

Chapter 18.09 - DENSITY AND DIMENSIONS

Exhibit 5
July 17, 2017

18.09.030 - Table 1—Density and dimensions for commercial and industrial zones.

	NC	DC	CC	RC	MX	LI	BP	HI	LI/BP ^{Note 4,2}
Bulk Regulations									
Maximum Density (dwelling units/net acre)	n/a	None	n/a	n/a	24	n/a	n/a	n/a	n/a
Minimum lot area (square feet)	5,000	Note 1 None	Note 1 None	Note 1 None	1,800	10,000	½ acre	Note 1 None	10 acres
Minimum lot width (feet)	40	Note 1 None	Note 1 None	Note 1 None	Note 1 None	100	100	Note 1 None	Not specified
Minimum lot depth (feet)	40	Note 1 None	Note 1 None	Note 1 None	Note 1 None	Note 1 None	100	Note 1 None	Not specified
Setbacks:									
<u>Commercial and industrial development setbacks shall be as follows, unless along a flanking street of a corner lot. If along flanking street, then the setback must be treated like a front, and provide safe sight distance.</u>									
Minimum front yard (feet) ^{Note 3}	15	Note 5,4	Note 5,4	Note 5,4	Note 3,6	Not specified	15	Note 1 None	5' per 1 foot of building height (200' minimum)
Minimum side yard (feet)	Note 1 None/ 10' ^{Note 1,2}	Note 1 None	Note 1 None	Note 1 None	Note 1 10'	15' or 25' if abutting a residential area	15	Note 1 None	100' for building; 25' for parking
Minimum rear yard (feet)	Note 1 None	Note 1 None	Note 1 None	Note 1 None	Note 1 25'	25'	50	Note 1 None	100' for building; 25' for parking area
Lot Coverage									
Lot coverage (percentage)	85%	Note 1 None	Note 1 None	Note 1 None	Note 1	70%	50%	Note 1 None	1 story (30%) 2 stories
					<u>1 story (60%)</u> <u>2 stories or more (50%)</u>				(40%) 3 stories (45%)
Building Height									
Maximum building height (feet)	2.5 stories; or 35	Note 1 None	Note 1 None	Note 1 None	Note 1 None	acre or less: 35' 1 to 2 acres: 45' 2 acres or more: 60'	Note 1 None	Note 1 None	60

June 20th version inadvertently struck this reference, when Note 5 was amended not stricken.
Intention was to delete all "NOTE 1" and replace it with "None". Other change was to delete "NOTE 2". Other notes were to be renumbered.

Notes:

- ~~1. No limitation.~~
- ~~12. If along a flanking street of corner lot.~~
- ~~3. On corner parcels, (parcels bordered by two or more streets), the setback requirements shall be the same for all street frontages. Front setback restrictions shall apply.~~
- ~~24. The densities and dimensions in the LI/BP zone may be reduced under a planned industrial development. See Chapters 18.20 North Dwyer Creek Residential Overlay and 18.21 Light Industrial/Business Park.~~
- ~~36. Maximum setback at front building line is ten feet.~~
- ~~54. Residential dwelling units shall satisfy the setbacks of CMC Section 18.09.040 Table 2, based on comparable lot size.~~

June 20th version included the term "Existing non-conforming". The change in meaning was not intended and the proposed change is no longer supported.