

Agenda Item

File ID: 4123

Substitute

2/11/2020

Public Hearing: YES NO

Department: Planning and Sustainability

SUBJECT:

Commission District(s): All districts

Application of the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27, Article 2 to correct errors, omissions and clarification

Petition No.: TA-19-1243417

Proposed Use: N/A

Location: N/A

Parcel No.: N/A

Information Contact: Marian Eisenberg

Phone Number: 404-371-4922

PURPOSE:

Application of the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27, Article 2, to correct errors, omissions and clarifications. The amendment affects all properties throughout DeKalb County.

RECOMMENDATION:

COMMUNITY COUNCIL: (12/2019) CC-1 No Quorum; CC-2 Approval; CC-3 No Quorum; CC-4 Denial; CC-5 No Vote. (10/2019) CC-1 Approval; CC-2 Denial; CC-3 No Quorum; CC-4 Denial; CC-5 No Vote. (8/2019) CC-1 Approval; CC-2 Deferral; CC-3 No Vote; CC-4 Denial; CC-5 Approval

PLANNING COMMISSION: (1/7/20) Approval; (11/5/19 Full Cycle Deferral; (9/10/19) Full Cycle Deferral.

STAFF RECOMMENDATION: (2/11/2020) Approval, (1/7/2020) Approval (11/2019) Full Cycle Deferral.

PLANNING STAFF ANALYSIS: 1/7/2020) Approval (11/5/19) Full Cycle Deferral. This text amendment seeks to correct errors, omissions and clarifications throughout the DeKalb County Zoning Ordinance, Chapter 27, Article 2. (9/10/19) Full Cycle Deferral.

PLANNING COMMISSION VOTE: (1/7/2020) Approval 8-0-1. A. Atkins moved, P. Womack, Jr. seconded for Approval per Staff recommendation. J. Johnson abstained. (11/5/19) Full Cycle Deferral 7-0-0. J. West moved. A. Atkins seconded for a full cycle deferral, per Staff recommendation.; (9/10/19) Full Cycle Deferral 8-0-0. J. West moved, P. Womack, Jr. seconded for a full cycle deferral, per Staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (12/2019) CC-1 No Quorum; CC-2 Approval 5-0-0; CC-3 No Quorum; CC-4 Denial 11-0-0, because the amendment included more than scrivener's errors, which should be discussed at a broader public meeting with all community council districts before approval; CC-5 No Vote, meeting time expired. (10/2019) CC-1 3-0-0 Approval; CC-2 Denial 6-0-0; Council felt that this text amendment were major changes to Article 2 and not scrivener's errors; CC-3 No Quorum; CC-4 Denial 9-0-0. Council recommended denial since the changes were not correcting scrivener's errors but were instead changing

development standards that should be reviewed in a larger public hearing setting. CC-5 Time Expired: No
Vote. (8/2019) CC-1 Approval; CC-2 Deferral; CC-3 No Recommendation; CC-4 Denial; CC-5 Approval.

AN ORDINANCE

AN ORDINANCE TO AMEND THE CODE OF DEKALB COUNTY, GEORGIA,
AS REVISED 1988, CHAPTER 27, ARTICLE 2, PERTAINING TO CLARIFICATION
OF ZONING DISTRICT REQUIREMENTS, AND FOR OTHER PURPOSES.

WHEREAS, the Board of Commissioners of DeKalb County is vested with authority to regulate land use through the adoption of planning and zoning ordinances which reasonably relate to the public health, safety, morality and general welfare of the County and its citizens; and

WHEREAS, County staff has determined various tables in Chapter 27, Article 2 require amendment for clarify and to resolve apparent conflicts; and

NOW, THEREFORE, be it ordained by the Board of Commissioners of DeKalb County, Georgia, and it is hereby ordained by the authority of the same, that Chapter 27, Article 2 of the Code of DeKalb County, Georgia, as Revised 1988, be amended as follows:

PART I: ENACTMENT

Section 2.2.1 of the Code of DeKalb County, as revised 1988, shall be amended by deleting Table 2.2 in its entirety and substituting in lieu thereof the new Table 2.2, attached hereto as Exhibit 1:

* * *

Sec. 2.2.1. – Dimensional Requirements.

* * *

Note to codifier: please delete Table 2.2 and insert in its place the new Table 2.2, attached hereto as Exhibit 1.

