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1 Introduction

Overview of UDO Mapping

The new Unified Development Ordinance (UDO) proposes to eliminate most of the non-residential and mixed-use districts in the zoning code and replace them with a new suite of zoning districts. This requires that a substantial amendment to the City's zoning map be adopted to retire these legacy districts and replace them with the new districts. This remapping, which will impact roughly 30 percent of the City's land area, will take place 18 to 24 months following the adoption of the UDO text.

Work on the new zoning map has already begun, and City Planning staff has developed a methodology for how the initial draft of the map will be drawn. This web site summarizes that methodology. The chapters that follow provide a detailed comparison of existing versus proposed zoning districts.

Proposed Adoption Process

Approximately six months following the adoption of the Unified Development Ordinance text, staff will release a draft of the new zoning map for public review and comment. The release of the map will be widely publicized, and affected property owners will receive mailed notice. Staff anticipates that the review period will last for six months, sufficient time for staff to meet and talk with property owners and neighbors to discuss and refine the draft zoning designations.

Once staff feels like the map has proceeded as far as it can go at the staff level, a revised map will be brought forward to the City Council and Planning Commission at a Public Hearing. Ultimately, the City Council has the final say on how the new zoning districts will be applied. With the adoption of the new zoning map, the legacy zoning districts and regulations will be officially retired.

During the period of time between the adoption dates of the UDO text and map, property in a legacy districts will continue to be regulated under the current development code. Property owners zoned with a legacy district and wishing to take advantage of the new code during the interim period must utilize the zoning petition process. No rezoning petition requesting a legacy district will be accepted following the adoption of the UDO text.

Translating Legacy Districts to UDO Districts

Many existing zoning districts are being brought forward in the UDO with minor changes, including the residential districts RR through R-10, Agricultural Productive and Conservation Management. Most areas zoned with these districts will be transitioned to the new districts without remapping, and the new UDO will apply upon adoption.

For the legacy districts, the UDO provides a suite of corresponding new districts capable of accommodating both the existing development within the district as well as future redevelopment. When choosing a replacement district, staff uses the following information:

- Current zoning
- Current land use
- Current development form, such as building height and setback
- Surrounding development context and character
- Recommendations on the Comprehensive Plan's Future Land Use Map
- Detailed recommendations contained within an adopted Area Plan

The proposed UDO district should be chosen using the following criteria, in order of importance:

1. Within the bounds of good planning, the new zoning map should maintain or enhance existing entitlements.
2. The new zoning map should reflect uses on the ground and minimize the creation of nonconforming uses, unless doing so creates spot zones.
3. The new zoning map should implement the Comprehensive Plan unless doing so creates nonconformities or otherwise significantly impacts a property.
4. The new zoning map, particularly with regards to the application of height and frontage, should be sensitive to context, and not create jarring transitions in height, use or intensity.

Mapping Height and Frontages

While the choice of a base zoning district is typically straightforward and largely based on existing use and zoning, the choice to confer an entitlement to height greater than three stories, or to apply a specific frontage requirement, is more complex. Staff is taking a conservative approach to both, and as a result the initial draft of the map will not recommend taller buildings or specific frontage requirements for every location where they might be appropriate. During the review of the draft map, the application of taller height limits and specific frontage may be expanded in response to community input. For the draft map, staff will only be recommending heights above three stories if one of the following conditions is met:

- Overlay zoning provides for taller buildings
- Taller buildings exist on the ground today
- There is a vested approval for a taller building
- The Comprehensive Plan recommends taller buildings

Staff will only be recommending specific frontages if one of the following conditions is met:

- The Comprehensive Plan recommends a specific frontage approach
- Existing zoning contains frontage standards, such as an overlay district
- There is a well-established and widely-recognized character to the area would be better preserved and enhanced through the application of a frontage.
- The area is proposed for buildings in excess of three stories in height.

Overlay Districts

Most overlay districts are being carried forward in the UDO with minimal changes. However, there are several important overlay districts which are being retired in the UDO because their purpose and function can be better implemented through the combination of a mixed-use base district, a frontage, and the appropriate height standard:

- The Downtown Overlay and Pedestrian Business Overlay Districts (DOD and PBOD) offer the only choice in the current code for developing high-density urban mixed-use projects. The UDO replaces these with new mixed-use districts such as NX, CX and DX. Frontage and height standards will control building setback, building height, the amount of location of required parking, and the location of street level retail. Streetscape plans will continue to govern the public realm.
- SHOD-3 and 4 provide for landscaped buffers along thoroughfares and also serve to prohibit off-premise advertising (billboards) when mapped over industrial zones. These purposes are now incorporated into the Parkway (-PK) frontage.

Legacy and UDO District Table

The following table lists all existing zoning districts, including overlays in the left column; and provides the corresponding UDO districts in the right column. Where more than one option exists, the choice of UDO district will reflect the current use as well as proposed future land uses in the Comprehensive Plan. As examples, many multi-family developments are currently zoned O&I, but may be better suited for RX rather than OX zoning. Many retail areas are located in light industrial zones, and would be better served by CX zoning. Such choices will be part of the dialogue that will take place between staff, property owners and neighborhoods as the draft zoning map is developed.

Table 1.1 Legacy and UDO District Correspondence

Current District(s)	Proposed district(s)
Residential Districts	
RR	R-1
R-2	R-2
R-4	R-4
R-6 developed for single family; SpR-6	R-6
R-6 developed for townhouse or multifamily	R-6, R-10
R-15, R-20, R-30	RX
SpR-30	R-10 w/ NCOD, RX w/ NCOD
Mixed-Use Districts	
RB	R-10, OX, NX
O&I-1	RX; OX; OP; Campus
O&I-2	RX; OX; OP; Campus
BC	R-10, NX, OX
SC	NX, CX
NB	R-10, NX, CX
BUS	DX, OX, IX
TD	RX, CX, IX, OX w/ -PK frontage on thoroughfares
I-1	CX, IX, OP, IH
I-2	DX (in downtown), IX, IH

Current District(s)	Proposed district(s)
Other Zoning Districts	
AP	AP
CM	CM
O&I-3	OX
Overlay Districts	
SHOD 1, 2	SHOD 1, 2
SHOD 3, 4	-PK frontage
PBOD, DOD	-UL, -UG, -SH frontage
NCOD	NCOD
HOD	HOD
MPOD	MPOD
AOD	AOD
WPOD	WPOD
PDD	PD

2 Rural Residential, R-2 and R-4

Existing Rural Residential, R-2 & R-4 Districts: Conversion/carry-forward

Overview

The existing Rural Residential district will be renamed R-1. The existing R-2 and R-4 zoning districts will retain the same district names. These single-family zoning districts will essentially be re-mapped across the city where they exist today.

Permitted Uses

The following table provides an overview of common permitted uses in each district.

P = Principal permitted use L = Limited Use subject to standards S = Permitted via Special Use Permit

Table 2.1 Permitted Uses

Use	Current Development Code			New Development Code		
	Rural Res.	R-2	R-4	R-1	R-2	R-4
Single-Unit living	P	P	P	P	P	P
Two-unit living					L	L
Multi-unit living						L
Conservation development	L	L	L	L	L	L
Multi-unit supportive housing residence	L	L	L	L	L	L
Supportive housing residence	L	L	L	L	L	L
Group Living except: Boardinghouse, Congregate Care, Frat./Sorority				S	S	S
Special care facility	S	S	S	S	S	S
Civic, except as listed below:	P/L	P/L	P/L	L	L	L
Cemetery	L	L	L	L	L	L
College/University						
School: Public or Private (K-12)	P/S	P/S	P/S	L	L	L
Parks & Open Space	P	P	P	P	P	P
Minor Utilities	P	P	P	P	P	P

Use	Current Development Code			New Development Code		
	Rural Res.	R-2	R-4	R-1	R-2	R-4
Telecommunication Tower <250 ft.	L	L	L	L	L	L
Telecommunication Tower >250 ft.	S	S	S	S	S	S
Commercial Parking				S	S	S
Daycare HOME	L	L	L	L	L	L
Daycare CENTER	S	S	S	S	S	S
Riding Stables	S			L		

P = Principal permitted use L = Permitted subject to conditions S = Permitted via Special Use Permit

Lot, Bulk and Density Standards

Table 2.2

	Current Development Code			New Development Code		
	Rural Res.	R-2	R-4	Rural Res.	R-2	R-4
Minimum lot requirements						
Lot area (square feet)	40,000	20,000	10,890	40,000	20,000	10,000
Lot width	65′	65′	65′	100′	80′	65′
Lot depth	100′	100′	100′	No minimum	No minimum	No minimum
Minimum setback requirements						
Primary street	40′ 20' (streets platted after 1989)	30′ 20′ (Streets platted after 1989)	30′ 20′ (streets platted after 1989)	20′	20′	20′
Side street	20′	20′	20′	20′	20′	20′
Side lot line	10′	10′	10′	10′	10′	10′
Rear lot line	30′	30′	30′	30′	30′	30′

	Current Development Code			New Development Code		
	Rural Res.	R-2	R-4	Rural Res.	R-2	R-4
Alley	n/a	n/a	n/a	n/a	n/a	Accessory structure: 4′ or 20′
Aggregate front/rear	70′ 50′ (Streets platted after 1989)	60′ 50′ (Streets platted after 1989)	60′ 50′(Streets platted after 1989)	n/a	n/a	n/a
Aggregate side yard	20′	20′	20′	n/a	n/a	n/a
Height						
Detached House	40 feet + 1 foot for every foot of added setback	40 feet + 1 foot for every foot of added setback	40 feet + 1 foot for every foot of added setback	Principal Building: 40′/ 3 stories Accessory structure: 25′/ 2 stories	Principal Building: 40′/ 3 stories Accessory structure: 25′/ 2 stories	Principal Building: 40′/ 3 stories Accessory structure: 25′/ 2 stories

3 Residential-6, Special R-6 and R-10

Existing R-6, Special R-6 & R-10 Districts

Overview

The existing R-6, Special R-6 and R-10 zoning districts will retain the same district names, though the word "special" is being removed from the title of the existing SPR-6 district. These zoning districts will essentially be re-mapped across the city where they exist today. The existing R-6 areas developed for townhouse or multi-family should generally be zoned R-10 to avoid making the existing uses non-conforming.

