



COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION

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GENERALIZED REQUIREMENTS FOR COMMERCIAL AND MIXED-USE ZONES

Zone		SIT DEVELOPMENT STANDARDS													
		MINIMUM LOT			MINIMUM BLDG SETBACKS					FAR - MAXIMUM	MAX HEIGHT (Feet)	BLDG FAÇADE LENGTH (Feet)	RESIDENTIAL DENSITY - MAX (du/ac)	OPEN SPACE REQUIREMENTS	
		AREA – (sq. ft.)	WIDTH (Feet)	DEPTH (Feet)	FRONT (Feet)	SIDE (Feet)		REAR (Feet)	STAND ALONE					MU DEVELOPMENTS PRIVATE / COMMON	
				STREET	INTERIOR										
O	Office	20,000 ³	65 ⁴	100 ⁴	15 ⁶	15 ⁷	5 ⁷	0 ⁸	1 ²	40 ⁵	-	-	-	-	
CR	Commercial Retail	20,000 ³	60 ⁴	100 ⁴	0 ⁶	0 ⁷	0 ⁷	0 ⁸	0.5 ²	45 ⁵	-	-	-	-	
CG	Commercial General	20,000 ³	100 ⁴	100 ⁴	0 ⁶	0 ⁷	0 ⁷	0 ⁸	0.5 ²	45 ⁵	-	-	-	-	
CRC	Commercial Regional Center	10 acres ³	300 ⁴	100 ⁴	50 ⁶	50 ⁷	20 ⁷	0 ⁸	0.5 ²	75 ⁵	-	-	-	-	
MU-N	Mixed Use - Neighborhood	7,000	60	100	15	0 ¹⁰	0 ¹⁰	15 ¹¹	1 ¹³	35 ¹²	60	10 ¹⁴	See Note	50 ¹⁵ / 50 (sq. ft./du) ¹⁶	
MU-V	Mixed Use - Village	20,000	75	100	15	0 ¹⁰	0 ¹⁰	15 ¹¹	2.5 ¹³	45 ¹²	125	30 ¹⁴	See Note	50 ¹⁵ / 50 (sq. ft./du) ¹⁶	
MU-U	Mixed Use - Urban	20,000	80	100	0	0 ¹⁰	0 ¹⁰	15 ¹¹	4 ¹³	60 ¹²	125	40 ¹⁴	See Note	50 ^{*15} / 50 (sq. ft./du) ¹⁶	

* For at least 50% of the units.

1. The setback areas specified may be used for the following purposes:
 - a. Off-street parking, loading, and traffic circulation, including lights for the illumination of such areas, except where landscaped areas may be required by the Planning Commission; or Chapter 19.580 (Parking and Loading).
 - b. Signs necessary to direct and control vehicular and pedestrian traffic within the shopping center.
 - c. The permitted signs identifying the shopping center.
2. The Approving or Appeal Authority may make findings to allow a development project to exceed a maximum FAR when it is determined that such project (a) will not have a detrimental effect on infrastructure and municipal services, (b) will not adversely impact the surrounding neighborhood, and (c) will not likely set a precedent for additional development that would adversely affect infrastructure, service or surrounding land uses. Variance findings pursuant to Chapter 19.720 (Variance) are not required.
3. Smaller minimum lot areas may be established by a master plan for the center or for the adaptive reuse or development of existing infill lots.
4. Pursuant to Title 18 (Subdivision Code).
5. See also Chapter 19.200 – Building Stories Overlay Zone (S).
6. Front yard setback shall be increased by 2½ feet per story for any story over the second story.
7. Side yard setbacks shall be increased by 2½ feet per story for any story over the second story. Whenever a CRC Zone property abuts a property zoned for residential use, the setback shall be 50 feet with at least 10 feet of landscaping.
8. Whenever a CRC Zone property abuts a property zoned for residential use, the setback shall be 50 feet with at least 10 feet of landscaping.
9. For Landscaping Setbacks, please refer to Chapter 19.580 (Parking and Loading).
10. The minimum side yard setback in the MU-N Zone shall be 10 feet when adjacent to a residential zone. The minimum side yard setback in the MU-V and MU-U Zones shall be 15 feet when adjacent to a residential zone, or if the project contains a residential component.
11. The minimum rear yard setback for any mixed-use zone shall be 25 feet when adjacent to a residential zone or if the project contains a residential component. Where a development abuts an alley to the rear, the rear setback shall be measured from the centerline of the alley.
12. The maximum building height in the MU-N Zone shall be 35 feet, or 2 stories, whichever is less.
13. The maximum floor-area ratio (FAR applies to all development on the site, excluding parking structures).
14. Higher residential densities are permissible for projects in the MU-V and MU-U Zones that have the potential to serve as transit-oriented developments. Proposed projects within one-half of a mile of: (1) a transit stop along Magnolia or University Avenues or (2) any transit station may have a residential density of up to 40 dwelling units per acre in the MU-V Zone with a maximum total permissible FAR of 2.5 and up to 60 dwelling units per acre in the MU-U Zone with a maximum total permissible FAR of 4.0. This provision is permissible, not mandatory, and subject to discretion as part of the Site Plan Review process.
15. Private useable open space shall have a minimum dimension on any side of 5 feet. Private useable open space can also be met through equivalent design features as approved by the Planning Commission.
16. Common useable open space may be divided into more than one area; however, each area shall be a minimum of 625 square feet, with no dimension on any side of less than 25 feet.
17. Acronyms used in Table 19.120.050 (Mixed-Use Zones Development Standards) are as follows: sq. ft. = square feet; du = dwelling unit; ac = acre; ft. = feet.