* * *

Section 2.11.2 of the Code of DeKalb County, as revised 1988, shall be amended by deleting Table 2.4 in its entirety and substituting in lieu thereof the new Table 2.4, attached hereto as Exhibit 2:

* * *

Sec. 2.11.2. – Dimensional Requirements.

* * *

Note to codifier: please delete Table 2.4 and insert in its place the new Table 2.4.

attached hereto as Exhibit 2.

* * *

Section 2.18.3 of the Code of DeKalb County, as revised 1988, shall be amended by deleting Table 2.17 in its entirety and substituting in lieu thereof the new Table 2.17, attached hereto as Exhibit 3:

* * *

Sec. 2.18.3. – Mixed-Use Dimensional Requirements.

* * *

Note to codifier: please delete Table 2.17 and insert in its place the new Table 2.17, attached hereto as Exhibit 3.

* * *

Section 2.21.1 of the Code of DeKalb County, as revised 1988, shall be amended by deleting Table 2.21 in its entirety and substituting in lieu thereof the new Table 2.21, attached hereto as Exhibit 4.

* * *

Sec. 2.21.1. – District requirements, standards and criteria.

* * *

Note to codifier: please delete Table 2.21 and insert in its place the new Table 2.21, attached hereto as Exhibit 4.

* * *

Section 2.22.1 of the Code of DeKalb County, as revised 1988, shall be amended by deleting Table 2.22 in its entirety and substituting in lieu thereof the new Table 2.22, attached hereto as Exhibit 5:

* * *

Sec. 2.22.1. – District requirements, standards and criteria.

* * *

Note to codifier: please delete Table 2.22 and insert in its place the new Table 2.22, attached hereto as Exhibit 5.

* * *

Section 2.23.1 of the Code of DeKalb County, as revised 1988, shall be amended by deleting Table 2.23 in its entirety and substituting in lieu thereof the new Table 2.23, attached

hereto as Exhibit 6:

* * *

Sec. 2.23.1. – Dimensional Requirements, standards and criteria.

* * *

Note to codifier: please delete Table 2.23 and insert in its place the new Table 2.23, attached hereto as Exhibit 6.

* * *

Section 2.24.1 of the Code of DeKalb County, as revised 1988, shall be amended by deleting Table 2.2 in its entirety and substituting in lieu thereof the new Table 2.24, attached hereto as Exhibit 7:

* * *

Sec. 2.24.1. – Dimensional Requirements.

* * *

Note to codifier: please delete Table 2.2 and insert in its place the new Table 2.24, attached hereto as Exhibit 7.

* * *

PART II. EFFECTIVE DATE

This ordinance shall become effective upon adoption by the Board of Commissioners and approval by the Chief Executive Officer.

PART III. SEVERABILITY

Should any section or provision of this ordinance be declared by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not affect the validity of the ordinance as a whole, nor any part thereof, other than the part so declared to be invalid or unconstitutional.

PART IV. REPEAL OF CONFLICTING ORDINANCES

This ordinance amends the zoning ordinance of DeKalb County, and all other conflicting ordinances or resolutions are hereby repealed, provided that nothing herein shall be construed as repealing the conditions of use, operation, or site development accompanying permits lawfully

issued under previous ordinances or resolutions, and provided further that modification or repeal of those past conditions of approval may be accomplished as authorized and provided by the requirements of this zoning ordinance.

ADOPTED by the DeKalb County Board of Commissioners, this _____ day of _____, 2020.

STEPHEN R. BRADSHAW
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County, this _____ day of _____, 2020.

MICHAEL L. THURMOND
Chief Executive Officer
DeKalb County, Georgia

ATTEST:

BARBARA NORWOOD-SANDERS, CCC
Clerk to the Board of Commissioners and
Chief Executive Officer
DeKalb County, Georgia

APPROVED AS TO SUBSTANCE:

APPROVED AS TO FORM:

