

Proposed Reorganization of Selected Zoning District Standards

Existing Code Provisions	Proposed Revisions
RR RURAL RESIDENTIAL District	
<p>Sections: 17.14.030 Height limit of buildings and structures. 17.14.040 Minimum development standards.</p>	<p>Sections: 17.14.030 Lot area and dimensions. 17.14.040 Development standards.</p>
<p>17.14.030 Height limit of buildings and structures. The height limit of buildings and structures in the RR district shall be 25 feet.</p>	<p>17.14.030 Lot area and dimensions. Minimum lot area and lot dimensions in the RR District are as follows. A. Minimum lot area is as follows, except that the maximum allowable density shall be determined by the Rural Residential Land Use Designation of the Calistoga General Plan: 1. 80,000 square feet if both on-site water and wastewater disposal are proposed 2. 40,000 square feet if either on-site water or wastewater disposal is proposed 3. 20,000 square feet if city water and wastewater services are provided B. Minimum lot width: 100 feet C. Minimum lot depth: 200 feet</p>
<p>17.14.040 Minimum development standards. The following standards apply to development within the RR district: A. Minimum lot sizes are as follows, except that the maximum allowable density shall be determined by the rural residential land use designation of the Calistoga General Plan: 1. 80,000 square feet if both on-site water and wastewater disposal are proposed. 2. 40,000 square feet if either on-site water or wastewater disposal is proposed. 3. 20,000 square feet if city water and wastewater services are provided. B. Minimum lot width shall be 100 feet. C. Minimum lot depth shall be 200 feet. D. Setbacks from the property lines for main buildings shall be: 1. Front yard: 20 feet. 2. Side yard, interior lot (CMC 17.38.040,</p>	<p>17.14.040 Development standards. The following standards apply to development within the RR District. A. Minimum setbacks for principal buildings are as follows. 1. Front yard: 20 feet 2. Interior side yard: 10 feet, except that 20 feet is required for nonresidential 3. Street side yard, corner lot: 15 feet 4. Street side yard, reverse corner lot: 20 feet 5. Rear yard: 20 feet B. Minimum setbacks for accessory buildings and structures shall be maintained as provided by CMC 17.38.050. C. Maximum lot coverage: 30 percent D. Maximum height of buildings and structures: 25 feet</p>

<p>Exhibit A): 10 feet, except that nonresidential uses require a 20-foot setback from a side interior lot line.</p> <p>3. Street side yard, corner lot (CMC 17.38.040, Exhibit A): 15 feet.</p> <p>4. Street side yard, reverse corner lot (CMC 17.38.040, Exhibit A): 20 feet.</p> <p>5. Rear yard: 20 feet.</p> <p>E. Setbacks for accessory buildings and structures from the property lines and other structures shall be maintained as provided by CMC 17.38.050.</p> <p>F. Maximum coverage of lot by structures, including accessory structures, shall be 30 percent.</p>	
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R-1 AND R-1-10 ONE-FAMILY RESIDENTIAL DISTRICTS

<p>Sections: 17.16.030 Height limit of buildings and structures. 17.16.040 Minimum development standards.</p>	<p>Sections: 17.16.030 Lot area and dimensions. 17.16.040 Development standards.</p>
<p>17.16.030 Height limit of buildings and structures. The height limit of buildings and structures in the R-1 and R-1-10 districts shall be 25 feet.</p>	<p>17.16.030 Lot area and dimensions.</p> <p>A. Minimum lot area and lot dimensions in the R-1 District are as follows.</p> <ol style="list-style-type: none"> 1. Corner lots: 7,000 square feet 2. Interior lots: 6,000 square feet 3. Lot width <ol style="list-style-type: none"> a. Interior: 60 feet b. Corner: 70 feet 4. Lot depth: 100 feet <p>B. Minimum lot area and lot dimensions in the R-1-10 District are as follows.</p> <ol style="list-style-type: none"> 1. Corner lots: 12,000 square feet 2. Interior lots: 10,000 square feet 3. Lot width <ol style="list-style-type: none"> a. Interior: 100 feet b. Corner: 120 feet 4. Lot depth: 100 feet
<p>17.16.040 Minimum development standards. The following standards apply to development within the R-1 and R-1-10 districts:</p> <p>A. Minimum lot area and minimum lot dimensions</p>	<p>17.16.040 Development standards. The following standards apply to development within the R-1 and R-1-10 Districts.</p> <p>A. Minimum setbacks for principal buildings are as</p>

in the R-1 district are as follows:

