

## Zoning District Comparison Table – Development Standards

Development Standard	Proposed Districts			Existing Districts	
	General Urban GU	Urban Center UC	Downtown Core DC	Community Commercial C1	Heavy Commercial C2
Density - units per gross acre	10 min 28 max	15 min 28 max	15 min 28 max	N/A	N/A
Block Perimeter- maximum	1500 lineal ft.	1400 lineal ft.	1000 lineal ft.	Determined as part of the subdivision process.	
Block Perimeter – max with parking structure	2000 lineal ft.	2000 lineal ft.	2000 lineal ft.	Determined as part of the subdivision process.	
<b>LOT STANDARDS – ALL NEW SUBDIVISIONS</b>					
Lot size – interior	4,500 sf (5)	4,500 sf (5)	2,500 sf (5)	Minimum for residential only see Section 9084. For commercial determined as part of the Subdivision Process.	
Lot size - corner	5,000 sf (5)	5,000 sf (5)	3,000 sf (5)	Minimum for residential only see Section 9084. For commercial determined as part of the Subdivision Process.	
Lot width	30 ft min (5)	30 ft min (5)	30 ft min (5)	Determined as part of the Subdivision Process.	
Lot depth	70 ft min (5)	70 ft min (5)	70 ft min (5)	Determined as part of the Subdivision Process.	
Lot configuration	Rectilinear			Determined as part of the Subdivision Process.	
Lot orientation	Front on a Thoroughfare			Additional requirements when the lot does not front on a street.	
<b>BUILDING TYPES</b>					
Courtyard Building	Allowed	Allowed	Allowed	Determined as part of Site Development Permit Process & Subject to Downtown Design Guidelines	
Rearyard Building	Allowed	Allowed	Allowed	Determined as part of Site Development Permit Process & Subject to Downtown Design Guidelines	
Sideyard Building	Allowed	Allowed	Prohibited	Determined as part of Site Development Permit Process & Subject to Downtown Design Guidelines	
Edgeyard/Other	Prohibited	Prohibited	Prohibited	Determined as part of Site Development Permit Process & Subject to Downtown Design Guidelines	
<b>BUILDING STANDARDS</b>					
Front Setback	0 ft min 10 ft. max	0 ft. max	0 ft. max	5 ft. min (1)	5 ft. min (1)
Front with sidewalk cafe	12 ft. max	12 ft. max	12 ft. max	5 ft. min (1)	5 ft. min (1)
Side Setback	0 ft min 10 ft. max	0 ft min 10 ft. max	0 ft min 6 ft. max	0 ft. min (2)	0 ft. min (2)
Rear Setback	6 ft. min	6 ft. min	6 ft. min	0 ft. min (2)	0 ft. min (2)
Lot Coverage	70% max	80% max	90% max	No lot coverage maximum – would be less than 100% in order to provide required parking and landscaping. Determined through Site Development Permit	
Lot Coverage with structured parking	70% max	100% max	100% max	No lot coverage maximum – would be less than 100% in order to provide required parking and landscaping. Determined through Site Development Permit	
Height - Primary Building	2 stories min (3)	2 stories min (3)	3 stories min (3)	50 ft. max (3)	40 ft. max (3)

Development Standard	Proposed Districts			Existing Districts	
	General Urban GU	Urban Center UC	Downtown Core DC	Community Commercial C1	Heavy Commercial C2
	3 stories max (3)	3 stories max (3)	4 stories max (3)		
Height – Accessory Building	2 stories (3)	2 stories (3)	Prohibited	50 ft. max (3)	20 ft. max (3)
Frontage Buildout – Courtyard	70% min	70% min	80% min	Determined as part of Site Development Permit Process & Subject to Downtown Design Guidelines	
Frontage Buildout - Rearyard	60% min	70% min	80% min	Determined as part of Site Development Permit Process & Subject to Downtown Design Guidelines	
Frontage Buildout - Sideyard	40% min	40% min	Prohibited Building Type	Determined as part of Site Development Permit Process & Subject to Downtown Design Guidelines	
<b>FRONTAGE TYPE</b>					
Terrace/Light Court	Allowed	Allowed	Prohibited	Determined as part of Site Development Permit Process & Subject to Downtown Design Guidelines	
Forecourt	Allowed	Allowed	Allowed	Determined as part of Site Development Permit Process & Subject to Downtown Design Guidelines	
Stoop	Allowed	Allowed	Allowed	Determined as part of Site Development Permit Process & Subject to Downtown Design Guidelines	
Shopfront/Awning	Allowed	Allowed	Allowed	Determined as part of Site Development Permit Process & Subject to Downtown Design Guidelines	
Gallery	Allowed	Allowed	Allowed	Determined as part of Site Development Permit Process & Subject to Downtown Design Guidelines	
Arcade	Prohibited	Allowed	Allowed	Determined as part of Site Development Permit Process & Subject to Downtown Design Guidelines	
Other	Prohibited	Prohibited	Prohibited	Determined as part of Site Development Permit Process & Subject to Downtown Design Guidelines	

- (1) On corner lots, the front setback is applied to each street side of the lot. A 10 foot vision triangle may be required for traffic safety.
- (2) Except where the lot abuts an R1, R2, or R3 zoning district
- (3) Subject to Airport Zone restrictions
- (4) Parking and landscaping requirements result in lot coverage of less than 100%.
- (5) No minimum when development of the lots is proposed as part of the subdivision.