

**CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT:

AGENDA DATE:

PUBLIC HEARING DATE:

CONTACT PERSON NAME:

PHONE NUMBER:

2nd CONTACT PERSON NAME:

PHONE NUMBER:

DISTRICT(S) AFFECTED:

STRATEGIC GOAL:

SUBGOAL:

SUBJECT:

BACKGROUND / DISCUSSION:

COMMUNITY AND STAKEHOLDER OUTREACH:

PRIOR COUNCIL ACTION:

AMOUNT AND SOURCE OF FUNDING:

REPORTING OF CONTRIBUTION OR DONATION TO CITY COUNCIL:

NAME	AMOUNT (\$)

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD: Philip E. Ives

(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.02 (GENERAL DEFINITIONS), CHAPTER 20.04 (ADMINISTRATIVE PROVISIONS), CHAPTER 20.10 (SUPPLEMENTAL USE REGULATIONS), APPENDIX A (TABLE OF PERMISSIBLE USES), APPENDIX B (TABLE OF DENSITY AND DIMENSIONAL STANDARDS), AND APPENDIX C (TABLE OF PARKING REQUIREMENTS AND STANDARDS), IN ORDER TO COMPLY WITH THE UPDATED REQUIREMENTS IN ACCORDANCE WITH SENATE BILL 15 AND SENATE BILL 840 OF THE TEXAS 89TH LEGISLATIVE SESSION. THE PENALTY IS AS PROVIDED IN 20.24 OF THE EL PASO CITY CODE.

WHEREAS, Senate Bill 15 (“SB 15”) and Senate Bill 840 (“SB 840”) were enacted on June 20, 2025 and May 28, 2025 respectively by the Texas 89th Legislative Session, with an effective date of September 1, 2025; and

WHEREAS, SB 15 and SB 840 seeks to increase the housing stock and housing options within Texas; and

WHEREAS, this Ordinance amends Title 20 (Zoning) of the El Paso City Code to comply with SB 15 and SB 840.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO, TEXAS THAT:

Section 1. That Title 20 (Zoning), Chapter 20.02 (General Definitions), Sections 20.02.074 (Apartment building (5 or more units)), 20.02.252 (Condominium), 20.02.573 (Mixed-Use Residential), 20.02.760 (Quadraplex), 20.02.1003 (Small Lot), and 20.02.1120 (Triplex) be amended or added as follows:

20.02.074 – Apartment/Multifamily residential building.

"Apartment/Multifamily residential building " means a building or part of a building containing three or more attached or detached dwelling units. The term includes the use or development of a condominium. A “condominium” means a single dwelling unit in a multi-unit dwelling or structure, which is separately owned and which may be combined with an undivided interest in the common areas and facilities of the property.

20.02.252 - Condominium.

See “Apartment/Multifamily residential building” or “Mixed-use residential.”

20.02.573 - Mixed-use residential

“Mixed-use residential” when used to describe land use or development, means the use or development, as applicable, of a site consisting of residential and nonresidential uses in which the residential uses are at least 65 percent of the total square footage of the development and meets the criteria found in El Paso City Code section 20.10.363. The term includes the use or development of a condominium. A “condominium” means a single dwelling unit in a multi-unit

dwelling or structure, which is separately owned and which may be combined with an undivided interest in the common areas and facilities of the property. Developments not meeting the criteria listed above shall not be considered mixed-use residential and shall be required to meet the requirements of the base zoning or use requirements.

20.02.760 - Quadraplex.

See "Apartment/Multifamily residential building" "

20.02.1003 – Small Lot

"Small lot" means a residential lot that is 4,000 square feet or less and meets the criteria found in El Paso City Code section 20.10.625.

20.02.1120 - Triplex.

See "Apartment/Multifamily residential building"

Section 2. That Title 20 (Zoning), Chapter 20.04 (Administrative Provisions), Sections 20.04.140 (When required), 20.04.150 (Procedure), 20.04.170 (Modification of detailed site development plan), and 20.04.200 (Master zoning plan) be amended or added as follows:

Chapter 20.04 - ADMINISTRATIVE PROVISIONS

Article III. - Detailed Site Development Plan Approval Process

20.04.140 When required.

Except as stated herein, a detailed site development plan is required prior to development in a special purpose district or with a special permit application and may be required if a zoning condition exists on a particular piece of property. Detailed site development plans are not required for apartment or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363 or for any projects for development in the Mixed-Use District (RMU, GMU and IMU) or for any other projects other than those located in special purpose districts or as otherwise required herein.

20.04.150 Procedure.

- A. An application for detailed site development plan shall be prepared in accordance with the specifications outlined in Section 20.04.160, except where the development is for apartments, or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, a detailed site development plan shall not be required.

20.04.170 Modification of detailed site development plan.

Where the development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, approval of minor modifications shall not be required.

Article IV. - Master Zoning Plan Approval Process

20.04.200 Master zoning plan.

- B. Amendments to an Approved Master Zoning Plan. An applicant may request amendments to an approved MZP. These amendments shall be delineated as minor or major amendments according to the criteria set forth herein. Where the development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, a master zoning plan shall not be required.

That Section 20.04.150 (Procedure) C.6 is deleted in its entirety.

Section 3. That Title 20 (Zoning), Chapter 20.10 (Supplemental Regulations), Sections 20.10.320 (Live-work flex units), 20.10.360 (Mixed-use development), 20.10.363 (Mixed-use residential or apartment development), 20.10.370 (Mountain development), and 20.10.625 (Small lot development) be amended or added as follows:

Chapter 20.10 – Supplemental Regulations

20.10.320 - Live-work flex units.

Where permitted in a zoning district, live-work flex units encourage design solutions for compatible mixed uses and are subject to the following restrictions and provisions. Where the live-work development meets the criteria of El Paso City Code section 20.10.363, the standards found in that section shall supersede.

20.10.360 Mixed-use development.

Where section 20.10.363 – Mixed use Residential applies, it supersedes any requirements under 20.10.360 that may be in conflict.

