

Land Use and Development Standards

**TABLE IV-2
Development Standards Matrix**

DEVELOPMENT STANDARDS	NT	PR	DA-1	DA-2	MP	H/PCH	WT	HMD
1. Maximum Building Height ⁽¹⁾	45'	45'	200'	100'	45'	60'	45'	Unlimited
2. Minimum Lot Area	20,000 sf	30,000 sf	40,000 sf	40,000 sf	20,000 sf	30,000 sf	6,000 sf	1 acre
3. Minimum Street Setback (Building and Landscaping) ⁽²⁾	8'	12'	20'	20'	8'	8'	0'	20'
4. Minimum Side Property Line Building Setback	0'	0'	0'	0'	10'	0'	0'	10'
5. Minimum Rear Property Line Building Setback	0'	0'	0'	0'	0'	0'	0'	10'
6. Minimum Building Setback From Any Residential District Boundary	20'	20'	25'	25'	20'	20'	20'	20'
7. Residential or Mixed Use Residential Density	27 units/acre	27 units/acre	Unlimited	43 units/acre	27 units/acre	Not permitted	27 units/acre	Not permitted
8. Maximum Floor Area Ratio (FAR) ⁽³⁾	0.6	0.6	1.0	1.0	0.6	0.6	0.6	0.6 ⁽⁴⁾

(1) May be exceeded for (1) architectural appurtenances such as towers, cupolas and mezzanines but not for habitable space; or for (2) mixed-use development with approval of a Conditional Use Permit and a Development Permit.

(2) The required street setback is both the minimum building setback and the minimum landscaping setback required from any property line with frontage on a public or private street. The required street setback shall be measured from either the boundary of the property with the public right-of-way or the back of the sidewalk or the curb face from a private street.

(3) Maximum FARs may be exceeded for mixed use developments with approval of the Planning Commission.

(4) Maximum FAR may be exceeded for full service hospitals with approval of the Planning Commission.