Permitted Uses

The following table provides an overview of common permitted uses in each district.

P = Principal permitted use L = Limited Use subject to standards S = Permitted via Special Use Permit

Table 3.1 Permitted Uses

Use	Current Development Code			New Development Code	
	R-6	Special R-6	R-10	R-6	R-10
Single-Unit living	P	P	P	P	P
Two-unit living	L	L	L	P	P
Multi-unit living	L		L	L	P
Cottage Court					L
Conservation development	L	L	L	L	L
Multi-unit supportive housing residence	L	L	L	L	L
Supportive housing residence	L	L	L	L	L
GROUP LIVING EXCEPT AS LISTED BELOW				S	S
Boardinghouse			S	S	L
Congregate Care	L		L	L	L
Frat./Sorority					
Special care facility	S	S	S	S	S
Civic, except as listed below:	P	P	P	P	P

Use	Current Development Code			New Development Code	
	R-6	Special R-6	R-10	R-6	R-10
Cemetery	L	L	L	L	L
College/University					
School: Public or Private (K-12)	P/S	P/S	P/S	L	L
Parks & Open Space	P	P	P	P	P
Minor Utilities	P	P	P	P	P
Telecommunication Tower <250 ft.	L	L	L	L	L
Telecommunication Tower >250 ft.	S	S	S	S	S
Commercial Parking				S	S
Daycare HOME	L	L	L	L	L
Daycare CENTER	S	S	S	S	S
Golf Course	L	L	L	L	L
Bed and Breakfast					L

P = Principal permitted use L = Permitted subject to conditions S = Permitted via Special Use Permit

Lot, Bulk and Density Standards

Table 3.2 Lot, Bulk and Density Standards

	Current Development Code			New Development Code	
	R-6	Special R-6	R-10	R-6	R-10
Lot area (square feet)	7,260	7,260	5,000	Detached House: 6,000 Attached House: 9,000 Civic: 6,000	Detached House: 4,000 Attached House: 6,000 Townhouse: 1,600 Apartment: 10,000 Civic: 4,000
Lot width	50′	50′	65′	Detached House: 50′ Attached House: 60′ Civic: 50′	Detached House: 45′ Attached House: 50′ Townhouse: 20′ Apartment: 100′ Civic: 45′

	Current Development Code			New Development Code	
	R-6	Special R-6	R-10	R-6	R-10
Lot depth	80′	80′	70′	No minimum	No minimum
Principal Building Setbacks:					
Primary street	20′ 10′ (streets platted after 1991)	20′ 10′ (Streets platted after 1991)	20′ 10′ (streets platted after 1991)	Detached House: 10′ Attached House: 10′ Civic: 10′	Detached House: 10′ Attached House: 10′ Townhouse: 10′ Apartment: 30′ Civic: 10′
Side street	20′	20′	20′	Detached House: 20′ Attached House: 20′ Civic: 20′	Detached House: 20′ Attached House: 20′ Townhouse: 6′ Apartment: 6′ Civic: 20′
Principal Building Setbacks (continued):					
Side lot line	5′	5′	5′	Detached House: 5′ Attached House: 5′ Civic: 7′	Detached House: 5′ Attached House: 5′ Townhouse: 6′ Apartment: 6′ Civic: 5′
Rear lot line	20′	20′	20′	Detached House: 20′ Attached House: 20′ Civic: 20′	Detached House: 20′ Attached House: 20′ Townhouse: 6′ Apartment: 6′ Civic: 20′
Aggregate Side Yard	15′	15′	15′	15′	10′
Aggregate front/rear	40′ 50′(Streets platted after 1989)	40′ 50′(Streets platted after 1989)	40′ 50′(Streets platted after 1989)		
Accessory Structure Setbacks					
Primary street	n/a	n/a	n/a	50′	50′
Side street	n/a	n/a	n/a	20′	20′
Side lot line	n/a	n/a	n/a	5′	5′

	Current Development Code			New Development Code	
	R-6	Special R-6	R-10	R-6	R-10
Rear lot line	n/a	n/a	n/a	5′	5′
Alley	n/a	n/a	n/a	4′ or 20′	4′ or 20′
Height					
Detached House	40 feet + 1 foot for every foot of added setback	40 feet + 1 foot for every foot of added setback	40 feet + 1 foot for every foot of added setback	Principal Building: 40′/3 stories Accessory structure: 25′/ 2 stories	Principal Building: 40′/3 stories Accessory structure: 25′/ 2 stories
Attached House	40 feet + 1 foot for every foot of added setback	40 feet + 1 foot for every foot of added setback	40 feet + 1 foot for every foot of added setback	Principal Building: 40′/3 stories Accessory structure: 25′/ 2 stories	Principal Building: 40′/3 stories Accessory structure: 25′/ 2 stories
Townhouse	40 feet + 1 foot for every foot of added setback	40 feet + 1 foot for every foot of added setback	40 feet + 1 foot for every foot of added setback	Principal Building: 40′/3 stories Accessory structure: 25′/ 2 stories	Principal Building: 40′/3 stories Accessory structure: 25′/ 2 stories
Apartment	40 feet + 1 foot for every foot of added setback	40 feet + 1 foot for every foot of added setback	40 feet + 1 foot for every foot of added setback	Principal Building: 40′/3 Stories Accessory structure: 25′/ 2 stories	Principal Building: 40′/3 Stories Accessory structure: 25′/ 2 stories
Civic Building			40 feet + 1 foot for every foot of added setback	Principal Building: 40′/3 stories Accessory structure: 25′/ 2 stories	Principal Building: 40′/3 Stories Accessory structure: 25′/ 2 stories

4 Residential-15, R-20, R-30 and Special R-30

Existing R-15, R-20, R-30 & Special R-30 Districts

Overview

The existing areas zoned for densities in excess of 10 units per acre (R-15, R-20, R-30 & SpR-30) should generally be placed within the RX District. Special R-30 is currently mapped over many areas where single-family is the predominant use and these areas should be remapped R-10. The contextual standards in the SpR-30 will be replaced with a Neighborhood Conservation Overlay District (NCOD).

Permitted Uses

The following table provides an overview of common permitted uses in each district.

P = Principal permitted use L = Limited Use subject to standards S = Permitted via Special Use Permit

Table 4.1 Permitted Uses

Use	Current Development Code				New Development Code	
	R-15	R-20	R-30	SpR-30	RX	R-10
Single-Unit living	P	P	P	P	P	P
Two-unit living	L	L	L	L	P	P
Multi-unit living	L	L	L	L	P	P
Cottage Court					L	L
Conservation Development	L	L	L	L		L
Multi-unit supportive housing residence	L	L	L	L	L	L
Supportive housing residence	L	L	L	L	L	L
GROUP LIVING EXCEPT AS LISTED BELOW					P	S
Boardinghouse	S	S	S	S	L	L
Congregate Care	L	L	L	L	L	L
Frat./Sorority		P	P	L	P	
Emergency Shelter Type B					L	
Special care facility	S	S	S	S	S	S
Civic, except as listed below:	P	P	P	P	P	P

Use	Current Development Code				New Development Code	
	R-15	R-20	R-30	SpR-30	RX	R-10
Cemetery	L	L	L	L	L	L
College/University						
School: Public or Private (K-12)	P/S	P/S	P/S	P/S	L	L
Parks & Open Space	P	P	P	P	P	P
Minor Utilities	P	P	P	P	P	P
Telecommunication Tower <250 ft.	L	L	L	L	L	L
Telecommunication Tower >250 ft.	S	S	S	S	S	S
Commercial Parking					S	S
Daycare HOME	L	L	L	L	L	L
Daycare CENTER	S	S	S	S	S	S
Bed & Breakfast	S	S	S	S	L	L
Health Club					L	
Office					L	
Golf Course	L	L	L	L		L
Personal Service except as listed below:	L	L	L	L	L	
Animal Care (indoor)						
Animal Care (outdoor)						
Beauty/hair salon	L	L	L	L	L	
Copy Center	L	L	L	L	L	
Optometrist					L	
Restaurant/Bar	L	L	L	L	L	
Retail Sales & Service except as listed below:	L	L	L	L	L	
Art Gallery					L	

Use	Current Development Code				New Development Code	
	R-15	R-20	R-30	SpR-30	RX	R-10
Pawnshop						
Community Garden					L	L

P = Principal permitted use L = Permitted subject to conditions S = Permitted via Special Use Permit

Lot, Bulk and Density Standards

Table 4.2 Lot, Bulk and Density Standards

	Current Development Code				New Development Code	
	R-15	R-20	R-30	SpR-30	RX	R-10
Lot area (square feet)	5,000	5,000	5,000	5,000	Detached House: 4,000 Attached House: 6,000 Townhouse: 4,800 Apartment: 10,000 Civic: 10,000	Detached House: 3,000 Attached House: 4,500 Townhouse: 3,600 Apartment: 10,000 Civic: 4,000
Lot width	45′	45′	45′	45′	Detached House: 45′ Attached House: 45′ Townhouse: 60′ Apartment: 100′ Civic: 100′	Detached House: 45′ Attached House: 50′ Townhouse: Sit:e: 52′ Lot: 20′ Apartment: 100′ Civic: 45′
Lot depth	70′	70′	70′	70′	No minimum	No minimum
Building Setbacks						

