO-bonus maximum excludes resid.																		
FLOOR AREA LIMITS																		
Max. sf office is < % of nonresidential gfa														40%				
Max. sf dwellings is < % of nonresidential gfa														50%				
VOLUME																		
Volume maximum (nla sf x ft = ft ³)							9.6'					6'	16'		0.096'			
BUILDING HEIGHT																		
Maximum	18'	36'	36'	36'	36'	36'	36'	52'	30'	48'	36'	36'	60'	24'	36' ⁵		48'	SR = SR; or District
Max X' within X' of R1 districts								36'/300'		32'/100'							38'/300'	
Required average with a maximum of																	38'/56'	
Mechanical height / % roof coverage																	18'/25%	10'/30%
Rooftop garden structure																		Add 5'
Architectural integrated features < 30% of roof																		Add 10'
DENSITY																		
GLA per dwelling unit	3,500 sf												2,000 sf		1,000 sf			
Hotel/motel GLA per guest room													2,000 sf					
Hotels/motels/timeshare min # rooms/units															X			
Multiple-family minimum unit size																		
Dwelling units per gross acre											4	4		4			App w/ZN	23
Dwelling units per business unit			1/bu	1/bu														
Specialized residential healthcare			80 beds & 40% of acreage									80 beds & 40% of acreage	80 beds & 35% of acreage					
Minimal residential healthcare facility			40 units & 40% of acreage									40 units & 40% of acreage	40 units & 35% of acreage					
Amount allowed on first floor in Type 1 D																		35%
WALLS, FENCES & REQUIRED SCREENING																		
Height on property line or within yards	8'																	
Height in frontage open space	3'																	
Parking screened from all public streets	X																X	
Screen mechanical structure & appurtenances	X																	
Storage and refuse areas	X																	X

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REMODELS OF EXISTING BUILDINGS																		
Center may be reconstructed/remodeled												X	X					
ACCESS																		
Req'd unless provided to dedicated street	X																	
SCREENING																		
Walls on the property line or in required yards																		
Wall height in frontage open space																		
Activities/mechanical/storage/refuse								In bldg or 6' wall	In bldg or 6' wall	In bldg or 6' wall								Per DRB
Operations and storage screened				X	X													
Outdoor storage not visible off-site								X	X									
BUILDING DIMENSIONS																		
Max. building walls facing residential districts										150'								
OPEN SPACE REQUIREMENTS																		
Required Amount																		
Percent of NLA		10% ^{1,2}	10% ²	10% ^{1,2}	10% ^{1,2}	5% ^{1,2}	5% ^{1,2}	10% ^{1,2,4}	24% ²	15% ^{1,2}	16% ^{1,2} Add Courtyard	15% ^{1,2}	10% ^{1,2}	24% ^{1,2}	10% ^{1,2}			20% up to 38' & tallest bldg
Additional for greater height		(0.004 X nla) X ht > 12'	(0.003 X nla) X ht > 12'		(0.004 X nla) X ht > 12'	(0.005 X nla) X ht > 12'	(0.004 X nla) X ht > 12'	(0.004 X nla) X ht > 12'	(0.004 X nla) X ht > 12'				(0.004 X nla) X ht > 38'					
Maximum = percent of nla													20% ²					
Density based main land uses as % of nla	36% ²																	
Non-density based land uses as a % of nla	24% ²																	
Distribution of Required Amount as...																		
Frontage open space = % of req'd amount				50%	50%	50%	100%			50%	50%	35%	25%	50%	50%			
Min. X sf per linear ft public street front											30 sf	30 sf	30 sf					
X sf per linear ft public street frontage											50 sf	50 sf	50 sf					
Frontage open space = % X nla	12% nla																	
Lot w/1 street frontage=sf per frontage ft	50 sf																	
Lot with 2 or more street frontage																		
One street = sf per frontage ft	20 sf																	
All other streets = sf per frontage ft	10 sf																	
Common open space																		
Remainder after frontage open space	X			X	X	X				X					X			
10% gross site area unless <5 u/a																		X
Other open space beyond required amount																		
Private Outdoor Living Space																		
All dwellings - % of gross unit size																		5%
Ground floor unit - % of gross unit size	10%											None						
Above ground floor - % of gross unit size	5%											5%						
Courtyard - design standards apply													1% nla	1% nla				
BUILDING ENVELOPE																		
At setback																		X
Begin 36' up then slope 1:1 to 48'																		X
Then at 48' slope 2:1 to maximum height																		X
At residential district slope 1:2																		X
Encroachments																		Allowed

