

Chapter 18.04 Use Districts

18.04.195 Non-residential Districts Intensity and Dimensional Standards.

All development in non-residential districts shall be subject to the intensity and dimensional set forth in the following table. These standards may be further limited or modified by other applicable Sections of this code and the Development Standards.

Zoning Districts	Site Development Standards							
					Minimum Setbacks (Feet)			
	Minimum Area ¹³ (SF or AC)	Minimum Lot Width (Feet)	Maximum Lot Depth (Feet)	Maximum Height (Feet)	Front	Side	Street Side	Rear
RO	6,000 SF	60 ¹²	150	35 ¹	10 ^{8,14}	10 ⁵	10 ^{8,15}	20 ⁸
GO	6,000 SF	60	150	50 ¹	10 ^{8,15}	10	10 ⁸	20 ^{6,8}
NB	9,000 SF ⁴	75	N/A	26 ¹	0 ^{7,8}	0 ⁷	0 ^{7,8}	0 ^{7,8}
RC	6,000 SF	50	N/A	45 ¹	0 ^{7,8}	0 ⁷	0 ^{7,8}	0 ^{7,8}
GC	6,000 SF	60	N/A	45 ¹	0 ^{7,8}	0 ⁷	0 ^{7,8}	0 ^{7,8}
TC	6,000 SF	60	N/A	45 ¹	0 ^{7,8}	0 ^{7,8}	0 ^{7,8}	0 ^{7,8}
DT-MU	6,000 SF	50	N/A	0 ²	0 ^{2,9}	0 ^{2,9}	0 ^{2,9}	0 ^{2,9}
LI	21,000 SF	100	N/A	32 ¹	30 ^{8,10}	10 ^{10,11}	10 ^{8,10}	30 ^{8,10,11}
GI	12,000 SF	120	N/A	45 ¹	30 ^{8,10}	0 ¹⁰	0 ^{8,10}	0 ^{8,10}
AIP	20,000 SF	100	N/A	45 ¹	30 ⁸	20	20 ⁸	30 ⁸
CR	20 AC	300	N/A	40 ¹	30	20	20	30
A	20 AC	300	N/A	40 ¹	30	20	20	30
P	N/A ³	N/A ³	N/A ³	N/A ³	N/A ³	N/A ³	N/A ³	N/A ³
PN/PC/PR	N/A ³	N/A ³	N/A ³	N/A ³	N/A ³	N/A ³	N/A ³	N/A ³

Additional Requirements or Allowances:

- 1 Additional height allowed by Special Use Permit.
- 2 Subject to the Development Standards Division 6, Downtown Mixed-Use District.
- 3 Building height, building setbacks, minimum area, minimum lot width and maximum lot depth to be determined by Special Use Permit.
- 4 For each main structure.
- 5 Side setback may be waived if two adjacent structures are connected by a parapet fire wall.
- 6 Rear yard shall be increased by 10 feet for each story above two stories. Where the rear yard abuts a commercial district, the setback is zero feet.
- 7 Adjacent to Residential District 30 feet is required. Corner lots require setback for sight distance.
- 8 Business Arterial landscape setback requirement = 10 feet (average).
- 9 Adjacent to Residential District, 10 feet required. Corner lots require setback for sight distance.
- 10 Fifty feet adjacent to Residential District.
- 11 If adjacent to Limited Industrial (LI) District, side and rear yard setbacks may be reduced to zero subject to applicable building and fire codes.
- 12 Fifty-four feet minimum street frontage at the end of a cul-de-sac.
- 13 Except in the CR, A, P, PN, PC and PR zoning districts, minimum area includes all common areas, parking, landscaping and building areas associated with a project for the purposes of creating building envelopes or condominium units where common access is provided to the project site. Minimum Lot Width (Feet) and Maximum Lot Depth (Feet) requirements may be waived.
- 14 An additional 10 feet is required for each story above two stories.
- 15 An additional 5 feet is required for each story above two stories.