	Current Development Code				New Development Code	
	R-15	R-20	R-30	SpR-30	RX	R-10
Primary street	20′ 10′ (streets platted after 1991)	20′ 10′ (Streets platted after 1991)	20′ 10′ (streets platted after 1991)	> of 15′ or 10% of median	Detached House: 10′ Attached House: 10′ Townhouse: 10′ Apartment: 30′ Civic: 10′	
Side street	20′ 10′ (streets platted after 1991)	20′ 10′ (streets platted after 1991)	20′ 10′ (streets platted after 1991)	Triangulation of 20′ from inter-section	Detached House: 20′ Attached House: 20′ Townhouse: 6′ Apartment: 6′ Civic: 20′	
Side lot line	5′	5′	5′	5′	Detached House: 5′ Attached House: 5′ Townhouse: 6′ Apartment: 6′ Civic: 5	Apartment: 6′ Civic: 5′
Rear lot line	20′	20′	20′	20′	Detached House: 20′ Attached House: 20′ Townhouse: 6′ Apartment: 6′	Apartment: 6′ Civic: 20′

	Current Development Code				New Development Code	
	R-15	R-20	R-30	SpR-30	RX	R-10
					Civic: 20′	
Aggregate Side Yard	15′	15′	10′	10′		
Aggregate front/rear	40′	40′	40′			
Accessory Structures Setbacks						
Primary street						50′
Side street						20′
Side lot line						5′
Rear lot line						5′
Alley	n/a	n/a	n/a			4′ or 20′
Height						
Detached House	40 feet + 1 foot for every foot of added setback	40 feet + 1 foot for every foot of added setback	40 feet + 1 foot for every foot of added setback	Max.12′ higher than other resident bldg. w′in 30′	Principal Building: 40′/3 stories Accessory structure: 25′/ 2 stories	Principal Building: 40′/3 stories Accessory structure: 25′/ 2 stories
Attached House	40 feet + 1 foot for every foot of added setback	40 feet + 1 foot for every foot of added setback			Principal Building: 40′/3 stories Accessory structure: 25′/ 2 stories	Principal Building: 40′/3 stories Accessory structure: 25′/ 2 stories
Townhouse	40 feet + 1 foot for every		40 feet + 1 foot for every foot of added setback		Principal Building: 50′/3 stories	Principal Building: 45′/3 stories Accessory structure:

	Current Development Code				New Development Code	
	R-15	R-20	R-30	SpR-30	RX	R-10
	foot of added setback				Accessory structure: 25′/ 2 stories	25′/ 2 stories
Apartment			40 feet + 1 foot for every foot of added setback		Principal Building: 50′/3 Stories Accessory structure: 25′/ 2 stories	Principal Building: 45′/3 stories Accessory structure: 25′/ 2 stories
Civic Building			40 feet + 1 foot for every foot of added setback50′(Streets platted after 1989)		Principal Building: 50′/3 Stories Accessory structure: 25′/ 2 stories	Principal Building: 40′/3 Stories Accessory structure: 25′/ 2 stories

5 Residential Business (RB)

RB: Comparison with R-10, OX and NX

Overview

The existing Residential Business zones will generally be re-mapped to OX unless there is retail in the area, or a desire for retail as indicated on the Future Land Use Map. Existing multi-family developments may be re-mapped to R-10 if no additional density is desired as indicated on the Future Land Use Map.

Permitted Uses

The following table provides an overview of common permitted uses in each district.

P = Principal permitted use L = Limited Use subject to standards S = Permitted via Special Use Permit

Table 5.1 Permitted Uses

Use	Current Development Code	New Development Code		
	RB	R-10	OX	NX
Single-unit living	P	P	P	P
Two-unit living	L	P	P	P
Multi-unit living	L	P	P	P
Cottage Court		L	L	L
Multi-unit supportive housing residence	L	L	L	L
Supportive housing residence	L	L	L	L
Group Living, except as listed below:		S	P	P
Boardinghouse	S	L	L	L
Congregate Care	L	L	L	L
Fraternity/Sorority	P		P	
Social Service, except as listed below:				
Emergency Shelter Type A			S	
Emergency Shelter Type B			L	
Special Care Facility	L	S	L	L

Use	Current Development Code	New Development Code		
	RB	R-10	OX	NX
Transitional Home, Halfway House	L		S	
Civic, except as listed below:	p	P	P	P
Cemetery	L	L	L	
College/University			P	
School: public / private (K-12)	P/L	L	L	L
Parks & Open Space	P	P	P	P
Minor Utilities	P	P	P	P
Telecommunication Tower <250 ft.		L	L	L
Telecommunication Tower >250 ft.	S	S	S	S
Commercial Parking	L	S	P	
Day Care HOME	L	L	L	L
Day Care CENTER	P	S	L	L
Indoor recreation except as listed below:				P
Adult Establishment				
Health Club			P	P
Indoor Sports Academy			P	P
Medical	P		P	P
Office	P		P	P
Overnight Lodging, except as listed below:			S	
Bed and Breakfast	S		P	P
Heliport, serving hospitals			L	
Heliport, all others			S	
Personal Service, Except as listed below:	P			P

Use	Current Development Code	New Development Code		
	RB	R-10	OX	NX
Animal Care (indoor)				L
Animal Care (outdoor)				
Beauty/Hair Salon	P		P	P
Copy Center			P	P
Optometrist			P	P
Restaurant/Bar	L		L	P
Retail sales & service except as listed below:	L		L	P
Art Gallery	P			P
Pawnshops				
Vehicle Sales/Rental				L
Research and Development	P		P	
Vehicle Repair (minor)				L
Community Garden		L	L	L
Plant nursery, fruit, vegetable sales			P	P

P = Principal permitted use L = Permitted subject to conditions S = Permitted via Special Use Permit

Lot, Bulk and Density Standards

Table 5.2 Lot, Bulk and Density Standards

	Current Development Code	New Development Code		
	RB	R-10	OX	NX
Minimum lot requirements				
Lot area (square feet)	5,000	4,000 Detached 6,000 Attached 4,000 Townhouse	6,000 Detached 6,000 Attached 4,400 Townhouse	6,000 Detached 6,000 Attached 4,000 Townhouse

	Current Development Code	New Development Code		
	RB	R-10	OX	NX
		10,000 Apartment	10,000 Other	10,000 Other
Lot width	45′ 60′ corner	45′ Detached 50′ Attached 20′ Townhouse 100′ Apartment 45′ Civic	50 Detached 50 Attached 52′ Townhouse 100′ Other	50′ Detached 50′ Attached 48′ Townhouse 100′ Other
Lot depth	70′	No minimum	No minimum	No minimum
Minimum setback requirements				
Primary street	0′ Non-Residential 20′ Residential	10′	10′	10′
Side street	0′ Non-Residential 20′ Residential	20′	10′	10′
Side lot line	0′ Non-Residential 5′ Residential	5′detached/attached 6′ Townhouse/Apt.	5′ detached/attached 6′ all others	5′detached/attached 6′ all others
Rear lot line	0′ Non-Residential 20′ Residential	20′detached/attach 6′ Townhouse/Apt.	10 Detached/attach 6′ Townhouse/Apt. 6′ Other	10′detached/attached 6′ Townhouse/Apt. 6′ Other
Alley	n/a	4′-20′	4-20 Det/Att/Twnhs 5′ Other	4′-20′Det/Att/Twnhs 5′ Other

	Current Development Code	New Development Code		
	RB	R-10	OX	NX
Aggregate front/rear	0′ Non-Residential 40′ Residential	n/a	n/a	n/a
Aggregate side yard	0′ Non-Residential 10′ Residential	n/a	n/a	n/a
Floor area ratio and building coverage for office buildings				
Floor area ratio	n/a	n/a	No maximum	No maximum
Building coverage	N/a	n/a	No maximum	No maximum
Height (By Building Type)				
Detached House	40 feet + 1 foot for every foot of added setback	3 stories or 40′ w/out frontage	3 Stories or 40′ w/out frontage	3 stories or 50′ w/out frontage
Attached House	40 feet + 1 foot for every foot of added setback	3 stories or 40′ w/out frontage	3 Stories or 40′ w/out frontage	3 stories or 40′ w/out frontage
Townhouse	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage
Apartment	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage
General Building	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage
Mixed use Building	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage
Civic Building	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage

	Current Development Code	New Development Code		
	RB	R-10	OX	NX
Density				
Residential density (DU/Acre)	10 Units per acre	10 Units per acre	No maximum	No maximum

Notes:

1. Yard requirements for R-10, RX and OX assume no frontage is applied. See the Frontage Quick Guide for an overview of how the different frontage options impact yard requirements, including both minimum and maximum setbacks for parking areas and buildings.

6 Buffer Commercial (BC)

BC: Comparison with R-10, OX and NX

Overview

The existing Buffer Commercial zones will generally be re-mapped to NX unless there is a specific need to prohibit retail in the area. Residential-10 may be used for existing multi-family developments if additional density is not desired as indicated on the Future Land Use Map. OX may be used if office or mixed-use development is indicated on the Future Land Use Map.

Permitted Uses

The following table provides an overview of common permitted uses in each district.

