Development Standard Worksheet

	Existing Zoning Standards				Alternative Zoning Standards for Discussion		
Standard	**Institutions in SF Zones**	**CS Storefront Commercial**	**CG General Commercial**	**IR Institution Residence [1]**	**IC1 Medical Campus**	**IC2 Urban Higher Ed**	**IC3 Residential Higher Ed**
Minimum Site Area[1]	10,000 sf	na	na	5 acre	10 acres	10 acres	10 Acres
Maximum Res Density[1]	na	na	na	per adj res zones	na	na	per adj res zones
Maximum FAR[1]	0.5 to 1	3 to 1	3 to 1	4 or 2 to 1	3 to 1	3 to 1	0.5 to 1
Maximum Height[1]	50 ft.	45 ft.	45 feet	75/100ft.	75/100 ft	75/100 ft	75/100 ft
Minimum Setbacks From Residential Zoned Property [2]	1 ft for every 2 ft of bldng height, 15 ft min	Table 130-4 below	Table 130-4 below	1 ft for every 2 ft of bldg. height, 10 ft min	Table 130-4 below	Table 130-4 below	1 ft for every 2 ft of bldng height, 15 ft min
Maximum Setbacks from transit st or in a Ped Dist[2]	20 ft	10 ft	10 ft	10 ft	10 ft	10 ft	20 ft
Min/Max. Building Coverage[1]	50% max	50% (min)	85% max	70% max	85% max	85% max	50% max
Max. Building Length[2]			na	na	no	no	no
Min. Landscaped Area[1]	25% site area	None	15% of site area	20% of site area	15% site area	15% site area	25% site area
Buffering from abutting Res Zone[2]	15 ft	5 ft	5 ft	10 ft	10 ft	10 ft	15 ft
" " across street from Res Zone[2]	15 ft	na	na	10 ft	10 ft	10 ft	15 ft

Note 1: These standards regulate inensity of development

Note 2: These campus edge standards might be subject to enhanced development review.

Table 130-4		
Min. Building Setbacks From Residential Zone Lot Lines		
Building Height	Lots abutting a side lot line of an R zone lot	Lots abutting a rear lot line of an R zone lot
15 ft. or less	5 ft.	0 ft
16 to 30 ft.	8 ft.	8 ft.
31 to 45 ft.	11 ft.	11 ft.
46 to 60 ft	14 ft.	14 ft.
61 to 75 ft	*17 ft.*	*17 ft.*
Over 75 ft	*20 ft.*	*20 ft.*