ANDREW BAKER
Planning & Sustainability Director

VIVIANE H. ERNSTES
County Attorney

EXHIBIT 1

Table 2.2 Residential Zoning Districts Dimensional Requirements

Residential Single-Family Zoning Districts								
KEY:								
Housing Types: SF: Single-Family, TF: Two-Family, TRF: Three-Family, MF: Multi-Family								
Character Areas: RC: Regional Center, TC: Town Center, NC: Neighborhood Center, SUB: Suburban								
Element	RE	RLG	R-100	R-85	R-75	R-60	MHP	
Lot Dimensions (minimum)								
Lot area (square feet)	43,560 (1 acre)	20,000	15,000	12,000	10,000	6,000/3,500 cottage	Parks: 20 acres Lots: 4,000	1 (footer #1)
Lot width, street frontage (feet)	150	65	100	85	75	60	Parks: 400 Lots: 50	1
Lot width at building line (feet)	150	65	100	85	75	60	N/A	1
Lot width fronting cul-de-sac (feet)	35	35	35	35	35	35	N/A	1
Lot coverage (maximum %)	25	30	35	35	35	35	10 Enhanced-25% of 10	1
Building Setbacks (minimum) Subject to Article 5, Averaging Requirements								
Front, Single Lots in Existing Development	Front setback established by average, existing setbacks on street. See Art. 5.2.1.C							
Front Major arterial (feet)	60	70	50	50	45	30	Parks: 250 Lots: 10	1

Front minor arterial (feet)	50	60	40	40	35	20	150	1
Front collector and all other streets (feet)	45	55	35	35	30	If RC/TC/NC: 15 If SUB: 20	100	1
Front with alley access(feet)	N/A	25	25	25	25	10	Parks: N/A Lots: 10	1
Side - interior building setback (feet)	20	10	10	8.5	7.5	7.5	Parks: 50 Lots: 7.5	1
Side - corner lot on public street (feet) ²	Same as district indicates front setback, following street type along the corner side property line							
Rear (feet)	40	40	40	40	40	30	Parks: 40 ⁴ Lots: 7.5	1
Unit Size, heated living area (minimum)								
Unit size (square feet)	2,000	2,000	2,000	1,800	1,600	1,200 If cottage: 800—1,200	N/A	1
Height (maximum)								
Main building (feet) (Residential infill overlay = 28 feet)	35	35	35	35	35	35	35	1
Accessory building (feet)	24	24	24	24	24	24	N/A	1
Open Space (minimum %)								
Open space ³ (percent)	20	20	20	20	20	20	20 10	1

1 See division 10 of this article

2 See article 5, corner lots section for reduction eligibility

3 Open space requirements shall apply to new subdivisions if project is > 5 acres or > 36 units
(chapter 14)
4 100 feet if adjacent to property zoned or used for residential purposes

EXHIBIT 2

**Table 2.4 Medium and High Density Residential Zoning Districts
Dimensional Requirements**

Medium and High Density Residential					
<p>KEY:</p> <p>Housing Types: SFD: Single-Family Detached, SFA: Single-Family Attached, TTF: Two/Three-Family, MF: Multi-Family, MU: Mixed-Use, U-SF: Urban Single-Family</p> <p>Character Areas: RC: Regional Center, TC: Town Center, TN: Traditional Neighborhood, NC: Neighborhood Center, SUB: Suburban</p>					
Elements	RSM	MR-1	MR-2	HR-1	HR-2 and HR-3
Overall Site Requirements (minimum, unless otherwise specified)					
Dwelling units per acre (maximum base density and maximum possible with bonuses)	4—8	8—12	12—24	24—40	HR-2: 40—60 HR-3: 60—120
Open space required (minimum %) ¹	20	20	15	15	15
Transitional buffers (feet)	See article 5				
Lot Requirements (minimum, unless otherwise specified)					
Single-Family Detached Conventional (SFD) ²					
Lot area (square feet) ²	5,000/2,000 cottage	5,000/2,000 cottage	5,000/2,000 cottage	Not permitted	Not permitted
Lot width, street	50/20 cottage and	45/20 cottage	40/20 cottage	Not	Not

frontage (feet) ²	Urban SF	and Urban SF	and Urban SF	permitted	permitted
Lot coverage (maximum % per lot or total parcel acreage)	50	60	65	Not permitted	Not permitted
Single-Family Attached (SFA)					
Lot area (square feet)	1,000	1,000	1,000	1,000	1,000
Lot width (feet)	25	25	20	20	20
Lot coverage (maximum % per lot or total parcel acreage)	70	80	85	85	85
Urban Single-Family (detached)					
Lot area (square feet)	1,350	1,350	1,000	1,000	1,000
Lot width (feet)	25	25	20	20	20
Lot coverage (maximum % per lot or total parcel acreage)	70	80	85	85	85
Two/Three-Family (TTF)					
Lot area (square feet)	4,000	4,000	4,000	Not permitted	Not permitted
Lot width (feet)	60	55	50	Not permitted	Not permitted