A. Special Development (S-D).

5. Height Regulations. No building shall exceed forty-five feet in height, except as follows:
6. Review Standards for Establishment of S-D District.
 - b. Where the development is for single-family detached dwellings that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) a detailed site development plan shall not be required. Where the development is for apartments, or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, a detailed site development plan shall not be required.
 - c. Where the development is for single-family detached dwellings, apartments, or mixed-use residential development, but does not meet the requirements set forth in Chapter

20.12 (Density and Dimensional Standards); or where the development proposes permitted uses other than single-family detached dwellings, a detailed site development plan shall be submitted in accordance with Chapter 20.04. Additional reasonable conditions may be recommended by the city plan commission and approved by the city council in order to protect the public health, safety and welfare

B. Unión Plaza (U-P).

1. Applicability. The provisions of this section will apply to all parcels of land within the "U-P" Union Plaza District. Where the development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, a detailed site development plan shall not be required.
2. Development Standards.
 - a. Off-Street Parking. Off-street parking requirements of Chapter 20.14 shall not apply to properties in the district. Additionally, surface parking lots shall be prohibited in the district.
 - b. Drive-thru facilities are prohibited in the district.
 - c. In the district, height limits of buildings or structures within a seven-hundred-foot radius of any part of the facade of the Union Depot shall not exceed forty feet, except where the development is for apartments or mixed-use residential development that meet all requirements set forth in Section 20.10.363, the height shall not exceed forty-five feet.
4. Architectural and Design Guidelines. The purpose of these guidelines is to protect the district from unsightly construction that would ultimately diminish the appeal of the district. All applications for redevelopment of existing buildings or structures or new construction must comply with the Union Plaza Architectural and Design Guidelines. Copies of the Union Plaza Architectural and Design Guidelines are on file in the planning and inspections department. Where conflict exists between this section and the adopted design guidelines, section 20.10.360.B shall supersede.
5. Application Requirements. In addition to those items required for the application for a building permit, a detailed site development plan is required prior to development within the district. The process for application and approval shall be in accordance with Title 20, Article III - Detailed Site Development Plan Approval Process. The requirement for a detailed site development plan shall only apply to new construction or additions to existing structures. Where the development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, a detailed site development plan shall not be required.

C. Planned Residential (PR-1 and PR-2).

4. Review Standards for Establishment of P-R District.

- b. Where the development is for single-family detached dwellings that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) a detailed site development plan shall not be required. Where the development is for apartments, or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, a detailed site development plan shall not be required.
- D. Planned Commercial (P-C).
 - 2. General Procedures—Plans Required.
 - a. Establishment of a P-C planned commercial district shall follow the procedures for changes and amendments of Chapter 20.04, including notice and hearings, recommendations by the city plan commission and action by the city council. A detailed site development plan complying with the requirements of Chapter 20.04 shall be required, except where the development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, a detailed site development plan shall not be required.
- G. Residential, General and Industrial Mixed Use Districts (RMU, GMU and IMU). Uses permitted in a mixed-use development are as approved by city council through a master zoning plan. In an RMU zoning district where the development is entirely for apartments or entirely for mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, these uses shall be permitted without approval of a master zoning plan. A mixed-use development may be authorized to encourage use schemes such as but not limited to, residential, entertainment, medical, and employment centers. The following principles and requirements shall apply to a mixed-use development and shall serve as the basis for approval of a master zoning plan.

20.10.363 Mixed Use Residential or Apartment Development

- A. Mixed-use residential development. Developments not meeting the criteria listed below shall not be considered mixed-use residential and shall be required to meet the requirements of the base zoning or use requirements.
 - 1. New mixed use residential development
 - i. This section applies only to a mixed-use residential development project initiated on or after September 1, 2025
 - ii. The standards in this section supersede the base zoning districts standards
 - iii. To meet the requirements of a mixed-use residential development, the parcel to be developed shall meet all of the following requirements:
 - i. Shall consist of residential and nonresidential uses; and
 - ii. Minimum of 65 percent of the total square footage of the development shall be utilized for residential uses.
- B. Conversion of existing buildings to mixed use residential development

- a) This section applies only to a building proposed to be converted to mixed-use residential use in which a building permit was submitted on or after September 1, 2025.
- b) Conversion of an existing building to mixed use residential development shall meet the following requirements:
 - i. Is a building that is being used for office, retail, or warehouse uses
 - ii. Minimum of 65 percent of the total square footage of the development shall be utilized for residential uses and a minimum of 65 percent of each floor area shall be used for residential uses; and
 - iii. The proposed building to be converted shall be 5 years old or more.
- c) The following shall not be required for the conversion of an existing building to mixed use residential development:
 - i. Traffic impact analysis;
 - ii. Construction of improvements or payment of a fee in connection with mitigating traffic effects; or
 - iii. Extension, upgrade, replacement, or oversizing of a utility facility except as necessary to provide the minimum capacity needed to serve the proposed converted building.

B. Apartment development

- 1. This section applies only to an apartment development project initiated on or after September 1, 2025
- 2. The standards in this section supersede the base zoning districts standards
- 3. Conversion of existing buildings to apartment development
 - a) This section applies only to a building proposed to be converted to apartment use in which a building permit was submitted on or after September 1, 2025.
 - b) Conversion of an existing building to apartment development shall meet the following requirements:
 - i. Is a building that is being used for office, retail, or warehouse uses; and
 - ii. The proposed building to be converted shall be 5 years old or more.
 - c) The following shall not be required for the conversion of an existing building to apartment development:
 - i. Traffic impact analysis;
 - ii. Construction of improvements or payment of a fee in connection with mitigating traffic effects; or
 - iii. Extension, upgrade, replacement, or oversizing of a utility facility except as necessary to provide the minimum capacity needed to serve the proposed converted building.

20.10.370 Mountain development.

- D. Density Permitted. Where the development is for apartments or mixed-use residential development that meet all minimum requirements set forth in Section 20.10.363, density shall be as stated in Appendix B. Where the development is for single-family detached small lot development that meet all minimum requirements set forth in Section 20.10.625, density shall be as stated in Appendix B. For other permitted uses, the maximum dwelling units per gross acre shall be calculated based on the percentage average slope of the property as follows:
- G. Property Development Standards. The following property development standards shall apply to all land, buildings and structures within a mountain development district:
 - 2. Site Plan. A detailed site development plan complying with all of the requirements of Chapter 20.04 (Administrative Review Procedures) shall be required for all property within a mountain development district, except where a development is for single-family detached dwellings meeting the minimum yard requirements of Chapter 20.12 (Density and Dimensional Regulations) and where common or public open space is provided to satisfy the open space requirements of this section. If a development is to be undertaken in a series of phases, a development schedule indicating the proposed phasing shall accompany the required detailed site plan. Where the development is for apartments, or mixed-use residential development that meet all minimum requirements set forth in Chapter 20.12 (Density and Dimensional Standards) and Section 20.10.363, a detailed site development plan shall not be required;

