

**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, PUE, etc. See also Chapter 12-080 | No minimum requirement; however setbacks may be required due to reasons such as safety, utilities, PUE, 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 |
| 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.

| | 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.