### TABLE 05-040-C
#### TABLE OF BULK AND INTENSITY REQUIREMENTS
**MIXED USE, NONRESIDENTIAL AND SPECIAL DISTRICTS**
*(Adopted 09/11/12)*

<table>
<thead>
<tr>
<th>DISTRICT</th>
<th>MU</th>
<th>HC</th>
<th>PC/SE</th>
<th>RC</th>
<th>PF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>6,000 Sq. Ft. for each residential unit; No minimum requirement for other uses</td>
<td>PC 40 Acre min project size, SE 75 Acre min project size</td>
<td>700 Acres</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Width/Frontage</td>
<td>60 Ft. for each residential unit, 60 ft. for other uses unless otherwise approved by the Reviewing Departments, Planning Commission and City Council</td>
<td>-</td>
<td>-</td>
<td>No requirement unless adjacent to a residential zone, in which case the frontage shall be the same as the adjacent residential zone.</td>
<td></td>
</tr>
<tr>
<td>Minimum Front Yard And Corner Yard</td>
<td>No minimum requirement, however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080</td>
<td>No minimum requirement, however setbacks may be required due to reasons such as safety, utilities, etc. See also Chapter 12-080</td>
<td>-</td>
<td>-</td>
<td>No requirement unless adjacent to a residential zone, in which case the setback shall be the same as the adjacent residential zone.</td>
</tr>
<tr>
<td>Minimum Rear Yard</td>
<td>As allowed by IBC and must recognize any easements and comply with Chapter 12-080</td>
<td>As allowed by IBC and must recognize any easements and comply with Chapter 12-080</td>
<td>-</td>
<td>-</td>
<td>No requirement unless adjacent to a residential zone, in which case the setback shall be the same as the adjacent residential zone.</td>
</tr>
<tr>
<td>Minimum Side Yard</td>
<td>As allowed by IBC and must recognize any easements and comply with Chapter 12-080</td>
<td>As allowed by IBC and must recognize any easements and comply with Chapter 12-080</td>
<td>-</td>
<td>-</td>
<td>No requirement unless adjacent to a residential zone, in which case the setback shall be the same as the adjacent residential zone.</td>
</tr>
<tr>
<td>Minimum Ground Floor Area Per Residential Unit</td>
<td>900 sq. ft. 1 for single family detached units</td>
<td>900 sq. ft. 1 for single family detached units</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
</tr>
<tr>
<td>Minimum Living Area Per Residential Unit Where Allowed Above Commercial</td>
<td>900 sq. ft. for single level units where allowed above commercial</td>
<td>900 sq. ft. for single level units where allowed above commercial</td>
<td>-</td>
<td>-</td>
<td>N/A</td>
</tr>
</tbody>
</table>

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. 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-C

<table>
<thead>
<tr>
<th>DISTRICT</th>
<th>MU</th>
<th>HC</th>
<th>PC/SE</th>
<th>RC</th>
<th>PF</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Maximum Building Height</strong></td>
<td>3 Stories</td>
<td>3 Stories</td>
<td>*</td>
<td>*</td>
<td>3 Stories</td>
</tr>
<tr>
<td>Occupied Structure</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Maximum Height</strong></td>
<td>2 Stories or 40 Ft.</td>
<td>2 Stories or 40 Ft.</td>
<td>*</td>
<td>*</td>
<td></td>
</tr>
<tr>
<td>Of Unoccupied Structure</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Maximum Dwelling Units</strong></td>
<td>Mixed Use Commercial and Stacked Residential Above Commercial 12 UPA¹</td>
<td>Mixed Use Commercial and Stacked Residential Above Commercial 12 UPA¹</td>
<td>*</td>
<td>*</td>
<td>N/A</td>
</tr>
<tr>
<td>per Acre</td>
<td>For single-family dwellings, see minimum lot area requirements above</td>
<td>For single-family dwellings, see minimum lot area requirements above</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Minimum Open Space</strong></td>
<td>No minimum requirement but subject to approval by the Zoning administrator, Reviewing Departments and Planning Commission</td>
<td>No minimum requirement but subject to approval by the Zoning administrator, Reviewing Departments and Planning Commission</td>
<td>*</td>
<td>*</td>
<td>10%</td>
</tr>
<tr>
<td>Requirement</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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