1. Corner lots: 7,000 square feet.
 2. Interior lots: 6,000 square feet.
 3. Lot width: interior, 60 feet; corner, 70 feet.
 4. Lot depth: 100 feet.
- B. Minimum lot area and minimum lot dimensions in the R-1-10 district are as follows:
1. Corner lots: 12,000 square feet.
 2. Interior lots: 10,000 square feet.
 3. Lot width: interior lot, 100 feet; corner lot, 120 feet.
 4. Lot depth: 100 feet.
- C. Setbacks from the property lines for principal buildings are as follows:
1. Front yard: 20 feet.
 2. Side yards. Side yards shall be not less than one-half the height of the building; provided, that:
 - a. The interior side yard for a one-story building the height of which is less than 15 feet shall not be required to be more than five feet.
 - b. An interior side yard shall be not less than five feet nor be required to be more than 15 feet.
 - c. The side yard for a corner lot (CMC 17.38.040, Exhibit A) shall be not less than 15 feet.
 - d. The side yard for a reverse corner lot (CMC 17.38.040, Exhibit A) shall be not less than 20 feet.
 3. Rear yard: 20 feet.
- D. Setbacks for Accessory Buildings and Structures.
1. Setbacks for accessory buildings and structures from the property lines and other structures shall be maintained as provided by CMC 17.38.050.
 2. Notwithstanding subsection (D)(1) of this section, for garages and carports opening onto a street, the minimum distance between the opening of such garage or carport and the lot line shall be 20 feet.

follows.

1. Front yard: 20 feet
 2. Side yards shall be not less than one-half the height of the building; provided, that:
 - a. The interior side yard for a one-story building the height of which is less than 15 feet shall not be required to be more than 5 feet
 - b. An interior side yard shall be not less than 5 feet nor be required to be more than 15 feet
 - c. Street side yard, corner lot: 15 feet
 - d. Street side yard, reverse corner lot: 20 feet
 3. Rear yard: 20 feet
- B. Minimum setbacks for accessory buildings and structures are as follows.
1. Setbacks for accessory buildings and structures shall be maintained as provided by CMC 17.38.050.
 2. Notwithstanding subsection (B)(1) of this section, for garages and carports opening onto a street, the minimum distance between the opening of such garage or carport and the lot line shall be 20 feet.
- C. Maximum lot coverage: 30 percent, except as provided by CMC 17.38.050
- D. Maximum building height: 25 feet

<p>E. The maximum coverage of a lot by structures, including accessory structures, shall be 30 percent, except as provided by CMC 17.38.050.</p>	
<p>R-2 TWO-FAMILY RESIDENTIAL DISTRICT</p>	
<p>Sections: 17.18.030 Height limit of buildings and structures. 17.18.040 Minimum development standards.</p>	<p>Sections: 17.18.030 Lot area and dimensions. 17.18.040 Development standards.</p>
<p><u>17.18.030 Height limit of buildings and structures.</u> The height limit of buildings and structures in the R-2 district shall be 25 feet.</p>	<p>17.18.030 Lot area and dimensions. Minimum lot area and lot dimensions in the R-2 District are as follows. A. Corner lot area: 10,000 square feet B. Interior lot area: 9,000 square feet C. Lot width 1. Interior: 90 feet 2. Corner: 100 feet D. Lot depth: 100 feet</p>
<p><u>17.18.040 Minimum development standards.</u> The following standards apply to development within the R-2 district: A. Minimum lot area and minimum lot dimensions in an R-2 district are as follows: B. Setbacks for main buildings are as follows: 1. Front yard: 20 feet. 2. Side yards shall be not less than one-half the height of the building; provided, that: a. The interior side yard for a one-story building the height of which is less than 15 feet shall not be required to be more than five feet. b. An interior side yard shall be not less than five feet nor be required to be more than 15 feet. c. The side yard for a corner lot (CMC 17.38.040, Exhibit A) shall be not less than 15 feet. d. The side yard for a reverse corner lot (CMC 17.38.040, Exhibit A) shall be not less than 20 feet. 3. Rear yard: 20 feet. C. Setbacks for Accessory Buildings and Structures.</p>	<p>17.18.040 Development standards. The following standards apply to development within the R-2 District. A. Minimum setbacks for principal buildings are as follows. 1. Front yard: 20 feet 2. Side yards shall be not less than one-half the height of the building; provided, that: a. The interior side yard for a one-story building the height of which is less than 15 feet shall not be required to be more than 5 feet. b. An interior side yard shall be not less than 5 feet nor be required to be more than 15 feet. c. The street side yard for a corner lot shall be not less than 15 feet. d. The street side yard for a reverse corner lot shall be not less than 20 feet. 3. Rear yard: 20 feet B. Minimum setbacks for accessory buildings and structures are as follows. 1. Setbacks for accessory buildings and structures from the property lines and other</p>

