

SubCategory	T3				T4				T5				T6										
New Zone	Neighborhood Edge-Wide Lot	Neighborhood Edge	Neighborhood-Deep Setback	Neighborhood-Intermediate Setback		Neighborhood-Intermediate Setback		Neighborhood-Shallow Setback		Main Street		Neighborhood-Shallow Setback		Urban-Shallow Setback		Urban		Main Street		Urban		Urban Core	
Sub-Zone				Limited	Open		Open		Open		Open		Open		Open		Open		Open		Restricted		
Existing Zone																							
Description	To provide housing choices which reinforce the walkable nature of the neighborhood and, in combination with higher-intensity transect zones, support neighborhood-serving retail and service uses near this zone.	To provide housing choices which reinforce the walkable nature of the neighborhood and, in combination with higher-intensity transect zones, support neighborhood-serving retail and service uses near this zone.	To provide housing choices which reinforce the walkable nature of the neighborhood and support neighborhood-serving retail and service uses near this zone.	To provide housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses near this zone, and support public transportation options.	To provide housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses near this zone, and support public transportation options.	To provide housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses near this zone, and support public transportation options.	To provide housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses near this zone, and support public transportation options.	To provide a focal point for neighborhoods that accommodates neighborhood-serving retail, service, and residential uses in compact, walkable urban form.	To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.	To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.	To provide a wide variety of housing choices which reinforce the walkable nature of the neighborhood, support neighborhood-serving retail and service uses adjacent to this zone, and support public transportation options.	To provide a regional or urban neighborhood focal point. This zone accommodates retail, service, and residential uses in compact, walkable urban form.	To provide a vibrant, compact, high-intensity walkable urban environment that provides urban housing choices as well as a wide range of regional-center appropriate uses such as employment, retail, services, entertainment, civic, and public uses. The form and intensity is such that it supports public transportation alternatives with walking and biking as the primary means of getting around and evolves over time.	To provide the most vibrant, compact, high intensity walkable urban environment that provides urban housing choices as well as a wide range of regional-center appropriate uses such as employment, retail, services, entertainment, civic, and public uses. The form and intensity is such that it supports public transportation alternatives with walking and biking as the primary means of getting around, and evolves over time.									
Uses	See Subsection N	See Subsection N	See Subsection N	See Subsection N	See Subsection N	See Subsection N	See Subsection N	See Subsection N	See Subsection N	See Subsection N	See Subsection N	See Subsection N	See Subsection N	See Subsection N	See Subsection N	See Subsection N	See Subsection N	See Subsection N	See Subsection N	See Subsection N	See Subsection N	See Subsection N	See Subsection N
Density du/ac (max)																							
See Zone	See Subsection D	See Subsection D	See Subsection D	See Subsection D	See Subsection D	See Subsection D	See Subsection D	See Subsection D	See Subsection D	See Subsection D	See Subsection D	See Subsection D	See Subsection D	See Subsection D	See Subsection D	See Subsection D	See Subsection D	See Subsection D	See Subsection D	See Subsection D	See Subsection D	See Subsection D	See Subsection D
Intensity (FAR)																							
See Zone	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---
Lot Size sf (min.)																							
front-loaded	8400	7200	5000	4000	3500	3500	3500	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	1800	4000	4000	7500
alley-loaded exce				3000	2625	2625	2625	1350	1350	1350	1350	1350	1350	1350	1350	1350	1350	1350	1350	1350	3000	3000	3000
Impervious Cover																							
	45%	45%	45%	45%	45%	45%	55%	80%	60%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	100%	100%
Building Cover (max)																							
	40%	40%	40%	40%	40%	40%	50%	70%	50%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	95%	95%
Setbacks (min.)																							
front	30'-45'	30'-45'	20'-30'	15'-25'	15'-25'	15'-25'	10'-20'	5'-10'	10'-20'	10'-20'	10'-20'	5'-10'	5'-10'	5'-10'	5'-10'	5'-10'	5'-10'	5'-10'	5'-10'	5'-10'	5'-10'	5'-10'	5'-10'
side street	15'-35'	20'-25'	10'-15'	10'-15'	10'-20'	10'-20'	10'-20'	5'-10'	5'-15'	5'-10'	5'-10'	5'-10'	5'-10'	5'-10'	5'-10'	5'-10'	5'-10'	5'-10'	5'-10'	5'-10'	5'-10'	5'-10'	5'-10'
side interior	5'	5'	5'-15' (max. combined)	5'-15' (max. combined)	5'-15' (max. combined)	5'-15' (max. combined)	8'	0'	10'	0'	0'	0'	0'	0'	0'	0'	0'	0'	0'	0'	0'	0'	0'
back	20'	20'	20'	20'	20'	20'	20'	30'	20'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'	5'
Height (max.)																							
feet (eave/overall)	22'/32'	22'/32'	22'/32'	22'/32'	22'/32'	22'/32'	22'/32'	45'/55'	55'/65'	75'/85'	75'/85'	75'/85'	75'/85'	75'/85'	75'/85'	75'/85'	75'/85'	75'/85'	75'/85'	75'/85'	75'/85'	180'	Unlimited

