

Chapter 21.80 - TABLES

21.80.140 - Table 11: Parking Calculations.

REQUIRED PARKING (See Table 10)

	T2 T3	T4	T4O T5 T5O T6
APARTMENT AND MIXED USE RESIDENTIAL	1.0/dwelling	1.0/dwelling	1.0/dwelling

21.80.150 Table 12: Specific Function & Use.

	T1	T2	T3	T4	T4O	T5	T5O	T6	SD
a. RESIDENTIAL									
Apartment Building		■	■	■	■	■	■	■	■
Mixed-use Residential		■	■	■	■	■	■	■	■
f. OTHER: AGRICULTURE									
Greenhouse	■	■	■						
Stable	■	■							
Kennel	■	■	■	■	■	■	■		
f. OTHER: AUTOMOTIVE									
Roadside Stand	■	■		■					■

21.80.170 Table 14: Summary Table.

	T1 NATURAL ZONE	T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T4O GENERAL URBAN ZONE-OPEN	T5 URBAN CENTER ZONE	T5O URBAN CENTER ZONE-OPEN	T6 URBAN CORE ZONE	SD SPECIAL DISTRICT	
b. BASE RESIDENTIAL DENSITY (see Section 3.8)										
Reserved										
By Right	by Variance	by Variance, <u>145 unit/ac for</u>	6 units/ac. Gross	15 units/ac. Gross	20 units/ac. Gross	24 units/ac. Gross	26 units/ac. Gross	<u>145 unit/ac for Apartment</u>		

				Apartments and Mixed-use Residential uses	145 unit/ac for Apartments and Mixed-use Residential uses	145 unit/ac for Apartments and Mixed-use Residential uses	145 unit/ac for Apartments and Mixed-use Residential uses	145 unit/ac for Apartments and Mixed-use Residential uses	145 unit/ac for Apartments and Mixed-use Residential uses	s and Mixed-use Residential uses			
		f. LOT OCCUPATION											
		Lot Width	not applicable	120 ft. min. Small Lot Development : See Section 20.10.625	50 ft. min 120 ft. max. Small Lot Development : See Section 20.10.625.	20 ft. min 80 ft. max	20 ft. min 450 ft. max	18 ft. min 180 ft. max	18 ft. min 180 ft. max	18 ft. min 700 ft. max		DISPOSITION	
		Lot Coverage	not applicable	30% max. None for Small Lot Development t under Section 20.10.625	60% max. None for Small Lot Development t under Section 20.10.625	70% max. None for Small Lot Development t under Section 20.10.625	90% max. None for Small Lot Development t under Section 20.10.625	90% max. None for Small Lot Development t under Section 20.10.625	90% max. None for Small Lot Development t under Section 20.10.625	100% max			
		g. SETBACKS - PRINCIPAL BUILDING			*only one building in excess of 200 ft. permitted per Pedestrian Shed								
		Front Setback (Principal)	not applicable	48 ft. min. 0 ft. min for Apartments and Mixed-use Residential	20 ft. min. 0 ft. min for Apartments and Mixed-use Residential	0 ft. min 12 ft. max	0 ft. min 12 ft. max	0 ft. min 12 ft. max	0 ft. min 12 ft. max	0 ft. min 8 ft. max			
		Front Setback (Secondary)	not applicable	48 ft. min. 0 ft. min for Apartments and Mixed-	12 ft. min. 0 ft. min for Apartments and Mixed-	6 ft. min 12 ft. max. 0 ft. min 12 ft. max for Apartments	6 ft. min 12 ft. max. 0 ft. min 12 ft. max for Apartments	0 ft. min 12 ft. max	0 ft. min 12 ft. max	0 ft. min 8 ft. max			

				use Residential	use Residential	and Mixed-use Residential	and Mixed-use Residential				
		Side Setback	not applicable	96 ft. min. 0 ft. min for Apartments and Mixed-use Residential	0 ft. or 18 ft. total min	0 ft. min	0 ft. min	0 ft. min 24 ft. max	0 ft. min 24 ft. max	0 ft. min 8 ft. max	
		Rear Setback	not applicable	96 ft. min. 0 ft. min for Apartments and Mixed-use Residential	12 ft. min. 0 ft. min for Apartments and Mixed-use Residential	0 ft. min	0 ft. min	0 ft. min	0 ft. min	0 ft. min	
		k. BUILDING CONFIGURATION (see Table 8)									
		Principal Building	not applicable	2 Stories max	2 Stories max. 4 stories max for Apartments and Mixed-use Residential not to exceed 45 feet max.	3 Stories max. 4 stories max for Apartments and Mixed-use Residential not to exceed 45 feet max.	4 Stories max, 20 ft. min	5 Stories max., 2 min	6 Stories max., 2 min	2 Stories min	