Lot coverage (maximum % per lot or total parcel acreage)	50	55	55	Not permitted	Not permitted
Multi-Family (MF) and Mixed-Use (MU)					
Lot width, street frontage (feet)	Not permitted	100	100	100	100
Lot coverage (maximum % of total parcel acreage)	Not permitted	65	75	85	85
Building Setbacks: SF and SFA for Individual Internal Lots; MF, SFA, MU for Overall Site****					
From arterials (min. and max. feet)	All: min. 20, max. 30	SFD: min. 15, max. 25 Other: 10—20	All: min. 10, max. 20	All: min. 10, max. 20	All: min. 10, max. 20
Front - all other streets by character area (min. feet)	RC/NC/TC: 15 SUB: 20	0 - Determined only by utility placement, ROW, and streetscape (article 5)			
Front with alley access (min. feet)	10	SFD & TTF: 10 SFA & MF: 5	SFD & TTF: 10 SFA & MF: 5	5	5
Side - interior lot (feet) ³	SFD & TTF: 3 ft. with minimum 10 ft. separation between buildings; SFA; N/A; MF & MU; N/A; U-SF; 0 ft. side setback with minimum 3 ft. separation between building				
Side - corner lot on public street (feet)	Same as front setback (see also article 5, corner lot)				
Rear without alley (feet)	SFD: 20; SFA: 15; TTF: 15; All others: 20	SFD: 20; SFA: 15; MF & MU: 20; MF: 20; CM/OF/MU: 15 (see also transitional buffers, article 5)			
Rear with alley (feet)	10	10	10	10	10

Unit Size, heated living area (square feet, minimum)					
Single-Family Detached (SFD)- Conventional	1,200	1,200	1,000	Not permitted	Not permitted
Single-Family Detached (SFD)- Cottage	800	800	800	Not permitted	Not permitted
Single-Family Attached (SFA) ³	1,200	1,200	1,000	1,000	Not permitted
Urban Single-Family (U-SF) Detached ³	1,100	1,100	1,100	1,100	Not permitted
Two/Three-Family (TTF)	1,000	1,000	1,000	1,000	Not permitted
Multi-Family (MF) ³	Not permitted for new developments	650	650	650	650
Height (maximum and whichever is less when indicated as stories or feet) ⁴					
Single-Family Detached (SFD) Except Res Infill Overlays = 28 feet	35 feet	35 feet	35 feet	Not permitted	Not permitted
Single-Family Attached (SFA) and Urban Single-Family (U-SF) ³	45 feet	45 feet	45 feet	Not permitted	Tables 2.13 and 2.15

Two/Three-Family (TTF) ⁴	35 feet	35 feet	45 feet	Not permitted	Not permitted
Multi-Family (MF) ⁴	N/A	60 feet	Table 2.9 ⁴	Tables 2.13 and 2.15 ⁴	Tables 2.13 and 2.15 ⁴
Mixed-Use (MU) ⁴	N/A	60 feet	Table 2.9 ⁴	Table 2.11 ⁴	Tables 2.13 and 2.15 ⁴

1 Open space requirement shall apply to new residential development if project is > 5 acres or ≥ 36 units (see chapter 14). See article 5 for enhanced open space requirements.

2 Where two numbers are indicated, the first number is the standard and the second number applies only to housing type that is indicated, e.g., cottage or urban SF.

3 See Article 5 for building separation and minimum multi-family, single family attached unit size details; Urban-SF with 0' side setback must meet fire walls, sprinklers and any other fire code applicable to attached townhouse dwellings.

4 Table refer to bonus height

EXHIBIT 3

Table 2.17 Mixed-Use Zoning Districts Dimensional Requirements

Mixed-Use Districts				
KEY: Development Types: SFD: Single-Family Detached, SFA: Single-Family Attached, TTF: Two/Three-Family, MF: Multi-Family, U-SF: Urban Single-Family, MU: Mixed-Use, CM: Commercial, OF: Office Character Areas: SUB: Suburban, TN: Traditional Neighborhood, NC: Neighborhood Center, TC: Town Center, RC: Regional Center				
Element	MU-1	MU-2	MU-3	MU-4 and MU-5
Overall Site Requirements (minimum, unless otherwise specified)				
Dwelling units per acre (with bonus)	4—8	8—12	12—24	MU-4=24—40; MU-5=40—120
Minimum street frontage for site (feet)	75	75	50	50
Minimum site size	0	0	0	0
Overall site setback rear (feet)	20	20	20	10
Overall site setback side (feet)	15	15	15	N/A (Art. V buffers apply)
Open space required (minimum %) ¹	10% of total parcel acreage	10% of total parcel acreage	10% of total parcel acreage	10% of total parcel acreage
Transitional buffers (feet)	See article 5			
Required minimum mix of uses				
Non-residential (percentage square	10%	15%	20%	20%

footage of building)				
Residential (percentage square footage of building)	15%	10%	0	0