Sub-Category	Low-Medium Density					Medium High Density				
New Zone	Rural Residential	VLDR	LDR	LMDR	LMDR-Small Lot	MDR	MHDR	HDR	VHDR	MHP
Existing Zone	RR	SF1	SF2	SF3, SF4B	SF4A,	SF5, SF6	MF1, MF2	MF3, MF4	MF5, MF6	MH
Description	Very low-density single family residential on very large lots, large setbacks, and some agricultural uses.	Very low-density single family detached residential on large lots w/ medium-large setbacks.	Low-density single family detached residential on medium lots with medium-large setbacks	Low-medium density single family attached or detached residential on medium lots w/ medium setbacks.	Low-medium density single family attached or detached residential on small lots w/ variable setbacks designed to be compatible with residential areas	Medium density single family attached or detached and multi-family residential on medium lots w/ medium setbacks. located near low-med density single family neighborhoods.	Medium-high density multi-family residential on medium or large lots w/ medium setbacks located near medium density single family neighborhoods.	High density multi-family residential with some services and neighborhood commercial uses allowed. Medium-small setbacks. Located near town or regional centers, transit, or university.	Very high density multi-family residential, group home, and service uses. Medium-small setbacks, located as a transition to higher intensity mixed use areas.	Mobile home parks
Uses	Single Family Detached	Single Family Detached	Single Family Detached	Single Family Detached, Duplex	Single Family Detached, Duplex	Duplex/Townhome	Multi-Family	Multi-family + services	Mutli-family + services	Mobile Home Park(s)
Density *converted from sqft/bedroom to unit/acre										
						12 du/ac	18 du/ac	24 du/ac	54 du/ac	
Lot Size (min)										
	1 acre	10,000	5,750	5,750	3,600	5,750	8,000	8,000	8,000	
Impervious Coverage (max)										
	25%	40%	45%	45%	65%	55%	60%	70%	80%	
Building Coverage (max)										
	20%	35%	40%	40%	55%	40%	50%	60%	70%	
Setbacks (min)										
front	40	25	25	15	10	15	15	10	10	
side street	25	15	15	15	10	15	15	15	15	
side interior	10	5	5	5	5	5	5	5	5	
back	20	10	10	10	5	10	10	10	10	
Height (max)										
feet	35	35	35	35	35	35	40	60	90	

