

**TABLE 05-040-B**  
**TABLE OF BULK AND INTENSITY REQUIREMENTS**  
**MIXED USE, NONRESIDENTIAL AND SPECIAL DISTRICTS**

*(Am 01/09/01; 08/07/01; 01/08/02; 11/09/04; 05/10/05; 11/15/05; 7/11/06; 01/09/07; 04/22/08; 06/09/09; 3/22/11)*

	DISTRICT											
	MU	C	NC	C-1	BP	LI	I	T/M	HI	PC/SE	RC	PF
<b>Minimum Lot Area</b>	6,000 Sq. Ft. for each residential unit; No minimum requirement for other uses					20,000 Sq. Ft.	1 Acre		12,000 Sq.Ft.	PC 40 Acre min project size; SE 75 Acre min project size	700 Acres	
<b>Minimum Lot Width/Frontage</b>	60 Ft. for each residential unit. 60 ft. for other uses unless otherwise approved by the DRC, Planning Commission and City Council	60 Ft. Unless otherwise approved by the DRC, Planning Commission and City Council	60 Ft. Unless otherwise approved by the DRC, Planning Commission and City Council	60 Ft. Unless otherwise approved by the DRC, Planning Commission and City Council	160 Ft. Unless otherwise approved by the DRC, Planning Commission and City Council	60 Ft. Unless otherwise approved by the DRC, Planning Commission and City Council	80 Ft. Unless otherwise approved by the DRC, Planning Commission and City Council	160 Ft. Unless otherwise approved by the DRC, Planning Commission and City Council		*	*	No requirement unless adjacent to a residential zone, in which case the frontage shall be the same as the adjacent residential zone.
<b>Minimum Front Yard And Corner Yard</b>	No minimum Requirement but subject to approval by the Zoning Administrator, DRC and Planning Commission. See also Chapter 12-080	25 Ft. Unless otherwise approved by the Planning Commission	25 Ft.	25 Ft.	40 Ft.	25 Ft.	40 Ft.	40 Ft.		*	*	No requirement unless adjacent to a residential zone, in which case the setback shall be the same as the adjacent residential zone.
<b>Minimum Rear Yard</b>	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	25 Ft. when adjacent to a residential use and/or zone. Otherwise as allowed by IBC and must comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	40 Ft.	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	40 Ft.	40 Ft.		*	*	No requirement unless adjacent to a residential zone, in which case the setback shall be the same as the adjacent residential zone.
<b>Minimum Side Yard</b>	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	25 Ft. when adjacent to a residential use and/or zone. Otherwise as allowed by IBC and must comply with Chapter 12-080	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	30 Ft. Unless otherwise approved by the DRC, Planning Commission and City Council	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	40 Ft.	30 Ft.		*	*	No requirement unless adjacent to a residential zone, in which case the setback shall be the same as the adjacent residential zone.
<b>Minimum Ground Floor Area Per Residential Unit</b>	900 sq.ft. <sup>1</sup> for single family detached units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	*	*	N/A

Notes:  
<sup>1</sup> 850 Sq. Ft. on two story single family detached unit with attached 2 car garage (garage not included in calculation of 850 Sq. Ft.) Must have a minimum of 1450 Sq. Ft. total finished floor area.  
 \* No minimum requirement but subject to approval of an Area Plan pursuant to Chapter 15, Area Plans, of this Code.

	DISTRICT											
	MU	C	NC	C-1	BP	LI	I	T/M	HI	PC/SE	RC	PF
<b>Minimum Living Area Per Residential Unit Where Allowed Above Commercial</b>	900 sq.ft. for single level units where allowed above commercial  Main floor not less than 600 sq.ft. with a total of 1,200 sq.ft. for multi level units where allowed above commercial	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	*	*	N/A
<b>Maximum Building Height Occupied Structure</b>	3 Stories		2 stories or 35 Ft.			4 Stories or 60 Ft.	4 Stories or 60 Ft.			*	*	3 Stories
<b>Maximum Height Of Unoccupied Structure</b>	2 Stories or 40 Ft.		2 stories or 35 Ft.			Height exceeding 4 Stories or 60 Ft. must be approved by Planning Commission not to exceed 110 Ft.	Height exceeding 4 Stories or 60 Ft. must be approved by Planning Commission not to exceed 110 Ft.			*	*	
<b>Maximum Dwelling Units per Acre</b>	Mixed Use Commercial and Stacked Residential Above Commercial 12 UPA <sup>2</sup>  For single-family dwellings, see minimum lot area requirements above	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	*	*	N/A
<b>Minimum Open Space Requirement</b>	No minimum requirement but subject to approval by the Zoning administrator, DRC, and Planning Commission	10%	10%	10%	30%	15%	15%	30%		*	*	10%

Notes:

<sup>1</sup> 850 Sq. Ft. on two story single family detached unit with attached 2 car garage (garage not included in calculation of 850 Sq. Ft.) Must have a minimum of 1450 Sq. Ft. total finished floor area.

<sup>2</sup> Mixed Use projects with residential above commercial must comply with the architectural standards for Planned Unit Developments found in Section 17.050.

\* No minimum requirement but subject to approval of an Area Plan pursuant to Chapter 15, Area Plans, of this Code.