20.10.625 Small Lot Development

- A. The standards in this section supersede the base zoning districts standards
- B. To meet the requirements of a small lot development, the parcel to be platted shall meet all the following requirements:
 - 1. Shall be 5 acres or more;
 - 2. Have no previously recorded plat; and
 - 3. Lots shall not exceed 4000 square feet.
- C. When all the provisions of 20.10.625.B are met, the following shall apply:
 - 1. Lot Size:
 - a) Minimum Lot area: 2250 square feet
 - b) Minimum average lot width: 30 feet
 - c) Minimum lot depth: 75 feet
 - 2. Minimum Setbacks
 - a) Front setback: 15 feet
 - b) Rear setback: 10 feet
 - c) Side setback: 5 feet
 - d) Cumulative setbacks: N/A
- D. Parking minimum: 1 per residential unit

E. For subdivisions located in on-site ponding areas a minimum of 30% permeable area shall be provided.

F. Small lot developments shall not be located:

1. within 3,000 feet of an airport or military base; or
2. 15,000 feet of the boundary of a military base if the area is designated by a municipality or joint airport zoning board, as applicable, as a military airport overlay zone with a clear zone and accident potential zone designation, as described by the military base's air installation compatible use zone report.

That Section 20.10.360 (Mixed-use development) B.2.a is deleted in its entirety.

Section 4. That Title 20 (Zoning), Chapter 20.08 (Permissible Uses), Section 20.08.030 (Permissible Uses), Appendix A (Table of Permissible Uses), be amended to add the new rows as follows:

	Use	Residential												Commercial					Manufacturing			Special Purpose												Supplemental Standards	Accessory Uses Permitted to Specific Use						
		R-1	R-2	R-3	R-4	R-5	RM	A-1	A-2	A-3	A-4	A-5	A-6	A-7	C-O	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD***	S-D*	U-P*	P-R I*	P-C*	P-I*	SRR*	R-MU*			G-MU*	J-MU*	NO S	UR D		
13.00 Residential																																									
13.02	Apartment/Multifamily Residential	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	P	P	P	P	P	P	X	P	P	Z	X			X	\$ 20.10.010; \$ 20.10.020; \$ 20.10.360; \$ 20.10.363	Administrative office, laundry room, sauna and exercise room, or vending machine per Section 20.10.050.	
	Mixed-use Residential	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	P	P	P	P	P	X	P	P	Z	X			X	\$ 20.10.010; \$ 20.10.020; \$ 20.10.360; \$ 20.10.363	Administrative office, laundry room, sauna and exercise room, or vending machine per Section 20.10.050.		
13.30	Single-family attached dwelling (atrium, patio, townhouse)	X	X	X	X	X	P	P	X	P	P	P	P	P	P	X	P	P	P	P	P	X	X	X	X	D	D	D	D	D	X	X	D	Z	Z	X			X	\$ 20.10.010; \$ 20.10.020; \$ 20.10.050; \$ 20.10.950	Administrative office, laundry room, sauna and exercise room, or vending machine per Section 20.10.050.
13.31	Single-family detached dwelling	P	P	P	P	P	P	X	P	P	P	P	P	P	P	X	X	X	X	X	X	X	X	X	P	D	D	X	D	D	X	X	D	Z	X	X			X	\$ 20.10.010; \$ 20.10.020	
13.31 S	Single-family detached dwelling small lot development	P	P	P	P	P	P	X	P	P	P	P	P	P	P	X	X	X	X	X	X	X	X	P	D	P	X	P	P	X	P	Z	X	X			X	\$ 20.10.010; \$ 20.10.020; \$ 20.10.625			

The following rows are deleted from Appendix A in their entirety:

	Use	Residential															Commercial					Manufacturing			Special Purpose																Supplemental Standards	Accessory Uses Permitted to Specific Use
		R-1	R-2	R-2A	R-3	R-3A	R-4	R-5	RMH	A-1	A-2	A-3	A-4	A-O	A-3/G	A-M	C-OP	C-1	C-2	C-3	C-4	C-5	Q	M-1	M-2	M-3	R-F	PMD****	S-D**	U-P**	P-R I**	P-R II**	P-C**	P-I**	SRR**	R-MU**	G-MU**	I-MU**	NOS	URD		
13.00 Residential																																										
13.25	Quadrplex	X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X	D	D	P	D	D	X	X	D	Z	Z	X		X	\$ 20.10.010; \$ 20.10.020	
13.33	Triplex	X	X	X	X	X	X	X	X	X	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X	D	D	P	D	D	X	X	D	Z	Z	X		X	\$ 20.10.010; \$ 20.10.020	

Section 5. That Title 20 (Zoning), Chapter 20.12.020 (Table of density and dimensional standards) Appendix B (Table of Density and Dimensional Standards) be deleted and replaced in its entirety as per the attached Exhibit A.

Section 6. That Title 20 (Zoning), Chapter 20.14 (Off-street parking, loading and storage standards), Section 20.14.050 (Parking requirements and standards), Subsection C, Table of parking requirements and standards: Appendix C (Table of Parking Requirements and Standards) be amended to add new rows as follows:

13.00	Residential	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
13.02	Apartments	1/Residential Unit		NOTE 3	None	Allowed	2C
13.235	Mixed Use Residential development	1/Dwelling unit, plus 1/288 sf GFA commercial	1/200 sf GFA Commercial	NOTE 3	None	Allowed	2I
13.315	Single-family detached dwelling small lot development	1/dwelling unit		None	None	Allowed	2H

The following rows are deleted from Appendix C in their entirety:

13.00	Residential	Automobile & Light Truck		Bicycle	Heavy Truck Trailer	Gravel Screen Parking	
		Minimum	Maximum			Required	Notes
13.25	Quadrplex	2/dwelling unit		None	None	Allowed	2H
13.33	Triplex	2/dwelling unit		None	None	Allowed	2H

Section 7. Except as herein amended, Title 20 (Zoning) of the El Paso City Code shall remain in full force and effect.

ADOPTED this _____ day of _____, 2025.

