

17.14.030 Bulk regulations

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Table 17.14-2 establishes the bulk regulations for the business districts.

<b>TABLE 17.14-2</b>					
<b>BUSINESS AND MIXED USE DISTRICTS</b>					
<b>BULK REGULATIONS</b>					
<b>ft = feet</b>  <b>sf = square feet</b>  <b>du = dwelling unit</b>  <b>B = building and structures</b>  <b>P = parking lots</b>	<b>ZONING DISTRICT</b>				
	<b>BL</b>	<b>BC</b>	<b>BR</b>	<b>CBD-1</b>	<b>CBD-2</b>
Minimum Lot Area[1]	Dwelling, Upper Level: 3,000sf/du, Minor Motor Vehicle Service & Repair: 1 acre  Other Uses: No minimum lot area	1 acre	1 acre	Dwelling, Upper Level & Multi-family: 1,000 sf/du  Nonresidential Uses: No minimum lot area	Single-Family: 4,400 sf  All Other Residential Uses: 2,200 sf/du  Non-Residential Uses: 5,000 sf
Minimum Lot Width	None	None	None	None	50 ft
Maximum Building Coverage[2]	60%	40%	30%	None	Single-family: 25%  All other uses: 40%
Maximum Gross Floor Area per Building	10,000 sq	75,000 sq	None	40,000 sq	10,000 sq
Maximum Building Height	30 ft	40 ft	40 ft	50 ft	40 ft

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Front Yard[3]	B: Minimum 20 ft P: Minimum 10 ft	B, P: Minimum 20 ft	B, P: Minimum 20 ft	B: Maximum 5 ft/No Minimum P: Minimum 5 ft	B, P: Minimum 5 ft
<b>Side Yards:</b>					
Interior Side Yard	B: Minimum 5 ft P: None	B: Minimum 10 ft P: None	B: Minimum 15 ft P: None	B: If provided, minimum 5 ft P: None	B: Minimum 5 ft P: None
Exterior Side Yard	B: Minimum 20 ft P: Minimum 10 ft	B, P: Minimum 20 ft	B, P: Minimum 20 ft	B: Maximum 5 ft/No minimum P: Minimum 5 ft	B, P: Minimum 5 ft
Minimum Rear Yard	B: 20 ft, P: None	B: 30 ft, P: None	B: 30 ft, P: None	B,P: None	B: 20 ft, P: None
Landscape Buffer Yard (B, P)[4]	10 ft	25 ft	40 ft., except on lots with a building over 150,000 sf of gross floor area: 80 ft.	None	10 ft

[1] The Lot Area for Two Family, Townhouse and Multi-Family developments with more than one lot may be calculated by adding the land area of all lots and common areas on which one category of dwellings is located, and dividing the total land area by the total number of dwelling units of that category. Common areas may be included in the calculation of land area, except for the area within a public or private street right of way; if no right of way is designated to private streets, the area between the backs of curbs of the private street shall be excluded.

[2] In the CBD-2 District, if a detached garage is provided in lieu of an attached garage, or if an attached garage is accessed via an alley, a) on lots 65 feet or less in width, 500 square feet of additional Building Coverage is allowed, and b) on lots more than 65 feet in width, 250 square feet of additional Building Coverage is allowed.

[3] If an existing parking facility is resurfaced or reconstructed, and the parking facility does not meet the current yard requirement, the required yard may be reduced by fifty percent (50%). If the existing parking facility is set back at a distance greater than fifty percent (50%) of the required yard of the Zoning District, the existing parking facility setback shall not be reduced (See Section 17.24.010A).

[4] Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards. (2019-Z-1 : § 3; 2016-Z-19 : §3; 2015-Z-27 : §3 & 4; 2013-Z-21 : § 2; 2012-Z-5 : § 3; 2011-Z-1 : § 12; 2008-Z-24 : § 6; 1986-Z-11 : § XIII & XIV; 1980-Z-20 : § 1; 1972-Z-46 : § (A, B, C) (part); 1968-31 : (part); 1960-16 : § VIII (F) (4,5); 1960-16 : § VIII (E) (4,5); 1960-16 : § VIII (D) (4, 6, 7); 1960-16 : § VIII (C) (4, 5); 1960-16 : § VIII (B) (4, 5))