

DRAFT M-2 Area Zoning
Comparison Table

Zoning Districts	Base Development Level {New zoning districts shaded in blue; others districts show existing regulations}									Allowable with Community Amenities/Benefits					Encouraged Uses			
	Minimum Lot Area	Minimum Lot Width and Depth	Maximum Height	Dwelling Units/Acre	Setbacks	Maximum Building Coverage	Minimum Open Space	Parking	Maximum FAR	Minimum Lot Area	Maximum Height	Building Profile	Maximum Stories	Maximum FAR & DU/Acre				
O – Office [NEW]	25,000 square feet	100 feet	35 feet / 2 stories	N/A	5-25 feet adjacent to street; 10 feet side and rear; 0 feet interior side possible w/ retail frontage	N/A	40%	Up to 3.3 per 1000 square feet; 1 bike per 5000 square feet	45% office 10% commercial	3 acres	110 feet (not including mechanical equipment)	Stepback 15 feet at 45 feet height, plus 10 feet at 60 feet height	6 (10 for hotel)	100% office 25% non-office 175% Hotel	Office, retail, restaurant, hotel			
LS – Life Sciences [NEW]	20,000 square feet				40 feet / 4 stories			Minimum: 20 Maximum: 30	0-20 feet adjacent to street; 10 feet side & rear; 5 feet interior side possible				25%	Max: 1.5 per unit; 1 bike per unit	20 du/ac: 60% 30 du/ac: 90%	70 feet	Stepback 10 feet at 50 feet height	6
R-MU – Mixed Use Residential [NEW]	25,000 square feet		35 feet without CDP		N/A		20 front; 0 rear but 20 feet next to residential; 0-10 feet side	50%	N/A				1/300 square feet	Office 45% Industrial 55%	N/A	N/A	N/A	N/A
M-3 – Commercial Business Park	3 acres	200 feet	45 feet	20 feet		45%	35%	45%; 137.5% with Dev Agreement on parcels >10 ac (office cannot exceed 100%)	Light industrial, research and development, hotel, fitness center									
C-2-B – Neighborhood Commerical, Restrictive	N/A	N/A	30 feet	Maximum: 18.5	10 feet front; 20 feet rear next to residential	60%	10% landscaping	6/1000 square feet	40%; 50% with CUP	Retail; personal, financial, and professional services; restaurants; NEW: residential above ground-floor retail								
C-2-S – Neighborhood Commerical, Special			set per PC	Maximum: 18.5	set per project by Planning Commission				50%	Residential, retail and restaurant								
R-4-S (AHO) – High Density Residential, Special	20,000 square feet	100 feet	40 feet	Minimum: 20 Maximum: 30	10 feet; 5 feet interior side possible	40%	25%	1-2/du (3% EV); 1 bike/unit w/o garage + 1/10 du	20 du/ac: 60% 30 du/ac: 90%	45-degrees at 25 feet height	Attached multifamily residences for all income levels							
P-F – Public Facilities	N/A														Governmental, public utility, and educational facilities			

Blue denotes new zoning.