

TABLE 05-040-B
TABLE OF BULK AND INTENSITY REQUIREMENTS
NONRESIDENTIAL ZONES

(Amended 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; 02/12/13; 04/10/18; 03/12/19; 11/19/19; 11/15/22, 05/27/25)

	CR	C	C-H	NC	C-1	BP	LI	MU	TOD	T/M	PF	HI
Minimum Lot Area	N/A	N/A	N/A	N/A	N/A	N/A	20,000 Sq. Ft.	No minimum requirement but subject to approval by the Zoning Administrator, Reviewing Departments, and Planning Commission	No minimum requirement but subject to approval by the Zoning Administrator, Reviewing Departments, and Planning Commission	N/A	N/A	12,000 Sq. Ft.
Minimum Lot Width/Frontage	100 Ft. Unless otherwise approved by the Reviewing Departments, Planning Commission and City Council	60 Ft. Unless otherwise approved by the Reviewing Departments, Planning Commission and City Council	60 Ft. Unless otherwise approved by the Reviewing Departments, Planning Commission and City Council	60 Ft. Unless otherwise approved by the Reviewing Departments, Planning Commission and City Council	60 Ft. Unless otherwise approved by the Reviewing Departments, Planning Commission and City Council	160 Ft. Unless otherwise approved by the Reviewing Departments, Planning Commission and City Council	60 Ft. Unless otherwise approved by the Reviewing Departments, Planning Commission and City Council	20 ft. unless otherwise approved by the Zoning Administrator, Reviewing Departments, Planning Commission, and City Council	20 ft. unless otherwise approved by the Zoning Administrator, Reviewing Departments, Planning Commission, and City Council	160 Ft. Unless otherwise approved by the Reviewing Departments, 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	N/A
Minimum Front Yard And Corner Yard	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 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 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 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 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.	No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080
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	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	25 Ft. when adjacent to single-family detached residential use. 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	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	40 Ft.	No requirement unless adjacent to a residential zone, in which case the setback shall be the same as the adjacent residential zone.	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.

Chapter 5 Zoning Districts

Table 05-040-B Continued

	CR	C	C-H	NC	C-1	BP	LI	MU	TOD	T/M	PF	HI
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	As allowed by IBC and must recognize any easements and comply with Chapter 12-080	25 Ft. when adjacent to single-family detached residential use. 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	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	30 Ft	No requirement unless adjacent to a residential zone, in which case the setback shall be the same as the adjacent residential zone.	N/A
Minimum Living Area Per Residential Unit	N/A	N/A	N/A	N/A	N/A	N/A	N/A	900 sq.ft. ¹ for single family detached units and 400 sq. ft. for multi-family units	900 sq.ft. ¹ for single family detached units and 400 sq. ft. for multi-family units	N/A	N/A	N/A
Maximum Building Height Occupied Structure	N/A	N/A	N/A	35 Ft.	N/A	N/A	60 Ft.	See Chapter 37	See Chapter 38	N/A	N/A	N/A
Maximum Dwelling Units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Density allowed per Map 05.010 Maximum TOD and Mixed Use Density Map	Density allowed per Map 05.010 Maximum TOD and Mixed Use Density Map	N/A	N/A	N/A
Minimum Open Space Requirement	10%	10%	10%	10%	10%	30% ²	15%	10% with 2% minimum as urbanized open space or in-lieu fee towards overall district improvements	10% with 2% minimum as urbanized open space	30%	10%	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.

² Up to a 10% reduction in required open space in the Business Park Zone 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.