<ol style="list-style-type: none"> 1. Setbacks for accessory buildings and structures from the property lines and other structures shall be maintained as provided by CMC 17.38.050. 2. Notwithstanding subsection (C)(1) of this section, for garages and carports opening onto a street, the minimum distance between the opening of such garage or carport and the lot line shall be 20 feet. <p>D. Maximum Lot Coverage. The maximum coverage of a lot by structures, including accessory structures, shall be 40 percent.</p>	<p>structures shall be maintained as provided by CMC 17.38.050.</p> <ol style="list-style-type: none"> 2. For garages and carports opening onto a street, the minimum distance between the opening of such garage or carport and the lot line shall be 20 feet. <p>C. Maximum lot coverage: 40 percent</p> <p>D. Maximum height of buildings and structures: 25 feet.</p>
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R-3 MULTIFAMILY RESIDENTIAL/OFFICE DISTRICT

<p>Sections:</p> <p>17.19.030 Height limit of buildings and structures.</p> <p>17.19.040 Minimum development standards.</p>	<p>Sections:</p> <p>17.19.030 Lot area and dimensions.</p> <p>17.19.040 Development standards.</p>
<p>17.19.030 Height limit of buildings and structures.</p> <ol style="list-style-type: none"> A. The height limit of primary buildings and structures in the R-3 district shall be 25 feet. B. Accessory structures shall be limited to 15 feet in height. 	<p>17.19.030 Lot area and dimensions.</p> <p>Minimum lot area and lot dimensions in the R-3 District are as follows.</p> <ol style="list-style-type: none"> A. Minimum lot area <ol style="list-style-type: none"> 1. Corner lots: 10,000 square feet 2. Interior lots: 9,000 square feet B. Minimum lot width <ol style="list-style-type: none"> 1. Corner lots: 100 feet 2. Interior lots: 90 feet C. Minimum lot depth: 120 feet
<p>17.19.040 Minimum development standards.</p> <p>The following standards apply to development within the R-3 district.</p> <ol style="list-style-type: none"> A. Minimum lot area shall be: <ol style="list-style-type: none"> 1. Corner lots: 10,000 square feet. 2. Interior lots: 9,000 square feet. B. Minimum lot width shall be: <ol style="list-style-type: none"> 1. Corner lots: 100 feet. 2. Interior lots: 90 feet. C. Minimum lot depth shall be 120 feet. D. The maximum coverage of a lot by structures shall be 40 percent. E. The maximum floor area ratio for office uses shall be 0.80. 	<p>17.19.040 Development standards.</p> <p>The following standards apply to development within the R-3 District.</p> <ol style="list-style-type: none"> A. Minimum setbacks for main buildings are as follows. <ol style="list-style-type: none"> 1. Front yard: 15 feet 2. Side yards shall be not less than one-half the height of the building; provided, that: <ol style="list-style-type: none"> a. The interior side yard for a one-story building the height of which is less than 15 feet shall not be required to be more than 5 feet. b. An interior side yard shall be not less than 5 feet nor be required to be more

F. Minimum setbacks for main buildings shall be:

1. Front yard: 15 feet.
2. Side yards shall be not less than one-half the height of the building; provided, that:
 - a. The interior side yard for a one-story building the height of which is less than 15 feet shall not be required to be more than five feet.
 - b. An interior side yard shall be not less than five feet nor be required to be more than 15 feet.
 - c. The side yard for a corner lot (CMC 17.38.040, Exhibit A) shall be not less than 15 feet.
 - d. The side yard for a reverse corner lot (CMC 17.38.040, Exhibit A) shall be not less than 15 feet.
3. Rear yard: 10 feet for one-story buildings, 15 feet for two-story buildings.