THE CITY OF EL PASO:

Renard U. Johnson
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Russel T. Abeln

Russell T. Abeln
Senior Assistant City Attorney

APPROVED AS TO CONTENT:

Philip Etiwe

Philip Etiwe, Director
Planning & Inspections Department

Exhibit A

Appendix B Table of Density and Dimensional Standards

A		SUBPART A	SUBPART B					SUBPART C								SUBPART D
B			Lot & Dwelling Size					Building Setbacks (in feet)								
C	Zoning District	Minimum District Area	Permitted Use (as established in Chapter 20.08)	Minimum Lot Area (square feet)	Minimum Average Lot Width (in feet)	Minimum Lot Depth (in feet)	Other Standards	Minimum Front Yard (in feet)	Minimum Rear Yard (in feet)	Minimum Cumulative Front & Rear Yard Total	Minimum Side Yard (in feet)	Minimum Side Street Yard (in feet)	Minimum Cumulative Side & Side Street Yard Total	Other Standards	Small Lot Development Standards	Maximum Height Limitation (in feet)
D	R-1	No minimum	Single-family dwelling	20,000	125	150	None	30	30	100	15	20	40	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
D.1	R-1	No minimum	Other permitted uses, except as otherwise specified in this title	20,000	100	150	See Chapter 20.10	30	30	100	15	20	40	See Chapter 20.10	N/A	35
E	R-2	No minimum	Single-family dwelling	10,000	80	110	None	25	25	60	8	10	20	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
E-1	R-2	No minimum	Other permitted uses, except as otherwise specified in this title	20,000	100	150	See Chapter 20.10	25	25	60	8	10	20	See Chapter 20.10	N/A	35
F	R-2A	No minimum	Single-family dwelling	8,000	70	100	None	25	25	60	8	10	16	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
F.1	R-2A	No minimum	Other permitted uses, except as otherwise specified in this title	20,000	100	150	See Chapter 20.10	25	25	60	8	10	16	See Chapter 20.10	N/A	35
G	R-3	No minimum	Single-family dwelling	6,000	60	90	None	20	20	50	5	10	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
G.1	R-3	No minimum	Other permitted uses, except as otherwise specified in this title	20,000	100	150	See Chapter 20.10	20	20	50	5	10	N/A	See Chapter 20.10	N/A	35
H	R-3A	No minimum	Single-family dwelling	5,000	50	90	None	15, except that a 20' driveway must be provided	15	45	5	10	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
H.1	R-3A	No minimum	Other permitted uses, except as otherwise specified in this title	20,000	100	150	See Chapter 20.10	15, except that a 20' driveway must be provided	15	45	5	10	N/A	See Chapter 20.10	N/A	35

	R-4	No minimum	Single-family dwelling	6,000	50	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
I.1	R-4	No minimum	Two-family dwelling (Duplex)	7,000	70	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	N/A	35
I.2	R-4	No minimum	Other permitted uses, except as otherwise specified in this title	No minimum	No minimum	No minimum	See Chapter 20.10	10, except that a 20' driveway must be provided	10	45	5	10	N/A	See Chapter 20.10	N/A	35; except that buildings may increase the height about thirty-five (35) feet if an additional setback of two (2) feet for each one (1) foot of height in excess of thirty-five (35) feet is provided
J	R-5	No minimum	Single-family dwelling	4,500	45	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
J.1	R-5	No minimum	Two-family dwelling (Duplex)	6,000	50	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	N/A	35
J.2	R-5	No minimum	Other permitted uses, except as otherwise specified in this title	No minimum	No minimum	No minimum	See Chapter 20.10	10, except that a 20' driveway must be provided	10	45	5	10	N/A	See Chapter 20.10	N/A	35; except that buildings may increase the height about thirty-five (35) feet if an additional setback of two (2) feet for each one (1) foot of height in excess of thirty-five (35) feet is provided
K	RMH	4 acres; provided that extensions to an RMH District may be considered in increments of 4 acres or less	Manufactured homes	4,000	40	90	See Development Standards in Section 20.10.540 of this title	20	5	N/A	5	10	N/A	See Development Standards in Section 20.10.540 of this Title	N/A	16
K.1	RMH	4 acres; provided that extensions to an RMH District may be considered in	Other permitted uses, except as otherwise specified in this title	4,000	40	90	See Chapter 20.10	20	5	N/A	5	10	N/A	See Chapter 20.10	N/A	35

L	A-1	No minimum	Single-family dwelling	4,000	40	90	None	10, except that a 20' driveway must be provided	15	45	5	10	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
L.1	A-1	No minimum	Two-family dwelling (Duplex))	6,000	50	90	None	10, except that a 20' driveway must be provided	15	45	5	10	N/A	Accessory structures, see Section 20.10.030	N/A	35
L.2	A-1	No minimum	Single-family attached dwellings (Atrium, Patio, and Townhomes)	24,000	60	100	Minimum lot area of 2,400 sf per unit; open space minimum of 50% for interior lots and 40% for corner lots	20	25	N/A	5	10	N/A	20% of required front yard shall be landscaped; this area may be included in meeting landscape requirements of Title 18	N/A	35
L.3	A-1	No minimum	Other permitted uses, except as otherwise specified in this title	4,500	45	90	See Chapter 20.10	20	25	N/A	5	10	N/A	See Chapter 20.10	N/A	35
L.4	A-1	No Minimum	Apartments and Mixed Use Residential Development	24,000	60	100	Multi-family: maximum of 145 units per acre; open space minimum of 50% for interior lots and 40% for corner lots	20	25	N/A	5	10	N/A	20% of required front yard shall be landscaped; this area may be included in meeting landscape requirements of Title 18	See Section 20.10.363	45
M	A-2	No minimum	Single-family dwelling	3,500	35	90	None	10, except that a 20' driveway must be provided	15	45	5	10	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
M.1	A-2	No minimum	Two-family dwelling (Duplex)	5,000	50	90	None	10, except that a 20' driveway must be provided	15	45	5	10	N/A	Accessory structures, see Section 20.10.030	N/A	35
M.2	A-2	No minimum	Single-family attached dwellings (Atrium, Patio, and Townhomes)	6,000	50	100	Minimum lot area of 1,750 sf per unit; open space minimum of 50% for interior lots and 40% for corner lots	0	25	N/A	5	10	N/A	N/A	N/A	35
M.3	A-2	No minimum	Other permitted uses, except as otherwise specified in this title	4,500	45	90	See Chapter 20.10	20	25	N/A	5	10	N/A	See Chapter 20.10	N/A	35
M.4	A-2	No minimum	Apartments and Mixed Use Residential Development	6,000	50	100	Multi-family: maximum of 145 units per acre; open space	0	25	N/A	5	10	N/A	N/A	See Section 20.10.363	45