P = Principal permitted use L = Limited Use subject to standards S = Permitted via Special Use Permit

Table 6.1 Permitted Uses

Use	Current Development Code	New Development Code		
	BC	R-10	OX	NX
Single-unit living	P	P	P	P
Two-unit living	L	P	P	P
Multi-unit living	L	P	P	P
Cottage Court		L	L	L
Conservation Development	L	L	L	L
Multi-unit supportive housing residence	L	L	L	L
Supportive housing residence	L	L	L	L
Group Living, except as listed below:		S	L	L
Boardinghouse		L	L	L
Congregate Care	L	L	L	L
Fraternity/Sorority	P		P	
Social Service, except as listed below:			S	
Emergency Shelter Type A			S	
Emergency Shelter Type B	L		L	

Use	Current Development Code	New Development Code		
	BC	R-10	OX	NX
Special Care Facility	L	S	L	L
Transitional Home, Halfway House			S	
Civic, except as listed below:	P	P	P	P
Cemetery	L	L	L	
College/University	P		P	
School: public / private (K-12)	P/S	L	L	L
Parks & Open Space	P	P	P	P
Minor Utilities	P	P	P	P
Telecommunication Tower (< 250 ft)	L	L	L	L
Telecommunication Tower (>250 ft)	S	S	S	S
Commercial Parking	P		P	
Day Care HOME	L	L	L	L
DayCare CENTER	P	S	L	L
Indoor recreation except as listed below:	P			P
Adult Establishment				
Health Club	L		P	P
Indoor Sports Academy	L		P	P
Medical	P		P	P
Office	P		P	P
Overnight Lodging, except as listed below:	P		S	
Bed and Breakfast			P	P
Heliport (Serving Hospitals)	L		L	
Heliport (all Others)	S		S	

Use	Current Development Code	New Development Code		
	BC	R-10	OX	NX
Personal Service, except as listed below	P			P
Animal Care (indoor)				L
Animal Care (outdoor)				
Beauty/Hair Salon	P		P	P
Copy Center	P		P	P
Optometrist	P		P	P
Restaurants	P/L		L	P
Retail Sales, Except as listed below:	P			P
Art Gallery	P			P
Pawnshop				
Vehicle Sales/ Rental				L
Research & Development			P	
Vehicle Repair (minor)				L
Community Garden		L	L	L
Plant Nursery, fruit, vegetable sales			P	P

P = Principal permitted use L = Permitted subject to conditions S = Permitted via Special Use Permit

Lot, Bulk and Density Standards

Table 6.2 Lot, Bulk and Density Standards

	Current Development Code	New Development Code		
	BC	R-10	OX	NX
Minimum lot requirements				
Lot area (square feet)	5,000	4,000 Detached	6,000 Detached	6,000 Detached

	Current Development Code	New Development Code		
	BC	R-10	OX	NX
		6,000 Attached 4,000 Townhouse 10,000 Apartment	6,000 Attached 4,400 Townhouse 10,000 Other	6,000 Attached 4,000 Townhouse 10,000 Other
Lot width	45′ 60′ corner	45′ Detached 50′ Attached 20′ Townhouse 100′ Apartment 45′ Civic	50 Detached 50 Attached 52′ Townhouse 100′ Other	50′ Detached 50′ Attached 48′ Townhouse 100′ Other
Lot depth	70′	No minimum	No minimum	No minimum
Minimum setback requirements				
Primary street	30′ Non-Residential 20′ Residential	10′	10′	10′
Side street	½ depth of front yard of the lot which adjoins the rear yard (not less than 10 nor more than 20′) 10′ Residential	20′	10′	10′
Side lot line	0′ Non-Residential 5′ Residential	5′detached/attached 6′ Townhouse/Apt.	5′ detached/attached 6′ all others	5′detached/attached 6′ all others
Rear lot line	0′ Non-Residential 20′ Residential	20′detached/attach 6′ Townhouse/Apt.	10 Detached/attach 6′ Townhouse/Apt.	10′detached/attached 6′ Townhouse/Apt.

	Current Development Code	New Development Code		
	BC	R-10	OX	NX
			6′ Other	6′ Other
Alley	n/a	4′-20′	4-20 Det/Att/Twnhs 5′ Other	4′-20′Det/Att/Twnhs 5′ Other
Aggregate front/rear	30′ Non-Residential 40′ Residential	n/a	n/a	n/a
Aggregate side yard	0′ Non-Residential 10′ Residential	n/a	n/a	n/a
Floor area ratio and building coverage for office buildings				
Floor area ratio	n/a	n/a	No maximum	No maximum
Building coverage	N/a	n/a	No maximum	No maximum
Height (By Building Type)				
Detached House	40 feet + 1 foot for every foot of added setback	3 stories or 40′ w/out frontage	3 Stories or 40′ w/out frontage	3 stories or 50′ w/out frontage
Attached House	40 feet + 1 foot for every foot of added setback	3 stories or 40′ w/out frontage	3 Stories or 40′ w/out frontage	3 stories or 40′ w/out frontage
Townhouse	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage
Apartment	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage

	Current Development Code	New Development Code		
	BC	R-10	OX	NX
GeneralBuilding	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage
Mixed use Building	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage
Civic Building	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage
Density				
Residential density (DU/Acre)	10 Units per acre	10 Units per acre	No maximum	No maximum

Notes:

1. Yard requirements for R-10, NX and OX assume no frontage is applied. See the Frontage Quick Guide for an overview of how the different frontage options impact yard requirements, including both minimum and maximum setbacks for parking areas and buildings.

7 Business (BUS)

BUS: Comparison with DX and OX

Overview

The existing Business Zone will generally be rezoned DX except in areas where retail is not contemplated, such as in certain edge areas near neighborhoods where OX might be the better choice.

Permitted Uses

The following table provides an overview of common permitted uses in each district.

P = Principal permitted use L = Limited Use subject to standards S = Permitted via Special Use Permit

Table 7.1 Permitted Uses

Use	Current Development Code	New Development Code	
	BUS	DX	OX
Single-unit living	P		P
Two-unit living	L		P
Multi-unit living	L	P	P
Cottage Court			L
Multi-unit supportive housing residence	P	L	L
Supportive housing residence	P	L	L
Group Living, except as listed below:	P	P	P
Boardinghouse		L	L
Congregate Care	L	L	L
Fraternity/Sorority	P	P	P
Social Service, except as listed below:			
Emergency Shelter Type A	L	S	S
Emergency Shelter Type B	L	L	L
Special Care Facility	L	L	L
Transitional Home, Halfway House		S	S

Use	Current Development Code	New Development Code	
	BUS	DX	OX
Civic, except as listed below:	P	P	P
Cemetery	L	L	L
College/University	P	P	P
School: public / private (K-12)	P/L	L	L
Parks & Open Space	P	P	P
Minor Utilities	P	P	P
Telecommunication Tower < 250ft.	L	L	L
Telecommunication Tower >250ft.	S	S	S
Commercial Parking	P	P	P
Daycare HOME	L	L	L
Daycare CENTER	P	L	L
Indoor recreation except as listed below:	P	P	
Adult Establishment	S	S	
Health Club	P	P	P
Indoor Sports Academy	P	P	P
Medical	P	P	P
Office	P	P	P
Outdoor Recreation			P
Golf Course		P	
Riding Stables	S		
Overnight Lodging, except as listed below:	P	P	S
Bed and Breakfast		P	P
Passenger Terminal	P	P	

Use	Current Development Code	New Development Code	
	BUS	DX	OX
Animal Care (indoor)	S	L	
Heliport, serving hospitals	L	L	L
Heliport, all others	S	S	S
Personal Service, except as listed below:	P	P	
Animal care (indoor)	S	L	
Animal care (outdoor)	S		
Beauty/hair salon	P	P	P
Copy Center	P	P	P
Optometrist	P	P	P
Restaurant/Bar	P	P	L
Retail sales & service except as listed below:	P	P	
Art Gallery	P	P	
Pawnshop		P	
Vehicle Sales/Rental	P	P	
Light Manufacturing	L	P	
Research & Development	P	P	P
Vehicle Service, Except as listed below:	P		
Vehicle Repair (minor)	P	L	
Vehicle Repair (major)	P	L	
Vehicle Repair (commercial vehicle)	P		
Community Garden		L	L
Plant nursery, fruit, vegetable sales		P	

P = Principal permitted use L = Permitted subject to conditions S = Permitted via Speci4al Use Permit

Lot, Bulk and Density Standards

Table 7.2 Lot, Bulk and Density Standards

	Current Development Code	New Development Code	
	BUS	DX	OX
Minimum lot requirements			
Lot area (square feet)	5,000	2,400 Townhouse 5,000 Apartment 10,000 General 10,000 Mixed Use 5,000 Civic	6,000 Detached 6,000 Attached 4,400 Townhouse 10,000 Other
Lot width	45′ 60′ corner	44′ Townhouse 50′ Apartment 50 General 50′ Mixed Use 50′ Civic	50′ Detached 50′ Attached 52′ Townhouse 100′ Other
Lot depth	70′	No minimum	No minimum
Minimum setback requirements			
Primary street	0′	10′	10′
Side street	0′	10′	10′
Side lot line	0′	6′	5′ detached/attached 6′ all others
Rear lot line	0′	6′	10′ detached/attached 6′ Townhouse/Apartment 6′ Other

	Current Development Code	New Development Code	
	BUS	DX	OX
Alley	0′	4′-20′ Townhome 5′ All Others	4′-20 Detached/Attached/Townhouse 5′ Other
Aggregate front/rear	n/a	n/a	n/a
Aggregate side yard	0′	n/a	n/a
Floor area ratio and building coverage for office buildings			
Floor area ratio	n/a	No maximum	No maximum
Building coverage	N/a	No maximum	No maximum
Height (By Building Type)			
Detached House	40 feet + 1 foot for every foot of added setback		3 Stories or 50′ w/out frontage
Attached House	40 feet + 1 foot for every foot of added setback		3 Stories or 40′ w/out frontage
Townhouse	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage
Apartment	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage
General Building	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage
Mixed use Building	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage
Civic Building	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage

	Current Development Code	New Development Code	
	BUS	DX	OX
Density			
Residential density (DU/Acre)	10 Units per acre	No maximum	No maximum

Notes:

1. Yard requirements for DX and OX assume no frontage is applied. See the Frontage Quick Guide for an overview of how the different frontage options impact yard requirements, including both minimum and maximum setbacks for parking areas and buildings.

