

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

*(Adopted 09/11/12)*

	DISTRICT				
	MU	HC	PC/SE	RC	PF
<b>Minimum Lot Area</b>	6,000 Sq. Ft. for each residential unit; No minimum requirement for other uses		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		*	*	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; however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080	*	*	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	*	*	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	*	*	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	900 sq.ft. <sup>1</sup> for single family detached units	*	*	N/A
<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	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

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	HC	PC/SE	RC	PF
<b>Maximum Building Height Occupied Structure</b>	3 Stories	3 Stories	*	*	3 Stories
<b>Maximum Height Of Unoccupied Structure</b>	2 Stories or 40 Ft.	2 Stories or 40 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	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
<b>Minimum Open Space Requirement</b>	No minimum requirement but subject to approval by the Zoning administrator, DRC, and Planning Commission	No minimum requirement but subject to approval by the Zoning administrator, DRC, and Planning Commission.	*	*	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.