G. Minimum Setbacks for Accessory Buildings.

1. For garages and carports opening onto a street, the minimum distance between the opening of such garage or carport and the lot line shall be 20 feet.
2. Setbacks from the property lines for accessory buildings and structures shall be as provided in CMC 17.38.050.

H. A minimum of 300 square feet of usable open space shall be provided for each dwelling unit, subject to the following location and design criteria:

1. Required open space may be group (common) and/or private open space.
2. Each square foot of private open space shall be considered the equivalent of two square feet of group open space and may be so substituted.
3. Private open space located at ground level shall have a minimum area of 150 square feet.
4. Private open space shall be adjacent to the dwelling unit being served.
5. The minimum dimension in any one

than 15 feet.

- c. The street side yard for a corner lot shall be not less than 15 feet.
- d. The street side yard for a reverse corner lot shall be not less than 15 feet.

3. Rear yard: 10 feet for one-story buildings, 15 feet for two-story buildings.

B. Minimum setbacks for accessory buildings are as follows.

1. Setbacks from property lines for accessory buildings and structures shall be as provided in CMC 17.38.050.
2. For garages and carports opening onto a street, the minimum distance between the opening of such garage or carport and the lot line shall be 20 feet.

C. Maximum lot coverage: 40 percent

D. Maximum floor area ratio for office uses: 0.80

E. Maximum height

1. Primary buildings and structures: 25 feet
2. Accessory structures: 15 feet

F. A minimum of 300 square feet of usable open space shall be provided for each dwelling unit, subject to the following location and design criteria:

1. Required open space may be group (common) and/or private open space.
2. Each square foot of private open space shall be considered the equivalent of two square feet of group open space and may be so substituted.
3. Private open space located at ground level shall have a minimum area of 150 square feet.
4. Private open space shall be adjacent to the dwelling unit being served.
5. The minimum dimension in any one direction for any group open space shall be 15 feet.
6. Up to 20 percent of the required open space may be a garden, balcony, deck, or similar usable open space feature located on the

<p>direction for any group open space shall be 15 feet.</p> <ol style="list-style-type: none"> 6. Up to 20 percent of the required open space may be a garden, balcony, deck, or similar usable open space feature located on the roof of a building other than an attached garage or carport. 7. Up to 50 percent of ground level open space may be covered by an overhang or balcony. 8. All required open space shall be planted or shall have a dust-free surface, such as concrete, landscape pavers or similar material. 9. No required open space shall be located in a parking area, driveway, service area or required front yard area. 10. No required open space shall have a slope greater than eight percent. 	<p>roof of a building other than an attached garage or carport.</p> <ol style="list-style-type: none"> 7. Up to 50 percent of ground level open space may be covered by an overhang or balcony. 8. All required open space shall be planted or shall have a dust-free surface, such as concrete, landscape pavers or similar material. 9. No required open space shall be located in a parking area, driveway, service area or required front yard area. 10. No required open space shall have a slope greater than eight percent.
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DC DOWNTOWN COMMERCIAL DISTRICT