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DISTANCE BETWEEN BUILDINGS																		
Between main building & accessory building	10' ³																	
Minimum distance between 2 main buildings	10'																	
BUILDING SETBACK																		
Abutting/alley w/R-1, R-2, R-3, R-4, R-4R, MH	15'																	
Abutting any district other than above	0																	
Abutting other districts & providing a yard	10' min																	
When parking between building & ROW																		
Minimum	35'																	
Minimum if elevation depressed/screen	20'																	
Between a building & curb along streets																		Averaged
Bldgs >36' setback 2' per foot of height													X					
At a residential district																		20'
Minimum corner side building setback																		
YARDS																		
FRONT																		
Minimum		25'	Match SFR - See ZO				20'	20'	20'						Match SFR - See ZO			
None, except as below				X	X	X												
In residential block use residential yard				X	X	X												
Frontage open space				X	X													
No parking in required yard		X	X												X			
Double frontage lot each street																		
Corner lot			Match SFR - See ZO												Match SFR - See ZO			
When parking between building & ROW																		
Minimum				35'	35'	35'												
Minimum if elevation depressed/screen				20'	20'	20'												
New yard may match existing yard w/in 100'																		
Building set back X' per 1' height > 36'													2'					
Along major collector or higher class street																	50'	
Along other street frontages																		
For buildings/parking structures <38' high																	40'	
For each foot >38' add																	2'	
Between parking and planned ROW																	40'	

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SIDE																		
Abutting SFR district including alley		50'	50'	50'	50'	50'		30'	50'	50'	80'	80'		20' plus 1/2 alley	300'			
Abutting MFR district including alley		50'	25'	25'	25'	25'		30'	25'	25'	80'	80'		20' plus 1/2 alley	300'			
At residential district if building 36' or less													50'					
At residential district if building > 36'													2' X HT					
Between parking and a residential district														6'				
Adjacent to residential districts																		
For buildings/parking structures <38' high																	60'	
For each foot >38' add																	2'	
Surface parking setback																	20'	
Adjacent to nonresidential districts																		
For buildings/parking structures <38' high																	30'	
For each foot >38' add																	1'	
REAR																		
Abutting SFR district including alley		50'	50'	50'	50'	50'		30'	50'	50'	80'	80'		20' plus 1/2 alley	300'			
Abutting MFR district including alley		50'	25'	25'	25'	25'		30'	25'	25'	80'	80'		20' plus 1/2 alley	300'			
At residential district if building 36' or less													50'					
At residential district if building > 36'													2' X HT					
Between parking and a residential district														6'				
Enclose operations/storage							X					X	X		X			
Feet from outdoor activities to resid. district								50'	50'									
Adjacent to residential districts																		
For buildings/parking structures <38' high																	60'	
For each foot >38' add																	2'	
Surface parking setback																	20'	
Adjacent to nonresidential districts																		
For buildings/parking structures <38' high																	30'	
For each foot >38' add																	1'	
SCREENING																		
Operations & storage in bldg or in wall/fence		X	X	X	X						X							
LANDSCAPING (Article X)																		
GENERAL REGULATIONS																		
Buffer																		
Adjacent to residential districts	15'							30'										
And a screen wall or landscape screen								X										
Adjacent to single-family districts								30'	25'									
And a screen wall or landscape screen								X	X									
Adjacent to residential not single-family								30'	15'									
And a screen wall or landscape screen								X	X									
Buffer																		
Adjacent to residential districts	15'	10'	10'	10'	10'	10'	10'			10'	15'	15'	10'	10'			10'	
To residential districts		X	X	X	X	X	X			X			X	X			X	
NOTES																		
¹ NAOS may be included in the required open space																		
² Excludes parking lot landscaping requirements																		
³ Except that an accessory building with 2 or more open sides, one of which faces the main building, may be built 6' from the main building																		
⁴ Open space may be reduced in direct proportion to the amount of net lot area included in a taxi lane safety area, or the amount of aircraft staging area provided on the lot. In no case shall either area reduce the open space requirement by more than 50%																		
⁵ See Section 5.2805.D.1. for exceptions																		