Individual Lot Dimensions by Residential Type (minimum, unless specified)

Single-Family Detached (SFD)

Lot area (square feet)	3,500	3,500/2,000 cottage	3,500	Not permitted
Lot width (feet)	35	35/20	35	Not permitted
Lot coverage (maximum percentage)	55	55	55	Not permitted

Single-Family Attached (SFA) and Urban Single-Family

Lot area (square feet)	1,000	1,000	1,000	1,000
Lot width (feet)	20	16	16	20
Lot coverage (maximum % per lot or total parcel acreage)	50%	75%	80%	90%

Two/Three-Family (TTF)

Lot area (square feet)	4,000	4,000	4,000	4,000
Lot width (feet)	55	55	55	55
Lot coverage (maximum % per lot	55	55	75	75

or total parcel acreage)				
Multi-Family (MF) - See Building Type Standards in article 5				
Lot area (square feet)	12,500	12,500	12,500	12,500
Lot width (feet)	1 bldg: 50 2 or more bldgs: 100	1 bldg: 50 2 or more bldgs: 100	1 bldg: 50 2 or more bldgs: 100	1 bldg: 50 2 or more bldgs: 100
Lot coverage (maximum percentage)	N/A	N/A	N/A	N/A
Building Setbacks (minimum, unless specified)				
Single-Family Detached and Two-Family				
Front (feet)	Min. 10/Max. 25	Min. 5/Max. 20	Min. 5/Max. 20	Not permitted
Side - interior lot (feet)	7.5	7.5	7.5	Not permitted
Side - corner lot on public street (feet)	15	15	15	Not permitted
Rear (feet)	10	10	10	Not permitted
Rear - w/alley (feet)	15	10	10	Not permitted
Single-Family Attached and Urban Single-Family				
Front (feet)	Min. 10/Max. 20, Min. 5/Max. 10 with alley garage	Min. 10/Max. 20, Min. 5 with alley garage	No Min./Max	No Min./Max.
Side - interior lot (feet)	N/A	N/A	No Min./Max.	No Min./Max.

Side - corner lot on public street (feet)	Min. 10/Max. 20	Min. 10/Max. 20	10	5
Rear (feet)	20	15	10	10
Rear - w/alley (feet)	15	10	5	5
Mixed-Use/Commercial/Multi-Family²				
Front (feet)	Min. 10/Max. 50	Min. 10/Max. 50	No Min./Max.	No Min./Max.
Side - interior lot (feet)	Min. 10./Max. 20	Min. 10./Max. 20	No Min./Max.	No Min./Max.
Side - corner lot on public street (feet)	20	15	No Min./Max.	No Min./Max.
Rear (feet)	15, 0 if parking deck, liner building or party wall present	10, 0 if parking deck, liner building or party wall present	10, 0 if parking deck, liner building or party wall present	10, 0 if parking deck, liner building or party wall present
Rear - w/alley (feet)	10	10	5	5
Unit Size, heated living area (minimum, unless specified)				
Single-Family Detached (square feet)	1,200	1,200/800 cottage	1,200/800 cottage	Not permitted
Single-Family Detached, Urban (square feet)	1,000	1,000	1,000	1,000
Two- and Three-Family (square feet)	1,000	1,000	1,000	Not permitted
Single-Family Attached (square feet)	850	850	850	850

Multi-Family - one bedroom (square feet)	550	500	500	500
Multi-Family - two bedroom (square feet)	700	650	650	650
Multi-Family - three bedroom (square feet)	850	800	800	800
Accessory Dwelling (square feet)	800	800	800	800
Live/Work (residential portion square feet)	400	400	400	400

- 1 See article 5 for enhanced open space requirements
- 2 See article 5 for building separation details

EXHIBIT 4

Table 2.21. MU-3 Character Area and Bonus Residential Density Maximum

Character Area	MU-3 Dwelling Units per Acre	
	Base Max	Bonus Max
Town Center	12	24
Regional Center	12	24
Neighborhood Center	12	24
All other character areas	12	24

- B. Section 2.19.8 regarding retail size restrictions shall not apply.
- C. Height restrictions apply to the MU-3 (Mixed-Use Low-Medium Density) District based on a relationship of density, as achieved through bonuses, in accordance with Tables 2.9 or 2.11, as applicable.