<p>Sections: 17.21.060 Development standards.</p>	<p>Sections: 17.21.055 Lot area and dimensions. 17.21.060 Development standards.</p>
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<p>17.21.060 Development standards.</p> <p>The following development standards shall apply in the DC district:</p> <p>A. Minimum Setbacks.</p> <ol style="list-style-type: none"> 1. Principal buildings shall comply with the following setbacks from a property line: <ol style="list-style-type: none"> a. Front: zero feet, unless directly across the street from a residential district, in which case the front setback shall be 20 feet; b. Interior side: zero feet, unless abutting or adjacent to a residential district, in which case the interior side setback shall be five feet; c. Street side: zero feet, unless across the street from a residential district, in which case the street side setback shall be 15 feet; d. Rear: zero feet, unless abutting or adjacent to a residential district, in 	<p>17.21.055 Lot area and dimensions.</p> <p>Minimum lot area and lot dimensions in the DC District are as follows.</p> <ol style="list-style-type: none"> A. Minimum lot area: 5,000 square feet B. Minimum lot width: 30 feet <p>17.21.060 Development standards.</p> <p>The following standards apply to development within the DC District.</p> <p>A. Minimum setbacks</p> <ol style="list-style-type: none"> 1. Principal buildings shall comply with the following setbacks. <ol style="list-style-type: none"> a. Front yard: 0 feet, unless directly across the street from a residential district, in which case the setback shall be 20 feet b. Interior side yard: 0 feet, unless abutting or adjacent to a residential district, in which case the setback shall be 5 feet c. Street side yard: 0 feet, unless across the street from a residential district, in
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which case the rear setback shall be 10 feet.

2. Accessory buildings and structures shall comply with the following setbacks from a property line:
 - a. Front: setback equal to or greater than the principal structure on the lot;
 - b. Interior side: zero feet, unless abutting or adjacent to a residential district, in which case the interior side setback shall be five feet;
 - c. Street side: setback equal to or greater than the principal structure on the lot;
 - d. Rear: zero feet, unless abutting or adjacent to a residential district, in which case the rear setback shall be five feet.

B. Minimum Lot Area and Lot Width.

1. The minimum lot area is 5,000 square feet.
2. The minimum lot width is 30 feet.

C. Maximum Lot Coverage.

1. The maximum lot coverage is 80 percent.
2. Additional lot coverage may be authorized by the Planning Commission by a use permit pursuant to Chapter 17.40 CMC.

D. Maximum Floor Area Ratio. The maximum floor area for nonresidential uses is 200 percent. Floor area devoted to residential uses shall be excluded from this calculation.

E. Minimum Landscaping of Open Space. A minimum of 40 percent of open space on a lot shall be landscaped. Walks, pools, patios and other similar areas may be considered as part of the open space requirement. Parking areas shall not be counted unless special paving or other design features are incorporated.

F. Maximum Height, Number of Stories.

1. Maximum Height.
 - a. Principal Buildings. The maximum height of a principal building is 30 feet, with the following exceptions:
 - i. Where a commercial building abuts or adjoins a parcel in a

which case the setback shall be 15 feet

- d. Rear yard: 0 feet, unless abutting or adjacent to a residential district, in which case the setback shall be 10 feet

2. Accessory buildings and structures shall comply with the following setbacks.

- a. Front yard: Setback equal to or greater than the principal structure on the lot
- b. Interior side yard: 0 feet, unless abutting or adjacent to a residential district, in which case the interior side setback shall be 5 feet
- c. Street side yard: Equal to or greater than the principal structure on the lot
- d. Rear yard: 0 feet, unless abutting or adjacent to a residential district, in which case the rear setback shall be 5 feet

B. Maximum lot coverage

1. Maximum lot coverage: 80 percent
2. Additional lot coverage may be authorized by a use permit pursuant to CMC Chapter 17.40.

C. Maximum floor area ratio

1. Maximum floor area for nonresidential uses: 200 percent
2. Floor area devoted to residential uses shall be excluded from this calculation.

D. Maximum height, number of stories

1. Maximum height
 - a. Principal buildings: 30 feet, with the following exceptions:
 - i. Where a commercial building abuts or adjoins a parcel in a residential district, the maximum height is 25 feet.
 - ii. Taller structures may be approved pursuant to CMC 17.38.030.
 - b. Accessory buildings: 15 feet above grade
2. Maximum number of stories for principal buildings: 2 stories, provided that 3 stories may be authorized by a use permit pursuant

