

**PROPOSED MIXED USE (M-U) DISTRICT DEVELOPMENT STANDARDS
COMPARISON TABLE**

	HEIGHT	LOT AREA	LOT COVERAGE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
MAIN STREET	3 Stories	> 24,000 SF requires CUP	N/A	Same as C-C 0'	Same as C-C 0'	Same as C-C 0'-10'
RESIDENTIAL	3 Stories	> 24,000 SF requires CUP	N/A	≥ the average front yard setbacks of the two nearest buildings	10' per lot.	5'
NORTH G STREET SCALE	3 Stories, No greater than 30' in height within 50' of the rear property line	> 12,000 SF requires CUP	45%-50% ¹	≥ the average front yard setbacks of the two nearest buildings.	5' each side	5'

1. Lot Coverage Mixed Use project with residential 50%, Commercial with no residential 45%;
2. Floor Area Ratio All Sub Areas – Base FAR is 100%, may be increased with bonuses up to 200% (See 40.15.080).
3. Parking for All Sub Areas: Office -1 space per 500 SF; Restaurant – 1 space per 6 Seats; Other Commercial – 1 space per 400 SF; Dwellings, 1 space per efficiency unit, one and two bedroom units; 1.5 spaces per 3 bedroom unit