8 Neighborhood Business (NB)

NB: Comparison with R-10, CX and NX

Overview

The existing Neighborhood Business zones will generally be re-mapped to R-10 for existing multi-family developments if additional density is not desired: Otherwise CX will be the default replacement unless the context warrants it, in which NX might be selected.

Permitted Uses

The following table provides an overview of common permitted uses in each district.

P = Principal permitted use L = Limited Use subject to standards S = Permitted via Special Use Permit

Table 8.1 Permitted Uses

Use	Current Development Code	New Development Code		
	NB	R-10	CX	NX
Single-unit living	P	P	P	P
Two-unit living	L	P	P	P
Multi-unit living	L	P	P	P
Cottage Court		L	L	L
Conservation Development	L	L		
Multi-unit supportive housing residence	L	L	L	L
Supportive housing residence	L	L	L	L
Group Living, except as listed below:	P	S	P	P
Boardinghouse		L	L	L
Congregate Care	L	L	L	L
Fraternity/Sorority	P		P	
Social Service, except as listed below:			S	
Emergency Shelter Type A	L		S	
Emergency Shelter Type B	L		L	

Use	Current Development Code	New Development Code		
	NB	R-10	CX	NX
Special Care Facility	L	S	L	L
Transitional Home, Halfway House			S	
Civic, except as listed below:	P	P	L	P
Cemetery	L	L	L	
College/University	P		P	
School: public / private (K-12)	P/L	L	L	L
Parks & Open Space	P	P	P	P
Minor Utilities	P	P	P	P
Telecommunication Tower <250 ft.	L	L	L	L
Telecommunication Tower >250 ft.	S	S	S	S
Commercial Parking	P	S	P	
Daycare HOME	L	L	L	L
Daycare CENTER	P	S	L	L
Indoor recreation except as listed below:	P		P	P
Adult Establishment	S		S	
Health Club	P		P	P
Indoor Sports Academy	P		P	P
Medical	P		P	P
Office	P		P	P
Outdoor Recreation			P	
Golf Course	P		P	
Riding Stables	S			
Overnight Lodging, except as listed below:	P		P	

Use	Current Development Code	New Development Code		
	NB	R-10	CX	NX
Bed and Breakfast			P	P
Passenger Terminal	P		P	
Heliport, serving hospitals	L		L	L
Heliport, all others	S		S	S
Personal Service except as listed below:	P		P	
Animal Care (indoor)	S		L	L
Animal Care (outdoor)	S			
Beauty/hair salon	P		P	P
Copy Center	P		P	P
Optometrist	P		P	P
Restaurant/Bar	P		P	P
Retail sales & service except as listed below:	P		P	P
Art Gallery	P		P	P
Pawnshop			P	
Vehicle Sales/Rental	P		L	L
Light Manufacturing	L		P	
Research and Development	P		P	P
Vehicle Service, Except as listed below:	P		P	
Vehicle Repair (minor)	P		L	L
Vehicle Repair (major)	P		L	
Vehicle Repair (Commercial Vehicle)				
Car Wash	L		L	

P = Principal permitted use L = Permitted subject to conditions S = Permitted via Special Use Permit

Lot, Bulk and Density Standards

Table 8.2 Lot, Bulk and Density Standards

	Current Development Code	New Development Code		
	NB	R-10	CX	NX
Minimum lot requirements				
Lot area (square feet)	5,000	4,000 Detached 6,000 Attached 4,000 Townhouse 10,000 Apartment	6,000 Detached 6,000 Attached 3,700 Townhouse 10,000 All Others	6,000 Detached 6,000 Attached 4,000 Townhouse 10,000 Other
Lot width	45′ 60′ corner	45′ Detached 50′ Attached 20′ Townhouse 100′ Apartment 45′ Civic	50 Detached 50 Attached 16′ Townhouse 100′ All Others	50′ Detached 50′ Attached 48′ Townhouse 100′ Other
Lot depth	70′	No minimum	No minimum	No minimum
Minimum setback requirements				
Primary street	30′ Non-Residential 20′ Residential	10′	10′	10′
Side street	½ depth of front yard of the lot which adjoins the rear yard (not less than 10 nor more than 20′) 10′ Residential	20′	10′	10′

	Current Development Code	New Development Code		
	NB	R-10	CX	NX
Side lot line	0′ Non-Residential 5′ Residential	5′detached/attached 6′ Townhouse/Apt.	5′ detached/attached 6′ all others	5′detached/attached 6′ all others
Rear lot line	0′ Non-Residential 20′ Residential	20′detached/attach 6′ Townhouse/Apt.	10 Detached/attach 6′ All Others	10′detached/attached 6′ Townhouse/Apt. 6′ Other
Alley	n/a	4′-20′	4-20 Det/Att/Twnhs 5′ All Others	4′-20′Det/Att/Twnhs 5′ Other
Aggregate front/rear	30′ Non-Residential 40′ Residential	n/a	n/a	n/a
Aggregate side yard	0′ Non-Residential 10′ Residential	n/a	n/a	n/a
Floor area ratio and building coverage for office buildings				
Floor area ratio	n/a	n/a	No maximum	No maximum
Building coverage	N/a	n/a	No maximum	No maximum
Height (By Building Type)				
Detached House	40 feet + 1 foot for every foot of added setback	3 stories or 40′ w/out frontage	3 Stories or 40′ w/out frontage	3 stories or 50′ w/out frontage
Attached House	40 feet + 1 foot for every foot of added setback	3 stories or 40′ w/out frontage	3 Stories or 40′ w/out frontage	3 stories or 40′ w/out frontage

	Current Development Code	New Development Code		
	NB	R-10	CX	NX
Townhouse	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage
Apartment	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage
GeneralBuilding	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage
Mixed use Building	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage
Civic Building	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage
Density				
Residential density (DU/Acre)	10 Units per acre	10 Units per acre	No maximum	No maximum

Notes:

1. Yard requirements for R-10, RX and OX assume no frontage is applied. See the Frontage Quick Guide for an overview of how the different frontage options impact yard requirements, including both minimum and maximum setbacks for parking areas and buildings.

9 Shopping Center (SC)

SC: Comparison with CX and IX

Overview

The existing Shopping Center District will generally be re-mapped to CX unless the existing use patterns make IX a better fit.

Permitted Uses

The following table provides an overview of common permitted uses in each district.

P = Principal permitted use L = Limited Use subject to standards S = Permitted via Special Use Permit

Table 9.1 Permitted Uses

Use	Current Development Code	New Development Code	
	SC	CX	IX
Single-unit living	P	P	
Two-unit living	L	P	
Multi-unit living	L	P	P
Cottage Court		L	
Multi-unit supportive housing residence	L	L	L
Supportive housing residence	L	L	L
Group Living, except as listed below:	P	P	P
Boardinghouse		L	
Congregate Care	L	L	L
Fraternity/Sorority	P	P	P
Social Service, except as listed below:			
Emergency Shelter Type A		S	S
Emergency Shelter Type B	L	L	L
Transitional Home, Halfway House		S	S
Special Care Facility	L	L	L

Use	Current Development Code	New Development Code	
	SC	CX	IX
Civic, except as listed below:	P	P	P
Cemetery	L	L	L
College/University	P	P	P
School: public / private (K-12)	P/L	L	L
Parks & Open Space	P	P	P
Minor Utilities	P	P	P
Major Utilities	P/L		S
Telecommunication Tower <250 ft.	L	L	L
Telecommunication Tower >250 ft.	S	S	S
Commercial Parking	P	P	P
Daycare HOME	L	L	L
Daycare CENTER	P	L	L
Indoor recreation except as listed below:	P	P	P
Adult Establishment	S	S	S
Health Club	P	P	P
Indoor Sports Academy	P	P	P
Medical	P	P	P
Office	P	P	P
Outdoor Recreation	L	P	P
Golf Course	P	P	P
Riding Stables	S		
Overnight Lodging, except as listed below:	P	P	P
Bed and Breakfast		P	P

Use	Current Development Code	New Development Code	
	SC	CX	IX
Passenger Terminal	P	P	P
Heliport, serving hospitals	L	L	L
Heliport, all others	S	S	S
Personal Service except as listed below:	P	P	P
Animal Care (indoor)	S	L	L
Animal Care (outdoor)	S		
Beauty/hair salon	P	P	P
Copy Center	P	P	P
Optometrist	P	P	P
Restaurant/Bar	P	P	P
Retail sales & service except as listed below:	P	P	P
Art Gallery	P	P	P
Pawnshop		P	P
Vehicle Sales/Rental	P	L	P
Light Industrial			P
Light Manufacturing	L	P	P
Research & Development	P	P	P
Self-Service Storage	L		L
Vehicle Service, Except as listed below:	P	P	P
Vehicle Repair (minor)	P	L	P
Vehicle Repair (major)	P	L	P
Vehicle Repair (commercial vehicle)	P		P
Car Wash	P	L	P

Use	Current Development Code	New Development Code	
	SC	CX	IX
Warehouse & Distribution			P
Wholesale Trade			P
Community Garden		L	L
Plan nursery, fruit, vegetable sales	P	P	P

P = Principal permitted use L = Permitted subject to conditions S = Permitted via Special Use Permit