<p>residential district, the maximum height is 25 feet.</p> <p>ii. Taller structures may be approved pursuant to CMC 17.38.030.</p> <p>b. Accessory Buildings. The maximum height of an accessory building is 15 feet above grade.</p> <p>2. Maximum Number of Stories for Principal Buildings.</p> <p>a. Up to two stories are allowed for principal buildings.</p> <p>b. Three stories may be authorized by the Planning Commission by a use permit pursuant to Chapter 17.40 CMC.</p> <p>G. Parking and Access.</p> <p>1. Parking within the front setback or street side setback is prohibited.</p> <p>2. New driveways over any portion of the public sidewalk fronting on Lincoln Avenue between Foothill Boulevard and Fair Way shall require authorization by the Planning Commission through the approval of a use permit pursuant to Chapter 17.40CMC.</p> <p>H. Fixed Place of Business. All retail sales and service establishments shall be conducted within a fixed place of business.</p>	<p>to CMC Chapter 17.40.</p> <p>E. Minimum landscaping of open space: A minimum of 40 percent of open space on a lot shall be landscaped. Walks, pools, patios and other similar areas may be considered as part of the open space requirement. Parking areas shall not be counted unless special paving or other design features are incorporated.</p> <p>F. Parking and access</p> <p>1. Parking within the front setback or street side setback is prohibited.</p> <p>2. New driveways over any portion of the public sidewalk fronting on Lincoln Avenue between Foothill Boulevard and Fair Way shall require authorization by the Planning Commission through the approval of a use permit pursuant to CMC Chapter 17.40.</p> <p>G. Fixed place of business: All retail sales and service establishments shall be conducted within a fixed place of business.</p>
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CC COMMUNITY COMMERCIAL DISTRICT

<p>Sections: 17.22.060 Development standards.</p>	<p>Sections: 17.22.055 Lot area and dimensions. 17.22.060 Development standards.</p>
<p>17.22.060 Development standards.</p> <p>The following development standards shall apply in the CC district:</p> <p>A. Minimum Setbacks.</p> <p>1. Principal buildings shall comply with the following setbacks from a property line:</p> <p>a. Front: 10 feet, unless directly across the street from a residential district, in which case the front setback shall be 20 feet;</p> <p>b. Interior side: zero feet, unless abutting</p>	<p>17.22.055 Lot area and dimensions.</p> <p>Minimum lot area and lot dimensions in the CC District are as follows.</p> <p>A. Minimum lot area: 5,000 square feet</p> <p>B. Minimum lot width: 50 feet</p> <p>17.22.060 Development standards.</p> <p>The following standards apply to development within the CC District.</p> <p>A. Minimum setbacks</p> <p>1. Principal buildings shall comply with the</p>

or adjacent to a residential district, in which case the interior side setback shall be five feet;

- c. Street side: 10 feet, unless across the street from a residential district, in which case the street side setback shall be 20 feet;
- d. Rear: zero feet, unless abutting or adjacent to a residential district, in which case the rear setback shall be 10 feet.

2. Accessory buildings and structures shall comply with the following setbacks from a property line:

- a. Front: Setback equal to or greater than the principal structure on the lot;
- b. Interior side: zero feet, unless abutting or adjacent to a residential district, in which case the interior side setback shall be five feet;
- c. Street side: Setback equal to or greater than the principal structure on the lot;
- d. Rear: zero feet, unless abutting or adjacent to a residential district, in which case the rear setback shall be five feet.

B. Minimum Lot Area and Lot Width.

- 1. The minimum lot area is 5,000 square feet.
- 2. The minimum lot width is 50 feet.

C. Maximum Lot Coverage.

- 1. The maximum lot coverage is 60 percent.
- 2. Additional lot coverage may be authorized by the Planning Commission by a use permit pursuant to Chapter 17.40 CMC.

D. Maximum Floor Area Ratio. The maximum floor area for nonresidential uses is 80 percent. Floor area devoted to residential uses shall be excluded from this calculation.

E. Minimum Landscaping of Open Space. A minimum of 40 percent of open space on a lot shall be landscaped. Walks, pools, patios and other similar areas may be considered as part of the open space requirement. Parking areas shall

following setbacks.