SubCategory	Restricted Commercial				Retail and Office Commercial			Mixed-Use Commercial		Service and Highway Commercial				Special Commercial
New Zone	Neighborhood Commercial		Local Commercial		General Commercial		Regional Commercial	Commercial Core	Downtown Core	Warehouse Commercial	Service Commercial		Highway Commercial	Commercial Rec
Sub-Zone	Limited	Open	Limited	Open	Limited	Open					Limited	Open		
Existing Zone	NO, LO, LR	NO-MU, LO-MU, LR-MU	GO	GO-MU	GR	GR-MU	(rezone GR to CS-CO)	DMU	CBD	W/LO	CS, CS-1	CS-MU, CS-1-MU	CH	CR
Description	Low intensity neighborhood commercial retail and office designed to be compatible with surrounding low density residential neighborhoods and walkable centers focused on a few dense blocks.		Medium intensity localized area serving commercial retail and office providing areas of employment, shopping, and residential. Designed to be ped/bike/transit friendly		Medium intensity regional serving commercial retail, office, entertainment.		Medium-High intensity regional serving retail, office, and entertainment uses. Higher intensity than RC zone, more restrictive in use than SC and HC	High Density regional serving commercial mixed-use acting as cultural/entertainment/civic center of the City. Applicable to the downtown core, and potential other areas of future high intensity development		low intensity Commercial-office-warehousing uses not generating traffic or requiring high levels of visibility. Transition to light-industrial	Commercial-service-Industrial and employment uses not compatible with residential development. Transition to lower intensity commercial centers		Medium-high intensity, large format commercial, retail, office, mixed uses that generate considerable amounts of traffic and are located within close proximity to highways.	Commercial or recreation uses that serve visitors to major recreational areas
Uses	limited Retail, office, medical office, limited services	also allows residential (townhome, duplex) and mixed use (2-3 stories)	Limited Commercial, service, office and medical, excluding uses such as auto sales/repair, restricted services, storage, recreation.	also allows residential (townhome, duplex) and mixed use (2-3 stories)	General Commercial including auto, service type uses not allowed in Local Commercial zone	also allows residential (townhome, duplex) and mixed use	Commercial, service, office. Slight restrictions on uses, commensurate with added intensity.	A variety of retail, restaurant, employment, civic, medical, office, mixed use. More restrictive than Regional Commercial regarding auto and service uses.		Storage and warehousing of commercial goods, may include equipment storage, does not include manufacturing, perishables, or sales	Commercial services, equipment sales/storage, pawnshops, adult business, recycling center	also allows residential (townhome, duplex) and mixed use	Large format mixed use and commercial, civic, visitor uses that benefit from highway visibility such as big-box, hotels, and entertainment centers	Recreation
Density (Du/ac)														
	n/a	12 du/ac	n/a	18 du/ac	n/a	36 du/ac	n/a	no max	no max	n/a	n/a	36 du/ac	54 du/ac	n/a
Intensity (FAR)														
	0.5		1		1		2	5	8	0.5	2		3	0.25
Lot Size (min)														
	5750		5750		5750		5750	n/a	n/a	10,000	5,750		10,000	N/A
Impervious Coverage														
	60%		80%		90%		95%	95%	100%	70%	95%		75%	60%
Building Coverage (n)														
	40%		60%		75%		90%	95%	100%	50%	95%		70%	25%
Setbacks (min)														
front	20		15		10		10	10	0	25	10		30	50
side street	15		15		10		10	10	0	25	10		30	50
side interior	5		5		5		5	5	0	5	5		15	20
back	5		5		5		5	5	0	25	15		15	20
Height (max)														
feet	35		40		60		60	120	no limit	25	60		80	40
stories	2	3	3	4	4		4	TBD	n/a	1	4		5	



Sub-Category	n/a, refer to Zone Category			
New Zone	Flex Industrial	General Industrial	Heavy Industrial	R&D
Existing	LI	IP	MI	R&D
Uses		Communication Service Facilities, Maintenance and Svs, Local Utilities, software development, office, research svcs, extermination svcs	Resource Extraction, recycling center, basic industries, vehicle storage, scrap and salvage	Research located on site w campus-style design; includes light manufacturing, general
Density (max)				
	24 du/ac	n/a	n/a	n/a
Intensity (FAR)				
	2	1	1	1
Lot Size (min)				
	5750	Minimum 1 acre	Minimum 25 acres	5-25 acres
Impervious Coverage (max)				
	80%	80%	80%	50%
Building Coverage (max)				
	75%	50%	75%	40%
Setbacks (min)				
front	10	25	0	25
side street	10	25	0	10
side interior	10	10	10	10
back	10	10	10	10
Height (max)				
feet	60	60	120	90
Other				
Industrial Types	flex maker space, works with live/work, infill option	Intended for limited commercial, administrative or manufacturing with strict development standards	Manufacturing located on large site planned for major industrial developments	research and warehousing

Sub-Category	Other
New Zone	Development Reserve
Existing Zone	DR
Description	
Uses	
Density *converted from sqft/bedroom to unit/acre	
Lot Size (min)	
	10 acre
Impervious Coverage (max)	
	15,000
Building Coverage (max)	
	12,000
Setbacks (min)	
front	25
side street	25
side interior	10
back	10
Height (max)	
feet	35