Lot, Bulk and Density Standards

Table 9.2 Lot, Bulk and Density Standards

	Current Development Code	New Development Code	
	SC	CX	IX
Minimum lot requirements			
Lot area (square feet)	5,000	6,000 Detached 6,000 Attached 3,700 Townhouse 10,000 All Others	10,000 General 10,000 Mixed use 10,000 Civic
Lot width	45′ 60′ corner	50′ Detached 50′ Attached 16′ Townhouse 100′ All Others	100′ General 100′ Mixed Use 100′ Civic
Lot depth	70′	No minimum	No minimum
Minimum setback requirements			
Primary street	15′ Non-Residential 20′ Residential	10′	10′

	Current Development Code	New Development Code	
	SC	CX	IX
Side street	15′ Non-Residential 10′ Residential	10′	10′
Side lot line	0′ Non-Residential 5′ Residential	5′ detached/attached 6′ All others	6′
Rear lot line	0′ Non-Residential 20′ Residential	10′ detached/attached 6′ All Others	6′
Alley	n/a	4′-20′ detached/attached 4′-20′ Townhome 5′ All Others	5′
Aggregate front/rear	30′ Non-Residential 40′ Residential	n/a	n/a
Aggregate side yard	0′ Non-Residential 10′ Residential	n/a	n/a
Floor area ratio and building coverage for office buildings			
Floor area ratio	n/a	No maximum	No maximum
Building coverage	N/a	No maximum	No maximum
Height (By Building Type)			
Detached House	40 feet + 1 foot for every foot of added setback	3 stories or 40′ w/out frontage	3 Stories or 40′ w/out frontage
Attached House	40 feet + 1 foot for every foot of added setback	3 stories or 40′ w/out frontage	3 Stories or 40′ w/out frontage
Townhouse	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage

	Current Development Code	New Development Code	
	SC	CX	IX
Apartment	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage
General Building	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage
Mixed use Building	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage
Civic Building	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage
Density			
Residential density (DU/Acre)	40 Units per acre	No maximum	No maximum

Notes:

1. Yard requirements for CX and IX assume no frontage is applied. See the Frontage Quick Guide for an overview of how the different frontage options impact yard requirements, including both minimum and maximum setbacks for parking areas and buildings.

10 Office & Instution 1 (O&I-1)

O&I-1: Comparison with RX, OX, OP & CAMPUS

Overview

The existing O&I-1 zone has been a popular choice for multifamily developments, and many properties so zoned are developed for exclusive multi-family use. The corresponding districts for such properties in the new UDO are RX (Residential Mixed Use) and OX (Office Mixed-Use) . Which option will be proposed depends on context; specifically, whether or not the introduction of office uses through infill or redevelopment would be consistent with both neighborhood character and the City's Future Land Use Map. Both districts provide similar lot and bulk standards but differ in terms of permitted uses. Where residential is the preferred use, RX is appropriate. Where office and mixed-use are equally preferred to residential, OX provides greater flexibility. OX or OP are the choices for office developments, with OP being more restricted to primarily office uses whereas OX allows more of a mix of uses. The Campus designation is to be used on public or institutional campuses such as colleges and hospitals.

Permitted Uses

The following table provides an overview of common permitted uses in each district.

P = Principal permitted use L = Limited Use subject to standards S = Permitted via Special Use Permit

Table 10.1 Permitted Uses

Use	Current Development Code	New Development Code		
	O&I-1	RX	OX	OP
Single unit living	P	P	P	
Two-unit living	L	P	P	
Multi-unit living	L	P	P	
Cottage Court		L	L	
Multi-unit supportive housing residence	L	L	L	
Supportive housing residence	L	L	L	
Group Living, except as listed below:		P	P	
Boardinghouse	S	L	L	
Congregate Care	L	L	L	
Fraternity/Sorority	P	P	P	

10 Office & Instution 1 (O&I-1)

Use	Current Development Code	New Development Code		
	O&I-1	RX	OX	OP
Social Service, except as listed below:				
Emergency Shelter Type A			S	
Emergency Shelter Type B	L	L	L	
Special Care Facility	L	S	L	L
Transitional Home, Halfway House			S	
Civic, except as listed below:	P	P	P	P
Cemetery	L	L	L	
College/University	P		P	P
School: public / private (K-12)	P/L	L	L	L
Parks & Open Space	P	P	P	P
Minor Utilities	P	P	P	P
Telecommunication Tower <250 ft.	L	L	L	L
Telecommunication Tower >250 ft.	S	S	S	S
Commercial Parking	P	S	P	
Daycare HOME	L	L	L	
Daycare CENTER	P	S	L	L
Indoor Recreation, except as listed below:				
Adult Establishment				
Health Club	L	L	P	P
Indoor Sports Academy	P		P	
Medical	L		P	P
Office	L	L	P	P
Outdoor Recreation				

Use	Current Development Code	New Development Code		
	O&I-1	RX	OX	OP
Overnight Lodging, except as listed below:			S	P
Bed and Breakfast	S	L	P	P
Heliport, serving hospitals	L		L	L
Heliport, all others	S		S	S
Personal Service, Except as listed below:				
Animal Care (indoor)				
Animal Care (outdoor)				
Beauty/Hair Salon	L	L	P	P
Copy Center	P	L	P	P
Optometrist	P	L	P	P
Restaurant/Bar	L	L	L	
Retail sales & service, Except as listed below:	L	L		
Art Gallery		L		
Pawnshop				
Vehicle Sales/Rental				
Light Manufacturing				P
Research and Development	P		P	P
Community Garden		L	L	L
Plant nursery, fruit, vegetable sales			P	

P = Principal permitted use L = Permitted subject to conditions S = Permitted via Special Use Permit

Lot, Bulk and Density Standards

Table 10.2 Lot, Bulk and Density Standards

	Current Development Code	New Development Code		
	O&I-1	RX	OX	OP
Minimum lot requirements				
Lot area (square feet)	5,000	4,000 Detached 4,000 Attached 2,000 Townhouse 10,000 Apt.	6,000 Detached 6,000 Attached 1,700 Townhouse 10,000 Other	10,000
Lot width	45′ (residential only) 60′ for corner lots	45′ Detached 45′ Attached 24′ Townhouse 100′ Other	50′ Detached 50′ Attached family 20′ Townhouse 100′ Other	100′
Lot depth	70′ (residential only)	No minimum	No minimum	No minimum
Minimum setback requirements				
Primary street	30′ Non-Residential 20′ Residential	10′	10′	10′
Side street	5′ Non-Residential 20′ Residential	10′	10′	10′
Side lot line	5′ Non-Residential 5′ Residential	5′ det./attached 6′ Townhouse/Apt	5′ det./attached 6′ Townhouse/Apt. 6′ Other	6′
Rear lot line	20′ Non-Residential 20′ Residential	10′ detached 10′ attached	10′ det./attached 6′ Townhouse	6′

	Current Development Code	New Development Code		
	O&I-1	RX	OX	OP
		6′ Townhouse	6′ Other	
Alley	n/a	4′-20′ Det/Att/ Twnhs	4′-20′ Det/Att/ Twnhs 5′ Other	5′
Aggregate front/rear	50′ Non-Residential 40′ Residential	n/a	n/a	n/a
Aggregate side yard	20 Non-Residential 20′ Residential		n/a	
Floor area ratio and building coverage for office buildings				
Floor area ratio	0.75	n/a	No maximum	No maximum
Building coverage	25%	n/a	No maximum	No maximum
Height (By Building Type)				
Detached House	40 feet + 1 foot for every foot of added setback	3 stories or 40′ w/out frontage	3 stories or 40′ w/out frontage	
Attached House	40 feet + 1 foot for every foot of added setback	3 stories or 40′ w/out frontage	3 stories or 40′ w/out frontage	
Townhouse	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage	
Apartment	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage	
General Building	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage
Mixed use Building	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage

	Current Development Code	New Development Code		
	O&I-1	RX	OX	OP
Civic Building	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage
Density				
Residential density (DU/Acre)	15 (Admin.) 25 (Planning Commission)	No maximum	No maximum	0 Units per acre

Notes:

1. Reduced setbacks and/or additional height may be approved by the City Council in the O&I-2 district.
2. Yard requirements for RX, OX, and OP assume no frontage is applied. See the Frontage Quick Guide for an overview of how the different frontage options impact yard requirements, including both minimum and maximum setbacks for parking areas and buildings.

11 Office & Instution 2 (O&I-2)

O&I-2: Comparison with RX, OX, OP & CAMPUS

Overview

The existing O&I-2 zone has been a popular choice for multifamily developments, and many properties so zoned are developed for exclusive multi-family use. The corresponding districts for such properties in the new UDO are RX (Residential Mixed Use) and OX (Office Mixed-Use) . Which option will be proposed depends on context; specifically, whether or not the introduction of office uses through infill or redevelopment would be consistent with both neighborhood character and the City's Future Land Use Map. Both districts provide similar lot and bulk standards but differ in terms of permitted uses. Where residential is the preferred use, RX is appropriate. Where office and mixed-use are equally preferred to residential, OX provides greater flexibility. OX or OP are the choices for office developments, with OP being more restricted to primarily office uses whereas OX allows more of a mix of uses. The Campus designation is to be used on public or institutional campuses such as colleges and hospitals.

Permitted Uses

The following table provides an overview of common permitted uses in each district.