- a. Front yard: 10 feet, unless directly across the street from a residential district, in which case the front setback shall be 20 feet
- b. Interior side yard: 0 feet, unless abutting or adjacent to a residential district, in which case the interior side setback shall be five feet
- c. Street side yard: 10 feet, unless across the street from a residential district, in which case the street side setback shall be 20 feet
- d. Rear yard: 0 feet, unless abutting or adjacent to a residential district, in which case the rear setback shall be 10 feet

2. Accessory buildings and structures shall comply with the following setbacks.

- a. Front yard: Setback equal to or greater than the principal structure on the lot
- b. Interior side yard: 0 feet, unless abutting or adjacent to a residential district, in which case the interior side setback shall be five feet
- c. Street side yard: Setback equal to or greater than the principal structure on the lot
- d. Rear yard: 0 feet, unless abutting or adjacent to a residential district, in which case the rear setback shall be 5 feet

B. Maximum lot coverage

- 1. Maximum lot coverage: 60 percent
- 2. Additional lot coverage may be authorized by a use permit pursuant to CMC Chapter 17.40.

C. Maximum floor area ratio

- 1. Maximum floor area for nonresidential uses: 80 percent.
- 2. Floor area devoted to residential uses shall be excluded from this calculation.

D. Minimum landscaping of open space: A

minimum of 40 percent of open space on a lot shall be landscaped. Walks, pools, patios and

<p>not be counted unless special paving or other design features are incorporated.</p> <p>F. Maximum Height, Number of Stories.</p> <p>1. Maximum Height.</p> <p>a. Principal Buildings. The maximum height of a principal building is 30 feet, with the following exceptions:</p> <p>i. Where a commercial building abuts or adjoins a parcel in a residential district, the maximum height is 25 feet.</p> <p>ii. Taller structures may be approved pursuant to CMC 17.38.030.</p> <p>b. Accessory Buildings. The maximum height of an accessory building is 15 feet above grade.</p> <p>2. Maximum Number of Stories for Principal Buildings.</p> <p>a. Up to two stories are allowed for principal buildings.</p> <p>b. Three stories may be authorized by the Planning Commission by a use permit pursuant to Chapter 17.40 CMC.</p> <p>G. Parking. Parking within the front setback or street side setback may be authorized by the Planning Commission by a use permit pursuant to Chapter 17.40 CMC.</p> <p>H. Fixed Place of Business. All retail sales and service establishments shall be conducted within a fixed place of business.</p>	<p>other similar areas may be considered as part of the open space requirement. Parking areas shall not be counted unless special paving or other design features are incorporated.</p> <p>E. Maximum height, number of stories</p> <p>1. Maximum height</p> <p>a. Principal buildings: 30 feet, with the following exceptions:</p> <p>i. Where a commercial building abuts or adjoins a parcel in a residential district, the maximum height is 25 feet.</p> <p>ii. Taller structures may be approved pursuant to CMC 17.38.030.</p> <p>b. Accessory buildings: 15 feet above grade</p> <p>2. Maximum number of stories for principal buildings: 2 stories are allowed for principal buildings, provided that 3 stories may be authorized by a use permit pursuant to CMC Chapter 17.40.</p> <p>F. Parking within the front setback or street side setback may be authorized by a use permit pursuant to CMC Chapter 17.40.</p> <p>G. Fixed place of business: All retail sales and service establishments shall be conducted within a fixed place of business.</p>
<p>P PUBLIC DISTRICT</p>	
<p>Sections:</p> <p>17.23.030 Height limit of buildings and structures.</p> <p>17.23.040 Lot area requirements.</p>	<p>Sections:</p> <p>17.23.030 Development standards.</p> <p>17.23.040 Other development standards.</p>
<p>17.23.030 Height limit of buildings and structures.</p> <p>Height limit of buildings and structures in a P district shall be 30 feet, except that when P zoned property directly abuts residentially zoned property, all structures within 50 feet of the residential property line shall have a height not to exceed the maximum permitted in the adjacent</p>	<p>17.23.030 Development standards.</p> <p>The following standards apply to development in the P District.</p> <p>A. Setbacks for main buildings and accessory buildings shall be as follows.</p> <p>1. Front yard: 20 feet</p>