N	A-3	No minimum	Single-family dwelling	2,400	40	60	None	10, except that a 20' driveway must be provided	10	40	4	5	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
N.1	A-3	No minimum	Two-family dwelling (Duplex)	4,000	50	80	None	10, except that a 20' driveway must be provided	10	40	4	5	N/A	Accessory structures, see Section 20.10.030	N/A	35
N.2	A-3	No minimum	Single-family attached dwellings (Atrium, Patio, and Townhomes)	4,000	50	80	Minimum lot area of 750 sf per unit; except for buildings 3 stories or more in height, minimum lot area of 500 sf per unit is required; minimum open space of 40% of interior lots and 30% of corner lots	0	20	N/A	4	5	N/A	N/A	N/A	35; buildings may exceed thirty-five (35) feet if an additional setback of two (2) feet for each one (1) foot of height in excess of thirty-five (35) feet is provided
N.3	A-3	No minimum	Other permitted uses, except as otherwise specified in this title	2,400	40	60	See Chapter 20.10	20	25	N/A	15	20	N/A	See Chapter 20.10	N/A	35; buildings may exceed thirty-five (35) feet if an additional setback of two (2) feet for each one (1) foot of height in excess of thirty-five (35) feet is provided
N.4	A-3	No minimum	Apartments and Mixed Use Residential Development	4,000	50	80	Multi-family: maximum of 145 units per acre; minimum open space of 40% of interior lots and 30% of corner lots	0	20	N/A	4	5	N/A	N/A	See Section 20.10.363	45
O	A-4	No minimum	Single-family dwelling	2,400	40	60	None	10, except that a 20' driveway must be provided	10	40	4	5	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
O.1	A-4	No minimum	Two-family dwelling (Duplex)	4,000	50	80	None	10, except that a 20' driveway must be provided	10	40	4	5	N/A	Accessory structures, see Section 20.10.030	N/A	35
O.2	A-4	No minimum	Single-family attached dwellings (Atrium, Patio, and Townhomes)	20,000	100	100	Multi-family: maximum of 145 units per acre;	0	20	N/A	4	10	N/A	Perimeter designed to ensure compatibility with adjacent	N/A	Per approved site development plan

O.3	A-4	No minimum	Other permitted uses, except as otherwise specified in this title	20,000	100	100	See Chapter 20.10; mixed-use developments shall be designed in a manner that separates the residential and non-residential uses	20	25	N/A	5	10	N/A	Perimeter designed to ensure compatibility with adjacent development thru the use of setbacks, screening walls or landscaping; minimum setback of 10 feet between any structure and adjoining ROW	N/A	Per approved site development plan
O.4	A-4	No minimum	Apartments and Mixed Use Residential Development	4,000	50	80	Multi-family: maximum of 145 units per acre; open space minimum of 50% for interior lots and 40% for corner lots	0	20	N/A	4	10	N/A		See Section 20.10.363	45
P	A-0	No minimum	Single-family dwelling	4,000	40	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	Max height equal to the distance between the centerline of abutting street and face of the building abutting that street.
P.1	A-0	No minimum	Two-family dwelling (Duplex)	6,000	50	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	N/A	Max height equal to the distance between the centerline of abutting street and face of the building abutting that street.
P.2	A-0	No minimum	Single-family attached dwellings (Atrium, Patio, and Townhomes)	6,000	50	100	Minimum lot area of 750 sf per dwelling unit; lot coverage not to exceed 50%	0	25	N/A	5	10	N/A	N/A	N/A	45
P.3	A-0	No minimum	Other permitted uses, except as	6,000	50	90	See Chapter 20.10	0	5	N/A	5	10	N/A	See Chapter 20.10	N/A	Max height equal to the distance

																between the centerline of abutting street and face of the building abutting that street.
P.4	A/O	No minimum	Apartments and Mixed Use Residential Development	6,000	50	90	Multi-family: maximum of 145 units per acre	0	5	N/A	5	10	N/A	N/A	See Section 20.10.363	45
Q	A-3/O	No minimum	Churches	N/A	150	200	N/A	20	10	N/A	5	10	N/A	N/A	N/A	Max height equal to the distance between the centerline of abutting street and face of the building abutting that street; above 60' in height an additional setback of 1' is required from all yard lines per 2' of height above 60'.
Q.1	A-3/O	No minimum	Other permitted uses, except as otherwise specified in this title	6,000	50	N/A	Minimum lot area of 750 sf per dwelling unit; unless 3 or more stories, then minimum lot area of 500 sf per dwelling unit; open space requirement of 40% of the lot area of an interior lot and 30% of a corner lot	0	10	N/A	5	10	N/A	See Chapter 20.10	N/A	Max height equal to the distance between the centerline of abutting street and face of the building abutting that street; above 60' in height an additional setback of 1' is required from all yard lines per 2' of height above 60'.
Q.2	A-3/O	No minimum	Apartments and Mixed Use Residential Development	6,000	50	90	Multi-family: maximum of 145 units per acre	0	10	N/A	5	10	N/A	N/A	See Section 20.10.363	45
R	A-M	No minimum	Single-family dwelling	4,500	45	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
R.1	A-M	No minimum	Two-family dwelling (Duplex)	6,000	50	90	None	10, except that a 20' driveway must be provided	10	45	5	10	N/A	Accessory structures, see Section 20.10.030	N/A	35
R.2	A-M	No minimum	Apartments and Residential Mixed Use development	6,000	50	100	Multi-family: maximum of 145 units per acre	20	25	N/A	5	10	N/A	See Development Standards in Section	See Section 20.10.363	45

R.3	A-M	No minimum	Manufactured home park	20.000	100	200	See Development Standards in Section 20.10.340 of this title	20	25	N/A	5	10	N/A	See Development Standards in Section 20.10.340 of this Title	N/A	Maximum height for manufactured homes 16', all other buildings 35'
R.4	A-M	No minimum	Other permitted uses, except as otherwise specified in this title	6,000	60	100	See Chapter 20.10	20	25	N/A	5	10	N/A	See Chapter 20.10	N/A	35
S	COP	No minimum	Other permitted uses, except as otherwise specified in this title	20,000	150	100	Each site shall have a minimum street frontage of 150 feet along a street with adequate capacity to serve the proposed project, except that lots abutting a cul de sac or turning heel shall have a minimum average lot width of 150 feet	20	5	N/A	5	10	N/A	Required front yards shall be landscaped except for necessary walks and drives; this area may be included in meeting landscape requirements of Title 18	N/A	35; may exceed 35 feet when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35.
S.1	COP	No minimum	Apartments and Mixed Use Residential development	6,000	50	100	Multi-family: maximum of 145 units per acre	20	5	N/A	5	10	N/A	N/A	N/A	See Section 20.10.363
T	C-1	No minimum	Apartments and Mixed Use Residential development	N/A	N/A	N/A	Multi-family: maximum of 145 units per acre;	0	10	N/A	5	10	N/A	See Development Standards in Section 20.10.380 and 20.10.363of this Title	N/A	45; may exceed 45 feet when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 45.
T.1	C-1	No minimum	Other permitted uses, except as otherwise specified in this title	N/A	N/A	N/A	See Chapter 20.10	0	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Chapter 20.10	N/A	35; may exceed 35 feet when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35.
U	C-2	No minimum	Apartments and Mixed Use Residential development	N/A	N/A	N/A	Multi-family: maximum of 145 units per acre	0	10	N/A	5	10	N/A	See Development Standards in Section 20.10.380 of this Title	N/A	45; may exceed 45 ft when an additional setback of one foot is provided from all adjacent yardlines for each

