

**Development Standard Worksheet  
August CIZUP Discussion Draft**

<b>Standard</b>
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Existing Zoning Standards			
Institutions in SF Zones	CS Storefront Commercial	CG General Commercial	IR Institution Residence

Alternative Zoning Standards for Discussion		
IC1 Medical Campus	IC2 Urban Higher Ed	IC3 Residential Higher Ed

The five standards below primarily control magnitude of development including the overall height and bulk of the buildings

<b>Minimum Site Area</b>
<b>Maximum FAR</b>
<b>Maximum Height</b>
<b>Building Coverage</b>
<b>Min. Landscaped Area</b>

10,000 sf	na	na	5 acre
0.5 to 1	3 to 1	3 to 1	2 to 1
50 ft.	45 ft.	45 feet	75ft.
50% max	50% (min)	85% max	70% max
25% site area	None	15% of site area	20% of site area

10 acres	10 acres	10 Acres
3 to 1	2 to 1	0.5 to 1
90 ft	75 ft	50 ft
85% max	85% max	50% max
15% site area	15% site area	25% site area

The standards below primarily control the physical relationship of specific buildings to the edges of a development site..

<b>Minimum Setbacks From Residential Zoned Property</b>
<b>Minimum Setback from RX, C,E,I or OS zone</b>
<b>Maximum Setbacks from transit st or in a Ped Dist</b>
<b>Buffering from abutting Res Zone " " across street from Res Zone</b>
Ground Floor Window Stds apply see 33.150.230
Pedestrian Requirements Apply See 33.150.240

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
see above	0	0	see above
20 ft	10 ft	10 ft	10 ft
15 ft	5 ft	5 ft	10 ft
15 ft	na	na	10 ft
NA	yes	yes	NA
NA	Yes	Yes	NA

Table 130-4 below	Table 130-4 below	1 ft for every 2 ft of bldng height, 15 ft min
0	0	See above
10 ft	10 ft	NA
10 ft	10 ft	15 ft
10 ft	10 ft	15 ft
yes	yes	yes
yes	yes	yes

Table 130-4			IR/IC3 Standard
Min. Building Setbacks From Residential Zone Lot Lines			
<b>Building Height</b>	Lots abutting a side lot line of an R zone lot	Lots abutting a rear lot line of an R zone lot	Min setback from Residential Zoned Property
<b>15 ft. or less</b>	5 ft.	0 ft	15 ft.
<b>16 to 30 ft.</b>	8 ft.	8 ft.	8 to 15 ft.
<b>31 to 45 ft.</b>	11 ft.	11 ft.	15 to 22 ft.
<b>46 to 60 ft</b>	14 ft.	14 ft.	23 to 30 ft.
<b>61 to 75 ft</b>	17 ft.	17 ft.	30 to 37 ft.
<b>Over 75 ft</b>	20 ft.	20 ft.	over 37 ft.