



## PROPOSED ZONING PACKAGE JANUARY 2015

Proposed Land Use Plan		Potential Zoning <sup>(1)</sup>						
Designation		Density Range (du/ac)	Zone	S.F. of Lot Area per Unit	Max. Density (du/ac)	Max. Height	Max. FAR	Orientation/Character
Residential	Very Low	0-4	RS-1-1	40,000	1	24/30	0.45	Single-family
			RS-1-2	20,000	2	24/30	0.45	Single-family
			RS-1-3	15,000	2	24/30	0.50	Single-family
			RS-1-4	10,000	4	24/30	0.55	Single-family
	Low	5-9	RS-1-6	6,000	7	24/30	0.59	Single-family
			RS-1-7	5,000	9	24/30	0.60	Single-family
	Low Medium	10-14	RX-1-1	4,000	10	30	0.70	Small lot S-family
	Medium	15-29	RM-1-1	3,000	15	30	0.75	Multi-family
			RM-1-2	2,500	17	30	0.90	Multi-family
			RM-2-5	1,500	29	40	1.35	Multi-family
Medium High	30-44	RM-3-7	1,000	44	40	1.80	Multi-family	
Commercial Mixed Use	Neighborhood Mixed Use Low	0 or 15-29	CN-1-3	1,500	29	30	1.0 +0.75 <sup>(2)</sup>	Pedestrian
	Neighborhood Mixed Use Medium	0 or 30-44	CN-1-4	1,000	44	60	1.0 +1.2	Pedestrian
	Community Mixed Use Low	0 or 15-29	CC-3-4	1,500	29	30	1.0 +0.5 <sup>(2)</sup>	Pedestrian
	Community Mixed Use Medium	0 or 30-44	CC-3-6	1,000	44	60	2.0 +2.0	Pedestrian
Commercial	Community Commercial	---	CC-2-1	---	---	30	0.75 +0.75	Strip
	Commercial Office	---	CO-2-1	---	---	45	1.5 +1.5	Neighborhood Scale & Orientation
Industrial	Light Industrial	---	IL-3-1	---	---	---	2.0	light industrial, office, & commercial uses
Park & Open Space	Population Based Park	---	OP-1-1	---	---	---	---	Dedicated Park Land
	Open Space	---	OC-1-1	---	---	---	---	No development
	School Sites	---	RS-1-1	---	1 du /lot	---	---	Restricted Development on Institutional Uses

<sup>(1)</sup> To view the applicable development regulations and footnotes please consult the following sections of the Municipal Code Chapter 13, Zones:

- a. Residential: Chap 13 Art 01 Div 04, Residential Base Zones
- b. Commercial/Commercial Mixed Use: Chap 13 Art 01 Div 05, Commercial Base Zones
- c. Industrial: Chap 13 Art 01 Div 06, Industrial Base Zones
- d. Park & Open Space: Chap 13 Art 01 Div 02, Open Space Base Zones

<sup>(2)</sup> Floor Area Ratio bonus for residential mixed use. Minimum percentage of bonus required for residential use [See Section 131.0546(a)]