U.1	C-2	No minimum	Self-storage warehouse	Minimum site of 2 acres, unless abutting & adjacent to a minimum of 4 acres zoned commercial, then the minimum shall be 1 acre	200	200	See Development Standards in Section 20.10.610 of this title	15	20	N/A	10 when abutting a residential or apartment district	10	N/A	See Development Standards in Section 20.10.610 of this Title	N/A	See Development Standards in Section 20.10.610 of this Title
U.2	C-2	No minimum	Other permitted uses, except as otherwise specified in this title	N/A	N/A	N/A	See Chapter 20.10	0	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Chapter 20.10	N/A	35; may exceed 35 ft when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35.
V	C-3	No minimum	Apartments and Mixed Use Residential development	N/A	N/A	N/A	Multi-family: maximum of 145 units per acre	0	10	N/A	5	10	N/A	See Development Standards in Section 20.10.380 and 20.10.363of this Title	N/A	45; may exceed 45 ft when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 45.
V.1	C-3	No minimum	Self-storage warehouse	Minimum site of 2 acres, unless abutting & adjacent to a minimum of 4 acres zoned commercial, then the minimum shall be 1 acre	200	200	See Development Standards in Section 20.10.610 of this title	15	20	N/A	10 when abutting a residential or apartment district	10	N/A	See Development Standards in Section 20.10.610 of this Title	N/A	See Development Standards in Section 20.10.610 of this Title
V.2	C-3	No minimum	Manufactured home park	30,000	N/A	N/A	See Development Standards in Section 20.10.340 of this title	15	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Development Standards in Section 20.10.340 of this Title	N/A	See Development Standards in Section 20.10.340 of this Title
V.3	C-3	No minimum	Other permitted uses, except as otherwise specified in this title	N/A	N/A	N/A	See Chapter 20.10	0	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Chapter 20.10	N/A	35; may exceed 35 ft when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 35.

	C-4	No minimum	Apartments and Mixed Use Residential development	N/A	N/A	N/A	Multi-family: maximum of 145 units per acre	0	10	N/A	5	10	N/A	See Development Standards in Section 20.10.380 and 20.10.363 of this title	N/A	60; may exceed 60' when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 60.
W.1	C-4	No minimum	Manufactured home parks	30,000	N/A	N/A	See Development Standards in Section 20.10.340 of this title	15	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Development Standards in Section 20.10.340 of this title	N/A	See Development Standards in Section 20.10.340 of this title
W.2	C-4	No minimum	Other permitted uses, except as otherwise specified in this title	N/A	N/A	N/A	See Chapter 20.10	0	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Chapter 20.10; Floor area ratio of 1.5	N/A	60; may exceed 60' when an additional setback of one foot is provided from all adjacent yardlines for each foot of height in excess of 60.
X	C-5	No minimum	Apartments and Mixed Use Residential development	Minimum site area of 4000 sf	50	N/A	Multi-family: maximum of 145 units per acre	0	0	N/A	0	0	N/A	See Development Standards in Section 20.10.380 and 20.10.363 of this title	N/A	N/A
X.1	C-5	No minimum	Other permitted uses, except as otherwise specified in this title	N/A	N/A	N/A	See Chapter 20.10	0	0	N/A	0	0	N/A	See Chapter 20.10	N/A	N/A
Y	Q	5 acres; extensions to the district from a common boundary may be considered in increments of 5 acres or less	Extraction operations	N/A	N/A	N/A	See Development Standards in Section 20.10.500 of this title	100	100	N/A	100	100	N/A	See Development Standards in Section 20.10.500 of this title	N/A	N/A
Y.1	Q	5 acres; extensions to the district from a common boundary may be considered in increments of 5 acres or less	Accessory uses	N/A	N/A	N/A	See Development Standards in Section 20.10.500 of this title	25	25	N/A	25	25	N/A	See Development Standards in Section 20.10.500 of this title	N/A	N/A
Z	M-1/ M-2/ M-3	No minimum	All uses, except as otherwise specified in this title	N/A	N/A	N/A	See Chapter 20.10	15	10	N/A	10 when abutting a residential or apartment district	10	N/A	See Chapter 20.10; Floor area ratio of 1.0	N/A	60; may exceed 60' when an additional setback of one foot is provided

AA	R-F	None	Single-family dwelling	1 acre	125	200	Secondary Manufactured home, see Section 20.10.600	50	50	N/A	20	25	N/A	Accessory structures, see Section 20.10.030	See Section 20.10.625	35
AA.1	R-F	None	Nursery, greenhouse, raising or harvesting field (tree or bush crops), poultry, pasturage	5 acres	125	200	See Chapter 20.10 and Title 7	50	50	N/A	20	25	N/A	No structure shall be located closer than fifty (50) feet from any major arterial right-of-way as shown on the City's major thoroughfare plan	N/A	35
AA.2	R-F	None	Small or large animal veterinary hospital or clinic	1 acre	100	150	See Chapter 20.10 and Title 7	50	50	N/A	20	25	N/A	No structure shall be located closer than fifty (50) feet from any major arterial right-of-way as shown on the City's major thoroughfare plan	N/A	35
AA.3	R-F	None	Kennels & animal training establishments	6 acres	125	200	See Chapter 20.10 and Title 7	50	50	N/A	20	25	N/A	No structure shall be located closer than fifty (50) feet from any major arterial right-of-way as shown on the City's major thoroughfare plan	N/A	35
AA.4	R-F	None	Feeder lots	20 acres	125	200	See Chapter 20.10 and Title 7	50	50	N/A	20	25	N/A	No structure shall be located closer than fifty (50) feet from any major arterial right-of-way as shown on the City's major thoroughfare plan	N/A	35
AA.5	R-F	None	Other permitted uses, except as otherwise specified in this title	1 acre	125	200	See Chapter 20.10	50	50	N/A	20	25	N/A	See Chapter 20.10	N/A	35

