

SECTION 9.13.030

MIXED USE DEVELOPMENT STANDARDS

Development Standards (1)		Mixed Use Zoning Districts		
		C/R	R/C-18	P/R
(a) Minimum Lot Size (2)		5,000 sf	5,000 sf	5,000 sf
(b) Minimum Lot Width (2)		50 ft	50 ft	50 ft
(c) Minimum Lot Depth (2)		100 ft	100 ft	100 ft
(d) Maximum Lot Coverage		40%	40%	35% (3)
(e) Maximum Residential Density		10 du/net ac	18 du/net ac	10 du/net ac
(f) Maximum Height		31-35 ft (4) 3 stories (5)	31-35 ft (4) 3 stories (5)	31 ft 2 stories
(g) Standard Floor Area Ratio (nonresidential) (6)		.5:1	N/A	.5:1
(h) Standard Floor Area Ratio for Mixed Use Projects (6)		.7:1	N/A	.5:1
(i) Minimum Front Yard Setback				
From Ultimate Public Street R/W Line		5 ft	5 ft	0 ft
(j) Minimum Side Yard Setback				
Interior Side		0 ft	5 ft	0 ft
Street Side		5 ft	5 ft	5 ft
(k) Minimum Rear Yard Setback				
Standard Lot		15 ft	15 ft	15 ft
Adjacent to Alley or Street		10 ft	10 ft	10 ft
(l) Minimum Open Space (required for residential portion of development only)	Private:	100 sf per du	100 sf per du	100 sf per du
	Common:	100 sf per du	100 sf per du	100 sf per du
(m) Minimum Landscape Coverage (7)		10%	15% (8)	15% (8)
(n) Minimum Building Separation		10 ft	10 ft	10 ft
(o) Minimum lockable, enclosed storage per residential unit provided in garage or carport area		250 cubic feet	250 cubic feet	250 cubic feet
(p) Separate trash and recycling facilities areas shall be provided for the residential component and the nonresidential component of C/R and P/R developments		Yes	Yes	Yes