21.80.180 Table 15A. Form-Based Code Graphics - T3.

BUILDING CONFIGURATION (see Table 8)	
a. Principal Building	2 stories max. <u>4 stories max for Apartments and Mixed-use Residential not to exceed 45 feet max.</u>
LOT OCCUPATION	

a. Lot Width	50 ft. min 120 ft. max. <u>Small Lot Development: See Section 20.10.625.</u>
b. Lot Coverage	60% max. <u>None for Small Lot Development under Section 20.10.625</u>
SETBACKS - PRINCIPAL BUILDING	
a. Front Setback (P)	20 ft. min. <u>0 ft. min for Apartments and Mixed-use Residential</u>
b. Front Setback (S)	12 ft. min. <u>0 ft. min for Apartments and Mixed-use Residential</u>
d. Rear Setback	12 ft. min. <u>0 ft. min for Apartments and Mixed-use Residential</u>

21.80.190 Table 15B. Form-Based Code Graphics - T4.

BUILDING CONFIGURATION (see Table 8)	
a. Principal Building	2 stories max. <u>4 stories max for Apartments and Mixed-use Residential not to exceed 45 feet max.</u>
LOT OCCUPATION	
b. Lot Coverage	70% max. <u>None for Small Lot Development under Section 20.10.625</u>
SETBACKS - PRINCIPAL BUILDING	
b. Front Setback (S)	6 ft. min. 12 ft. max. <u>0 ft. min for Apartments and Mixed-use Residential</u>

21.80.200 Table 15C. Form-Based Code Graphics - T4O.

LOT OCCUPATION	
b. Lot Coverage	90% max. <u>None for Small Lot Development under Section 20.10.625</u>
SETBACKS - PRINCIPAL BUILDING	
b. Front Setback (S)	6 ft. min. 12 ft. max. <u>0 ft. min 12 ft. max for Apartments and Mixed-use Residential</u>

21.80.230 Table 16: Special District Standards.

	SD1	SD2	SD3	SD4	SD5	SD6	SD7
b. BASE RESIDENTIAL DENSITY							
By Right	24_ <u>145 unit/ac for Apartments and Mixed-use Residential uses</u>	24_ <u>145 unit/ac for Apartments and Mixed-use Residential uses</u>	NA_ <u>145 unit/ac for Apartments and Mixed-use Residential uses</u>	NA_ <u>145 unit/ac for Apartments and Mixed-use Residential uses</u>	NA_ <u>145 unit/ac for Apartments and Mixed-use Residential uses</u>	48_ <u>145 unit/ac for Apartments and Mixed-use Residential uses</u>	24_ <u>145 unit/ac for Apartments and Mixed-use Residential uses</u>
f. LOT OCCUPATION							
Lot Coverage	NA	NA	90% max. <u>None for Small Lot Development under Section 20.10.625</u>	90% max. <u>None for Small Lot Development under Section 20.10.625</u>	90% max. <u>None for Small Lot Development under Section 20.10.625</u>	100% max.	NA
g. SETBACKS - PRINCIPAL BUILDING							
Rear Setback	0 ft. min.	3 ft. min. <u>0 ft. min for Apartments and Mixed-use Residential</u>	3 ft. min. <u>0 ft. min for Apartments and Mixed-use Residential</u>	3 ft. min. <u>0 ft. min for Apartments and Mixed-use Residential</u>	3 ft. min. or 20 ft. min.** <u>0 ft. min for Apartments and Mixed-use Residential</u>	3 ft. min. <u>0 ft. min for Apartments and Mixed-use Residential</u>	0 ft. min.
j. BUILDING CONFIGURATION							
Principal Building	6 Stories, max.	8 Stories, max.	12 Stories, max.***_	6 Stories, max.***_	3 Stories, max.***_ <u>4 stories max for Apartments and Mixed-use Residential not to exceed 45 feet max.***</u>	NA***	6 stories max.
Outbuilding	NA	NA	3 Stories, max.***_	3 Stories, max.***_	2 Stories, max.***_	NA	NA