P = Principal permitted use L = Limited Use subject to standards S = Permitted via Special Use Permit

Table 11.1 Permitted Uses

Use	Current Development Code	New Development Code		
	O&I-2	RX	OX	OP
Single unit living	P	P	P	
Two-unit living	L	P	P	
Multi-unit living	L	P	P	
Cottage Court		L	L	
Multi-unit supportive housing residence	L	L	L	
Supportive housing residence	L	L	L	
Group Living, except as listed below:		P	P	
Boardinghouse		L	L	
Congregate Care	L	L	L	
Fraternity/Sorority	P	P	P	

Use	Current Development Code	New Development Code		
	O&I-2	RX	OX	OP
Social Service, except as listed below:				
Emergency Shelter Type A			S	
Emergency Shelter Type B	L	L	L	
Special Care Facility	L	S	L	L
Transitional Home, Halfway House			S	
Civic, except as listed below:	P	P	P	P
Cemetery	L	L	L	
College/University	P		P	P
School: public / private (K-12)	P/L	L	L	L
Parks & Open Space	P	P	P	P
Minor Utilities	P	P	P	P
Telecommunication Tower <250 ft.	L	L	L	L
Telecommunication Tower >250 ft.	S	S	S	S
Commercial Parking	P	S	P	
Daycare HOME	L	L	L	
Daycare CENTER	P	S	L	L
Indoor Recreation, except as listed below:				
Adult Establishment				
Health Club	L	L	P	P
Indoor Sports Academy	P		P	
Medical	L		P	P
Office	L	L	P	P
Outdoor Recreation				

Use	Current Development Code	New Development Code		
	O&I-2	RX	OX	OP
Overnight Lodging, except as listed below:			S	P
Bed and Breakfast		L	P	P
Heliport, serving hospitals	L		L	L
Heliport, all others	S		S	S
Personal Service, Except as listed below:				
Animal Care (indoor)				
Animal Care (outdoor)				
Beauty/Hair Salon	L	L	P	P
Copy Center	P	L	P	P
Optometrist	P	L	P	P
Restaurant/Bar	L	L	L	
Retail sales & service, Except as listed below:	L	L		
Art Gallery		L		
Pawnshop				
Vehicle Sales/Rental				
Light Manufacturing				P
Research and Development			P	P
Community Garden		L	L	L
Plant nursery, fruit, vegetable sales			P	

P = Principal permitted use L = Permitted subject to conditions S = Permitted via Special Use Permit

Lot, Bulk and Density Standards

Table 11.2 Lot, Bulk and Density Standards

	Current Development Code	New Development Code		
	O&I-2	RX	OX	OP
Minimum lot requirements				
Lot area (square feet)	5,000	4,000 Detached 4,000 Attached 2,000 Townhouse 10,000 Apt.	6,000 Detached 6,000 Attached 1,700 Townhouse 10,000 Other	10,000
Lot width	45′ (residential only) 60′ for corner lots	45′ Detached 45′ Attached 24′ Townhouse 100′ Other	50′ Detached 50′ Attached family 20′ Townhouse 100′ Other	100′
Lot depth	70′ (residential only)	No minimum	No minimum	No minimum
Minimum setback requirements				
Primary street	30′ Non-Residential 20′ Residential	10′	10′	10′
Side street	5′ Non-Residential 20′ Residential	10′	10′	10′

	Current Development Code	New Development Code		
	O&I-2	RX	OX	OP
Side lot line	5′ Non-Residential 5′ Residential	5′ det./attached 6′ Townhouse/Apt	5′ det./attached 6′ Townhouse/Apt. 6′ Other	6′
Rear lot line	20′ Non-Residential 20′ Residential	10′ detached 10′ attached 6′ Townhouse	10′ det./attached 6′ Townhouse 6′ Other	6′
Alley	n/a	4′-20′ Det/Att or Townhouse	4′-20′ Det/ Att/ Twnhs 5′ Other	5′
Aggregate front/rear	50′ Non-Residential 40′ Residential	n/a	n/a	n/a
Aggregate side yard	20 Non-Residential 20′ Residential		n/a	
Floor area ratio and building coverage for office buildings				
Floor area ratio	1.0	n/a	No maximum	No maximum
Building coverage	30%	n/a	No maximum	No maximum
Height (By Building Type)				

	Current Development Code	New Development Code		
	O&I-2	RX	OX	OP
Detached House	40 feet + 1 foot for every foot of added setback	3 stories or 40′ w/out frontage	3 stories or 40′ w/out frontage	
Attached House	40 feet + 1 foot for every foot of added setback	3 stories or 40′ w/out frontage	3 stories or 40′ w/out frontage	
Townhouse	40 feet + 1 foot for every fo ot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage	
Apartment	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage	
General Building	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage
Mixed use Building	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage
Civic Building	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage
Density				
Residential density (DU/Acre)	15 (Admin.) 40 (Planning Commission)	No maximum	No maximum	0 Units per acre

Notes:

1. Reduced setbacks and/or additional height may be approved by the City Council in the O&I-2 district.
2. Yard requirements for RX, OX, and OP assume no frontage is applied. See the Frontage Quick Guide for an overview of how the different frontage options impact yard requirements, including both minimum and maximum setbacks for parking areas and buildings.

12 Office & Instution 3 (O&I-3)

O&I-3: Comparison with OX

Overview

The existing O&I-3 District will generally be re-mapped to OX

Permitted Uses

The following table provides an overview of common permitted uses in each district.

P = Principal permitted use L = Limited Use subject to standards S = Permitted via Special Use Permit

Table 12.1

Use	Current Development Code	New Development Code
	O&I-3	OX
Single-unit living		P
Two-unit living		P
Multi-unit living		P
Cottage Court		L
Multi-unit supportive housing residence		L
Supportive housing residence		L
Group Living, except as listed below:		P
Boardinghouse		L
Congregate Care		L
Fraternity/Sorority		P
Social Service, except as listed below:		
Emergency Shelter Type A		S
Emergency Shelter Type B		L
Special Care Facility	L	L
Transitional Home, Halfway House		S

Use	Current Development Code	New Development Code
	O&I-3	OX
Civic, except as listed below:	P	P
Cemetery	L	L
College/University	P	P
School: public / private (K-12)	P/L	L
Parks & Open Space	P	P
Minor Utilities	P	P
Telecommunication Tower <250 ft.	L	L
Telecommunication Tower >250 ft.	S	S
Commercial Parking	P	P
Daycare HOME		L
Daycare CENTER	P	L
Indoor recreation except as listed below:	P	
Adult Establishment		
Health Club	L	P
Indoor Sports Academy		P
Medical	P/L	P
Office	L	P
Overnight Lodging, except as listed below:		S
Bed and Breakfast		P
Heliport, serving hospitals	L	L
Heliport, all others	S	S
Personal Service, except as listed below:	L	
Animal Care (indoor)		

Use	Current Development Code	New Development Code
	O&I-3	OX
Animal Care (outdoor)		
Beauty/hair salon	L	
Copy center	L	
Optometrist	L	
Restaurant/Bar	L	L
Research & Development	P	P
Community Garden		L
Plant nursery, fruit, vegetable sales		P

P = Principal permitted use L = Permitted subject to conditions S = Permitted via Special Use Permit

Lot, Bulk and Density Standards

Table 12.2

	Current Development Code	New Development Code
	O&I-3	OX
Minimum Lot Requirements		
Lot area (square feet)	5,000	6′000 Detached 6,000 Attached 1,700 Townhouse 10,000 Other
Lot width	45′ 60′ corner	50′ Detached 50′ Attached 20′ Townhouse 100′ Other

	Current Development Code	New Development Code
	O&I-3	OX
Lot depth	70′	No minimum
Minimum Setback Requirements		
Primary street	50′ if adjoining or across from a residential district or dwelling 30′ Otherwise	10′
Side street	50′ if adjoining or across from a residential district or dwelling 30′ Otherwise	10′
Side lot line	10′ or 50′ if adjacent to a residential district or dwelling	5′ detached/attached 6′ townhouse/apartment 6′ Other
Rear lot line	50′ when adjacent to or across from a dwelling 30′ Otherwise	10′ detached/attached 6′ townhouse 6′ Other
Alley	n/a	4′-20′ detached/attached/townhouse 5′ other
Aggregate front/rear	50′-100′	n/a
Aggregate side yard	20′100′	n/a
Floor area ratio and building coverage for office buildings		
Floor area ratio	n/a	No maximum
Building coverage	N/a	No maximum
Height (By Building Type)		
Detached House		3 stories or 50′ w/out frontage

	Current Development Code	New Development Code
	O&I-3	OX
Attached House		3 stories or 40′ w/out frontage
Townhouse		3 stories or 50′ w/out frontage
Apartment		3 stories or 50′ w/out frontage
General Building	25′	3 stories or 50′ w/out frontage
Mixed use Building	25′	3 stories or 50′ w/out frontage
Civic Building	25′	3 stories or 50′ w/out frontage
Density		
Residential density (DU/Acre)	0 Units per acre	No maximum

Notes:

13 Industrial 1 (I-1)

I-1: Comparison with IX, OP, IH and CX

Overview

The existing Industrial-1 District will generally be re-mapped to IX unless primarily used for offices today. In those areas with a predominately office use, OP may be the best replacement district. In areas where retail is not desired or where there are existing heavy-industrial uses, the properties will be re-mapped to IH. When developed for retail and designated for mixed-use development on the Future Land Use Map, CX may be used.

Permitted Uses

The following table provides an overview of common permitted uses in each district.