	PMD	1 acre where common or public open space is dedicated; provided that extensions of 1 acre or less to an existing PMD from a common boundary may be considered	All Uses: maximum density per gross acre is determined on a percent average slope basis of the property (see Section 20.10.370 of this title)	No minimum; except where private open space is proposed, a minimum lot area of one-half (1/2) acre for single & two-family dwellings	None	None	See Section 20.10.370 of this title	10, for single family detached dwellings where common open space is provided; or as otherwise approved on detailed site development plan	10, for single family detached dwellings where common open space is provided; or as otherwise approved on detailed site development plan	N/A	5, for single family detached dwellings where common open space is provided; or as otherwise approved on detailed site development plan	10, for single family detached dwellings where common open space is provided; or as otherwise approved on detailed site development plan	10' between detached structures, plus 2 additional feet of separation for each story over 2; minimum 10' setback for all structures abutting public or private ROW; except that a 20' driveway is required	See Chapter 20.10	N/A	35; measured from the lowest living area floor level & shall not exceed 35 from the highest elevation of the lot, or as approved by City Council where it can be demonstrated that the additional height will not have a detrimental effect on surrounding land uses
BB.1	PMD	1 acre where common or public open space is dedicated; provided that extensions of 1 acre or less to an existing PMD from a common boundary may be considered	Apartments and Mixed Use Residential development	None	None	None	Multi-family: maximum of 145 units per acre	0	0	N/A	0	0	N/A	N/A	See Chapter 20.10.370 and 20.10.363	45; measured from the lowest living area floor level & shall not exceed 45 from the highest elevation of the lot, or as approved by City Council where it can be demonstrated that the additional height will not have a detrimental effect on surrounding land uses
CC	S-D	None	Single-family detached	4,000	40	100	See Section 20.10.360 of this title; reduced lot sizes may be requested thru approval of a site development plan	10, except that a 20' driveway must be provided	10	N/A	10 feet between structures	10	N/A	See Section 20.10.360 of this title; reduced setbacks may be requested thru approval of a site development plan	See Section 20.10.625	45; except in developments of more than 25 acres or as approved by City Council
CC.1	S-D	None	Other permitted uses, except as otherwise specified in this title	N/A	N/A	N/A	N/A	20	10	N/A	10 feet between structures	10	N/A	See Section 20.10.360 of this title; reduced setbacks may be requested thru approval of a site development plan	N/A	45; except in developments of more than 25 acres or as approved by City Council
CC.2	S-D	None	Apartments and Mixed Use Residential development	N/A	N/A	N/A	Multi-family: maximum of 145 units per acre	20	10	N/A	10 feet between structures	10	N/A	N/A	N/A	45

	U-P	See Development Standards in Section 20.10.360 of this title	Single-family detached & attached, two-family	N/A	N/A	N/A	See Development Standards in Section 20.10.360 of this title	0	0	N/A	0	0	N/A	Accessory structures, see Section 20.10.030	N/A	See Development Standards in Section 20.10.360 of this title
DD.1	U-P	See Development Standards in Section 20.10.360 of this Title	Apartments and Mixed Use Residential development	No minimum	N/A	N/A	Multi-family: maximum of 145 units per acre	0	0	N/A	0	0	N/A	See Development Standards in Section 20.10.360 and 20.10.363 of this title	N/A	45
DD.2	U-P	See Development Standards in Section 20.10.360 of this title	Commercial mixed-use	No minimum	No minimum	N/A	See Development Standards in Section 20.10.360 of this title	0	0	N/A	0	0	N/A	See Chapter 20.10	N/A	See Development Standards in Section 20.10.360 of this title
DD.3	U-P	See Development Standards in Section 20.10.360 of this title	Church	No minimum	No minimum	No minimum	See Development Standards in Section 20.10.360 of this title	0	0	N/A	0	0	N/A	N/A	N/A	See Development Standards in Section 20.10.360 of this title
DD.4	U-P	See Development Standards in Section 20.10.360 of this title	Performing arts center	No minimum	No minimum	No minimum	See Development Standards in Section 20.10.360 of this title	0	0	N/A	0	0	N/A	N/A	N/A	90
DD.5	U-P	See Development Standards in Section 20.10.360 of this title	Sports area (multi-purpose)	No minimum	No minimum	No minimum	See Development Standards in Section 20.10.360 of this title	0	0	N/A	0	0	N/A	N/A	N/A	90
EE	P-R I	1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less.	Single-family detached	4,000	40	100	Maximum of 7 units per acre; lot size may be reduced by site development plan; see Development Standards in Section 20.10.360	10, except that a 20' driveway must be provided	10	N/A	10 between structures	10	N/A	See Section 20.10.360 of this title; setbacks may be reduced if approved on site development plan	See Section 20.10.625	35; except as approved by City Council
EE1	P-R I	1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less.	Other permitted uses, except as otherwise specified in this title	As approved on site develop-ment plan	As approved on site develop-ment plan	As approved on site develop-ment plan	N/A	As approved on site develop-ment plan	As approved on site develop-ment plan	N/A	10 between structures	As approved on site develop-ment plan	N/A	See Section 20.10.360 of this title; setbacks determined by site development plan	N/A	35; except as approved by City Council

