

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
Minimum Lot Area	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	
Minimum Lot Width/Frontage	60 Ft. for each residential unit. 60 ft. for other uses 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.
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 requirement unless adjacent to a residential zone, in which case the setback shall be the same as the adjacent residential zone.
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	*	*	No requirement unless adjacent to a residential zone, in which case the setback shall be the same as the adjacent residential zone.
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	*	*	No requirement unless adjacent to a residential zone, in which case the setback shall be the same as the adjacent residential zone.
Minimum Ground Floor Area Per Residential Unit	900 sq.ft. ¹ for single family detached units	900 sq.ft. ¹ for single family detached units	*	*	N/A
Minimum Living Area Per Residential Unit 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	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:
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				
	MU	HC	PC/SE	RC	PF
Maximum Building Height Occupied Structure	3 Stories	3 Stories	*	*	3 Stories
Maximum Height Of Unoccupied Structure	2 Stories or 40 Ft.	2 Stories or 40 Ft.	*	*	
Maximum Dwelling Units per Acre	Mixed Use Commercial and Stacked Residential Above Commercial 12 UPA ² For single-family dwellings, see minimum lot area requirements above	Mixed Use Commercial and Stacked Residential Above Commercial 12 UPA ² For single-family dwellings, see minimum lot area requirements above	*	*	N/A
Minimum Open Space Requirement	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.	*	*	10%

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.

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