P = Principal permitted use L = Limited Use subject to standards S = Permitted via Special Use Permit

Table 13.1

Use	Current Development Code	New Development Code			
	I-1	IX	OP	IH	CX
Single-unit living					P
Two-unit living					P
Multi-unit living		P			P
Cottage Court					L
Multi-unit supportive housing residence	P	L			L
Supportive housing residence		L			L
Group Living, except as listed below:		L			P
Boardinghouse					L
Congregate Care		L			L
Fraternity/Sorority		L			P
Social Service, except as listed below:		S			
Emergency Shelter Type A	L	S		L	S
Emergency Shelter Type B	L	L		L	L

Use	Current Development Code	New Development Code			
	I-1	IX	OP	IH	CX
Special Care Facility	L	L	L	L	L
Civic, except as listed below:	P	P	P	P	P
Cemetery	L	L		L	L
College/University	P	P	P		P
School: public / private (K-12)	P/L	L	L		L
Parks & Open Space	P	P	P	P	P
Minor Utilities	P	P	P	P	
Major Utilities	P	S		S	
Telecommunication Tower <250 ft.	L	L	L	L	L
Telecommunication Tower >250 ft.	S	S	S	S	S
Commercial Parking	P	P		P	P
Day Care HOME					L
Day Care CENTER	P	L	L		L
Indoor recreation except as listed below:	P	P			P
Adult Establishment	S	S		S	S
Health Club	P	P	P		P
Indoor Sports Academy	P	P			P
Medical	P	P	P		P
Office	P	P	P		P
Outdoor Recreation	P	L		L	P
Golf Course		P			P
Overnight Lodging, except as listed below:	P	P	P		P
Bed and Breakfast		P	P		P

Use	Current Development Code	New Development Code			
	I-1	IX	OP	IH	CX
Passenger Terminal	P	P		P	P
Heliport, serving hospitals	L	L	L		L
Heliport, all others	S	S	S	S	S
Personal Service except as listed below:	P	P			P
Animal Care (indoor)	P	L		L	L
Animal Care (outdoor)	P			L	
Beauty/Hair Salon	P	P	P		P
Copy Center	P	P	P		P
Optometrist	P	P	P		P
Restaurant/Bar	P	P		P	P
Retail sales & service	P	P			P
Art Gallery	P	P			P
Pawnshop	P	P			P
Vehicle Sales/Rental	P	P		P	P
Heavy Industrial				P	
Outdoor Storage Yard for Vehicles	S			S	
Light Industrial	P	P		P	
Light Manufacturing	P	P		P	P
Research & Development	P	P	P	P	P
Self-Service Storage	P	P		P	
Vehicle Service, Except listed below:	P	P		P	P
Vehicle Repair (minor)	P	P			L
Vehicle Repair (major)	P	P			L

Use	Current Development Code	New Development Code			
	I-1	IX	OP	IH	CX
Vehicle Repair (commercial vehicle)	P	P		P	
Car Wash	P	P		L	
Warehouse & Distribution	P	P		P	
Waste-Related Service	P				
Outdoor storage yard for vehicles	S	S		S	
Wholesale Trade	P	P		P	
Agriculture, except as listed below:	P			P	
Community Garden		L	L	L	L
Plant nursery, fruit, vegetable sales	P	P			P
Restricted Agriculture	P			P	
Resource Extraction	P			S	

P = Principal permitted use L = Permitted subject to conditions S = Permitted via Special Use Permit

Lot, Bulk and Density Standards

Table 13.2

	Current Development Code	New Development Code			
	I-1	IX	OP	IH	CX
Minimum lot requirements					
Lot area (sq. feet)	5,000	10,000	10,000	No minimum	6,000 Detached 6,000 Attached 3,700 Twnhse 10,000 Others

	Current Development Code	New Development Code			
	I-1	IX	OP	IH	CX
Lot width	45′ 60′ corner	100′	100′	No minimum	50 Detached 50 Attached 16′ Townhouse 100′ All Others
Lot depth	70′	No minimum	No minimum	No minimum	No minimum
Minimum setback requirements					
Primary street	0′	10′	10′	50′	10′
Side street	0′	10′	10′	50′	10′
Side lot line	0′	6′	6′	0′	5′ det./attached 6′ all others
Rear lot line	0′	6′	6′	0′	10′ det./attach 6′ All others
Alley	0′	5′	5′	n/a′	4-20′ det/att/twnhse 5′ All others
Aggregate front/rear	0′	n/a	n/a	70′	n/a
Aggregate side yard	0′	n/a	n/a	40′	n/a
Floor area ratio and building coverage for office buildings					
Floor area ratio	n/a	No maximum	No maximum	No maximum	No maximum
Building coverage	N/a	No maximum	No maximum	No maximum	No maximum

	Current Development Code	New Development Code			
	I-1	IX	OP	IH	CX
Height (By Building Type)					
Detached House	40 feet + 1 foot for every foot of added setback				3 stories or 40′ w/out frontage
Attached House	40 feet + 1 foot for every foot of added setback				3 stories or 40′ w/out frontage
Townhouse	40 feet + 1 foot for every foot of added setback				3 stories or 50′ w/out frontage
Apartment	40 feet + 1 foot for every foot of added setback				3 stories or 50′ w/out frontage
GeneralBuilding	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage
Mixed use Building	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage
Civic Building	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage
Density					
Residential density (DU/Acre)	0 Units per acre	No maximum	0 Units per acre	0 Units per acre	No maximum

Notes: Yard requirements assume no frontage is applied. See the Frontage Quick Guide for an overview of how the different frontage options impact yard requirements, including both minimum and maximum setbacks for parking areas and buildings.

14 Industrial 2 (I-2)

I-2: Comparison with IX and IH

Overview

The existing Industrial-2 District will generally be re-mapped to IX. In areas where retail is not desired or where there are existing heavy-industrial uses, the properties will be re-mapped to IH.

Permitted Uses

The following table provides an overview of common permitted uses in each district.

P = Principal permitted use L = Limited Use subject to standards S = Permitted via Special Use Permit

Table 14.1 Permitted Uses

Use	Current Development Code	New Development Code	
	I-2	IX	IH
Single-unit living			
Two-unit living			
Multi-unit living		P	
Multi-unit supportive housing residence	L	L	
Supportive housing residence		L	
Group Living, except as listed below:		P	
Boardinghouse			
Congregate Care		L	
Fraternity/Sorority		P	
Social Service, except as listed below:			
Emergency Shelter Type A	L	S	L
Emergency Shelter Type B	L	L	L
Special Care Facility	L	L	L
Transitional Home, Halfway House		S	
Civic, except as listed below:	P	P	P

Use	Current Development Code	New Development Code	
	I-2	IX	IH
Cemetery	L	L	L
College/University	P	P	
School: public / private (K-12)	P/L	L	
Parks & Open Space	P	P	P
Minor Utilities	P	P	P
Major Utilities	P	S	S
Telecommunication Tower <250 ft.	L	L	L
Telecommunication Tower >250 ft.	S	S	S
Commercial Parking	P	P	P
Daycare HOME		L	
Daycare CENTER	P	L	
Indoor recreation except as listed below:	P	P	
Adult Establishment	S	S	S
Health Club	P	P	
Indoor Sports Academy	P	P	
Medical	P	P	
Office	P	P	
Outdoor Recreation	P	P	
Golf course		P	
Overnight Lodging, except as listed below:	P	P	
Bed and Breakfast		L	
Passenger Terminal	P	P	P
Heliport, serving hospitals	L	L	

Use	Current Development Code	New Development Code	
	I-2	IX	IH
Heliport, all others	S	S	S
Personal Service except as listed below:	P	P	
Animal Care (indoor)	P	L	L
Animal Care (outdoor)	P		L
Beauty/hair salon	P	P	
Copy Center	P	P	
Optometrist	P	P	
Restaurant/Bar	P	P	
Retail sales & service, except as listed below:	P	P	
Art Gallery	P	P	
Pawnshop	P	P	
Vehicle Sales/Rental	P	P	P
Heavy Industrial	P		L
Outdoor storage yard for vehicles	S		S
Light Industrial	P	P	P
Light Manufacturing	P	P	P
Research & Development	P	P	P
Self-Service Storage	P	P	P
Vehicle Service, Except listed below:	P	P	P
Vehicle Repair (minor)	P	P	
Vehicle Repair (major)	P	P	
Vehicle Repair (commercial vehicle)	P		P
Car Wash		L	

Use	Current Development Code	New Development Code	
	I-2	IX	IH
Warehouse & Distribution	P	P	P
Waste-Related Service	P		L
Outdoor storage yard for vehicles	S	S	S
Wholesale Trade	P	P	P
Agriculture, except as listed below:	P		P
Restricted Agriculture	P		P
Community Garden		L	P
Plant nursery, fruit, vegetable sales	P	P	
Resource Extraction	P		S

P = Principal permitted use L = Permitted subject to conditions S = Permitted via Special Use Permit

Lot, Bulk and Density Standards

Table 14.2 Lot, Bulk and Density Standards

	Current Development Code	New Development Code	
	I-2	IX	IH
Minimum lot requirements			
Lot area (sq. feet)	5,000	10,000	No minimum
Lot width	45′ 60′ corner	100′	No minimum
Lot depth	70′	No minimum	No minimum
Minimum setback requirements			
Primary street	0′	10′	50′
Side street	0′	10′	50′

	Current Development Code	New Development Code	
	I-2	IX	IH
Side lot line	0′	6′	0′
Rear lot line	0′	6′	0′
Alley	0′	5′	n/a′
Aggregate front/rear	0′	n/a	70′
Aggregate side yard	0′	n/a	40′
Floor area ratio and building coverage for office buildings			
Floor area ratio	n/a	No maximum	No maximum
Building coverage	N/a	No maximum	No maximum
Height (By Building Type)			
General Building	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage
Mixed use Building	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage
Civic Building	40 feet + 1 foot for every foot of added setback	3 stories or 50′ w/out frontage	3 stories or 50′ w/out frontage
Density			
Residential density (DU/Acre)	0 Units per acre	No maximum	0 Units per acre

Notes: Yard requirements for IX and IH assume no frontage is applied. See the Frontage Quick Guide for an overview of how the different frontage options impact yard requirements, including both minimum and maximum setbacks for parking areas and buildings.