	P-R I	1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less.	Apartments and Mixed Use Residential development	4,000	40	100	Multi-family: maximum of 145 units per acre	10	10	N/A	10 between structures	10	N/A	See Section 20.10.360 and 20.10.363	N/A	45; except as approved by City Council
FF	P-R II	1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less.	Single-family detached	4,000	40	100	Maximum of 14 units per acre; lot size maybe reduced by site development plan; see Development Standards in Section 20.10.360	10, except that a 20' driveway must be provided	20	N/A	10 between structures	10	N/A	See Section 20.10.360 of this title; setbacks may be reduced if approved on site development plan	See Section 20.10.625	35; except as approved by City Council
FF.1	P-R II	1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less.	Other permitted uses, except as otherwise specified in this title	As approved on site development plan	As approved on site development plan	As approved on site development plan	N/A	As approved on site development plan	As approved on site development plan	N/A	10 between structures	As approved on site development plan	N/A	See Section 20.10.360 of this title; setbacks determined by site development plan	N/A	35; except as approved by City Council
FF.2	P-R II	1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less.	Apartments and Mixed Use Residential development	4,000	40	100	Multi-family: maximum of 145 units per acre	10	10	N/A	10 between structures	10	N/A	See Section 20.10.360 and 20.10.363	N/A	45; except as approved by City Council
GG	P-C	No minimum	Neighborhood shopping center	As approved on site development plan	As approved on site development plan	As approved on site development plan	See Development Standards in Section 20.10.360 of this title	10	10	N/A	10	10	N/A	Principal access shall be from collector or arterial streets. No access from a residential street.	N/A	25
GG.1	P-C	No minimum	Community shopping center	As approved on site development plan	As approved on site development plan	As approved on site development plan	See Development Standards in Section 20.10.360 of this title	10	10	N/A	10	10	N/A	Principal access shall be from collector or arterial streets. No access from a residential street.	N/A	45
GG.2	P-C	No minimum	Regional shopping center	As approved on site development plan	As approved on site development plan	As approved on site development plan	See Development Standards in Section 20.10.360 of this title	10	10	N/A	10	10	N/A	Principal access shall be from collector or arterial streets. No access from a residential street.	N/A	100' or 8 stories, provided any building over 45' is located at least 300' from any residential or apartment district where the height limit is less than 100'

	P-C	No minimum	Other permitted uses, except as otherwise specified in this title	As approved on site development plan	As approved on site development plan	As approved on site development plan	See Development Standards in Section 20.10.360 of this title	10	10	N/A	10	10	N/A	See Chapter 20.10	N/A	Per approved site development plan
GG.4	P-C	No minimum	Apartments and Mixed Use Residential development	N/A	N/A	N/A	Multi-family: maximum of 145 units per acre	10	10	N/A	10	10	N/A	See Development Standards in Section 20.10.360 and 20.10.363 of this title	N/A	45; except as approved by City Council
HH	P-I	No minimum	All Uses, except as otherwise specified in this title	12,000	80	150	Floor area ratio not to exceed 50%; see Chapter 20.10	15	10, except that all structures shall be a minimum of 25 ft. from an abutting residential or apartment district	N/A	0, except that all structures shall be a minimum of 25 ft. from an abutting residential or apartment district	10	N/A	Where a P-I tract abuts railroad property containing a spur track on the rear or side property line, structures may extend to the property line for the purpose of receiving railroad service.	N/A	No building shall exceed 40', not including machinery rooms, spires, antennas, etc.
II	SRR	1,000 sf	Single-family attached & detached	1,000	N/A	N/A	See Development Standards in Section 20.10.360 of this title	0' when abutting more than 50 ft. street ROW; 20' when abutting 50 ft. or less street ROW	0' when abutting a dedicated alley; 20' when not abutting an alley	N/A	5	5	N/A	Reduction in side yard setbacks may be considered with site plan approval	N/A	35 feet; additional height may be granted by special permit
II.1	SRR	2,400	Two-family	2,400	N/A	N/A	See Development Standards in Section 20.10.360 of this title	0' when abutting more than 50 ft. street ROW; 20' when abutting 50 ft. or less street ROW	0' when abutting a dedicated alley; 20' when not abutting an alley	N/A	5	5	N/A	Reduction in side yard setbacks may be considered with site plan approval	N/A	35 feet; additional height may be granted by special permit
II.2	SRR	3,000	Apartments and Mixed Use Residential development	3000	N/A	N/A	Multi-family: maximum of 145 units per acre	0' when abutting more than 50 ft. street ROW; 20' when abutting 50 ft. or less street ROW	0' when abutting a dedicated alley; 20' when not abutting an alley	N/A	5	5	N/A	Reduction in side yard setbacks may be considered with site plan approval	N/A	45 feet; additional height may be granted by special permit
II.3	SRR	1,000 sf	Other permitted uses, except as otherwise specified in this title	No minimum	No minimum	No minimum	See Development Standards in Section 20.10.360 of this title	0	0	N/A	0	0	N/A	See Chapter 20.10	N/A	35 feet; additional height may be granted by special permit

	R-MU	1 acre; except that City Council may approve a reduction in the minimum district area for a mixed-use development.	Determined by master zoning plan	N/A	N/A	N/A	See Development Standards in Section 20.10.360 of this title	No minimum; determined by master zoning plan	No minimum; determined by master zoning plan	N/A	No minimum; determined by master zoning plan	No minimum; determined by master zoning plan	N/A	See Chapter 20.10	N/A	No maximum; determined by master zoning plan
JJ.1	R-MU	1 acre; except that City Council may approve a reduction in the minimum district area for a mixed-use development.	Apartments and Mixed Use Residential development	No Minimum	No Minimum	No Minimum	Multi-family: maximum of 145 units per acre	No minimum	No minimum	N/A	No minimum	No minimum	N/A	See Development Standards in Section 20.10.360 and 20.10.363 of this title	N/A	No maximum
KK	G-MU	3 acres; except that City Council may approve a reduction in the minimum district area for a mixed-use development.	Determined by master zoning plan	N/A	N/A	N/A	See Development Standards in Section 20.10.360 of this title	No minimum; determined by master zoning plan	No minimum; determined by master zoning plan	N/A	No minimum; determined by master zoning plan	No minimum; determined by master zoning plan	N/A	See Chapter 20.10	N/A	No maximum; determined by master zoning plan
KK.1	G-MU	3 acres; except that City Council may approve a reduction in the minimum district area for a mixed-use development.	Apartments and Mixed Use Residential development	No Minimum	No Minimum	No Minimum	Multi-family: maximum of 145 units per acre	No Minimum	No Minimum	N/A	No Minimum	No Minimum	N/A	See Development Standards in Section 20.10.360 and 20.10.363 of this title	N/A	No Maximum
LL	I-MU	3 acres; except that City Council may approve a reduction in the minimum district area for a mixed-use development.	Determined by master zoning plan	N/A	N/A	N/A	See Development Standards in Section 20.10.360 of this title	No minimum; determined by master zoning plan	No minimum; determined by master zoning plan	N/A	No minimum; determined by master zoning plan	No minimum; determined by master zoning plan	N/A	See Chapter 20.10	N/A	No maximum; determined by master zoning plan
MM	NOS	1 acre; extensions to the original district from a common boundary may be considered in increments of 1 acre or less.	See permitted uses in Section 20.10.385	43,560	N/A	N/A	See Development Standards in Section 20.10.385	10	10	N/A	10	10	N/A	See development standards in Section 20.10.385	N/A	35