EXHIBIT 5

Table 2.22. MU-4 Character Area and Bonus Residential Density Maximum

Character Area	MU-4 Dwelling Units per Acre	
	Base Max	Bonus Max
Town Center	24	40
Regional Center	24	40
Office Park	24	30
Highway Corridor	24	30

- B. Height restrictions apply to the MU-4 (Mixed-Use High Density) District in accordance with Table 2.9, 2.11, or 2.13, as applicable.

EXHIBIT 6

Table 2.23. MU-5 Character Area and Bonus Residential Density Maximum

Character Area	MU-5 Dwelling Units per Acre	
	Base Max	Bonus Max
Town Center	40	60
Regional Center	40	120

B. Height restrictions apply to MU-5 in accordance with Table 2.13 and 2.15, as applicable.

EXHIBIT 7

Table 2.24 Non-Residential Zoning Districts Dimensional Requirements

Non-Residential Districts								
KEY:								
Character Areas: RC: Regional Center, TC: Town Center, NC: Neighborhood Center, SUB: Suburban								
Element		OI	NS	C-1	C-2	OD	M	M2
Overall Site Requirements (minimum, unless otherwise specified)								
Dimensional Requirements								
Lot area (min. square feet)	7,500	20,000	20,000	20,000	30,000	30,000	30,000	2 acres for heavy ind. & uses req'g SLUP, 1 acre for all other uses
Single-Family Attached Lot Area (Avg. per dwelling unit sq. ft.)	4,000	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted	Not permitted
Lot width, street frontage (feet)	75	100	100	100	100	100	100	150
Lot coverage (maximum percentage)	80	80	80	TC/RC: 90 All other: 80	TC/RC: 90 All other: 80	80	80	80
Open Space Requirements								

Sites with 5,000—39,999 sq. ft. gross floor area (minimum %)	15	15	15	10	10	15	15 20	15 20
Sites with 40,000 [sq. ft.] gross floor area (minimum %)	20	20	20	20	20	20	20	20
Transitional buffer (feet)	Article 5, division 4							

Building Setback Requirements (minimum, unless otherwise specified)

Urban Character Areas (Town Center, Regional Center)

Front arterials (min./max. feet)	20/60	20/50	10/60	20/60	20/60	Not permitted	Not permitted	Not permitted
Front - all other streets (min./max. feet)	10/60	10/60	5/60	10/60	10/60	Not permitted	Not permitted	Not permitted
Side - interior lot (feet)	20	20	20	15	15	Not permitted	Not permitted	Not permitted
Side - corner lot on public streets (feet)	30	15	15	30	30	Not permitted	Not permitted	Not permitted
Rear (feet)	20	20	20	20	20	Not permitted	Not permitted	Not permitted

All Other Character Areas

Front arterial (feet)	40	60	30	60	60	75	60	60
Front - all other streets (feet)	30	50	20	50	50	75	60	60
Side - interior lot (feet)	20	20	20	20	20	20	20	20
Side - corner lot on public streets (feet)	40	50	15	50	50	50	60	60
Rear (feet)	30	30	20	30	30	30	30	30

Unit Size (residential: heated living area)

Floor area of attached dwelling unit or Multi-Family (min. sq. ft.)	1,000	1,000	Not permitted	Not permitted	Not permitted	Not permitted	1,000	Not permitted
Floor area of live/work dwelling unit (residential portion only - min. sq. ft.)	650	650	650	650	Not permitted	Not permitted	650	Not permitted
Floor area per individual building (maximum sq. ft.)(non-res)	N/A	N/A	50,000	No maximum	No maximum	No maximum	No maximum	No maximum

Height (maximum without a special land use permit (SLUP))²

Height (feet) ⁴	35 feet	70 feet ^{1,3}	35 feet	35 feet	35 feet	35 feet	**	**
Transitional height plane (see article 5)	No	Yes	No	No	No	Yes	Yes	Yes

1 If located next to single-family residential and the building will exceed 35 feet in height, the transitional buffer from adjacent to SF residential shall be increased 50%.

2 Fire department and rescue services must approve over 3 stories to assure adequacy of fire protection facilities.

3 5 story/70 feet if in an activity center, 35 feet outside an activity center, unless obtaining a SLUP for up to 70 feet.

4 A Special Land Use Permit (SLUP) is required to exceed maximum height, unless otherwise indicated.

5. Enhanced open space is not required for commercial, office and industrial land uses.