

TABLE 05-040-B
TABLE OF BULK AND INTENSITY REQUIREMENTS
COMMERCIAL, INDUSTRIAL, AND BUSINESS PARK ZONES

(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; 08/28/12; 09/11/12)

	DISTRICT								
	CR	C	NC	C-1	BP	LI	I	T/M	HI
Minimum Lot Area						20,000 Sq. Ft.	1 Acre		12,000 Sq.Ft.
Minimum Lot Width/Frontage	100 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	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	
Minimum Front Yard And Corner Yard	25 Ft. Unless otherwise approved by the Planning Commission	25 Ft. Unless otherwise approved by the Planning Commission	25 Ft. Unless otherwise approved by the Planning Commission	25 Ft.	40 Ft.	25 Ft.	40 Ft.	40 Ft.	
Minimum Rear Yard	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.	
Minimum Side Yard	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.	
Minimum Ground Floor Area Per Residential Unit	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Notes:
¹ 850 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								
	CR	C	NC	C-1	BP	LI	I	T/M	HI
Minimum Living Area Per Residential Unit Where Allowed Above Commercial	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Maximum Building Height Occupied Structure			2 stories or 35 Ft.			4 Stories or 60 Ft.	4 Stories or 60 Ft.		
Maximum Height Of Unoccupied Structure	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.		
Maximum Dwelling Units per Acre	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Open Space Requirement	10%	10%	10%	10%	30% ³	15%	15%	30%	

Notes:

¹ 850 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.

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

³ Up to a 10% reduction in required open space in the Business Park District may be granted by the Planning Commission if the developer provides one or more of the following on the Site Plan: water features, sports courts, gazebos, connection to master planned trail, LEED certification, patio roof terrace, special lighting features and additional landscape plantings.

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