<p>residential district.</p>	<p>2. Side and rear yards: No requirement unless adjacent to a residential use or zoning district, wherein a 20-foot building setback is required</p> <p>B. Maximum floor area ratio: 0.80.</p> <p>C. Maximum height of buildings and structures: 30 feet, except that when P-zoned property directly abuts residentially-zoned property, all structures within 50 feet of the residential property line shall have a height not to exceed the maximum permitted in the adjacent residential district.</p>
<p>17.23.040 Lot area requirements.</p> <p>Lot/area requirements in a P district shall be as follows:</p> <p>A. Lot area and lot dimensions: no minimum.</p> <p>B. Floor area ratio: .80.</p> <p>C. Setbacks for main buildings and accessory buildings shall be:</p> <ol style="list-style-type: none"> 1. Front Yard. Each lot shall have a yard of 20 feet; 2. Side and Rear Yard. No requirement unless adjacent to a residential use or zoning designation wherein a 20-foot building setback shall be required. <p>D. Parking requirements, see Chapter 17.36 CMC.</p> <p>E. Fences, hedges or walls, see Chapter 17.52 CMC.</p>	<p>17.23.040 Other development standards.</p> <p>Additional requirements that apply to development in the P District include, but are not limited to, the following:</p> <ol style="list-style-type: none"> A. Off-street parking and loading, per Chapter 17.36 CMC B. General provisions and exceptions, per Chapter 17.38 CMC C. Use permits, per Chapter 17.40 CMC D. Design review, per Chapter 17.41 CMC E. Fences, hedges or walls, per Chapter 17.52 CMC F. Signs and advertising regulations, per Chapter 17.58 CMC
<p>I LIGHT INDUSTRIAL DISTRICT</p>	
<p>Sections:</p> <p>17.26.030 Height limits.</p> <p>17.26.040 Lot area requirements.</p>	<p>Sections:</p> <p>12.26.025 Lot area and dimensions</p> <p>17.26.030 Development standards.</p> <p>17.26.040 Other development standards.</p>
<p>17.26.030 Height limits.</p> <p>Height limit of buildings and structures in an I district shall be 30 feet, except that when I zoned property directly abuts a residential zoning designation all structures within 50 feet of the residential property line shall have a height not to exceed the maximum permitted in the adjacent residential district.</p>	<p>12.26.025 Lot area and dimensions</p> <p>Minimum lot area and lot dimensions in the I District are as follows.</p> <ol style="list-style-type: none"> A. Minimum lot area: 20,000 square feet unless otherwise specifically provided by a use permit B. Minimum lot width: 100 feet C. Minimum lot depth: 200 feet

<p>17.26.040 Lot area requirements.</p> <p>A. Lot area requirements in an I district shall be as follows:</p> <ol style="list-style-type: none"> 1. The minimum lot area shall be 20,000 square feet unless otherwise specifically provided in the use permit; 2. Minimum lot width, 100 feet; 3. Minimum lot depth, 200 feet. <p>B. Maximum coverage of lot by structures shall be 40 percent.</p> <p>C. Setbacks for buildings shall be as specified in the use permit; provided, that where the lot abuts an R district the setbacks shall in no case be less than is required under the yard setback requirements in the abutting R district.</p> <p>D. Parking requirements, see Chapter 17.36 CMC.</p>	<p>17.26.030 Development standards.</p> <p>The following standards apply to development within the I District.</p> <ol style="list-style-type: none"> A. Setbacks for buildings shall be as specified by use permit; provided that where the lot abuts a residential district, the setbacks shall in no case be less than is required under the setback requirements in the abutting residential district B. Maximum lot coverage: 40 percent C. Maximum height limit of buildings and structures: 30 feet; provided that where the lot abuts a residential district, all structures within 50 feet of the residential property line shall have a height not to exceed the maximum permitted in the adjacent residential district
	<p>17.26.040 Other development standards.</p> <p>Additional requirements that apply to development in the I District include, but are not limited to, the following:</p> <ol style="list-style-type: none"> A. Off-street parking and loading, per Chapter 17.36 CMC B. General provisions and exceptions, per Chapter 17.38 CMC C. Use permits, per Chapter 17.40 CMC D. Design review, per Chapter 17.41 CMC E. Fences, hedges or walls, per Chapter 17.52 CMC F. Signs and advertising regulations, per Chapter 17.58 CMC