



## Article 7. District Standards

### 30-7-5 Commercial, Public and Institutional Districts

#### 30-7-5.1 General Dimensional Standards

**Table 7–14 Commercial, Public and Institutional Districts  
Dimensional Requirements (1)**

	C-N	C-L	C-M	C-H	CB	O	PI	PNR
<b>Lot Dimensions</b>								
Minimum Lot Size (sq. ft.)	6,000	N/A	N/A	N/A	N/A	N/A	5 Acres	10 Acres
Minimum Lot Depth (ft.)	100	100	100	100	N/A	100	N/A	300
Minimum Lot Width (ft.)	60	80(2)	75(2)	100(2)	N/A	60(2)	150(2)	300
<b>Setbacks (minimum ft.)</b>								
Minimum Street Setback (ft.)	0	15	15 (9)	15 (9)	0	15	15	50
<b>Minimum Side and Rear Setback (ft.)</b>								
Adjacent to RM-5, RM-8, and all R- Districts	5	15	15	35	10(4)	15	35	35
Adjacent to All Other Districts	0(3)	10	0(3)	0(3)	0(3)(4)	0(3)	20	35
<b>Build-To Line</b>								
Distance from edge of street right of way (ft.)	5	N/A	N/A	N/A	5	N/A	N/A	N/A
Percentage of facade that must be located on or in front of the build-to-line	65(5)(6)	N/A	N/A	N/A	100(5)(6)	N/A	N/A	N/A
<b>Bulk (maximum)</b>								
<b>Height (ft.) / Number of Stories</b>								
Adjacent to Residential Districts	50/3	50/3	50(7)	50(7)	50(7)	50(8)	50(7)	50/3
Adjacent to All Other Districts	50/3	50/3	150	No limit	No limit	80	No limit	50/3

**Notes:**

- (1) Dimensional requirements in this table may be modified by overlay district requirements.
- (2) All lots must be in compliance with the city's **Driveway Manual**.
- (3) No setback is required. If setback is provided it must be a minimum of 5 feet.  
For uses adjacent to or oriented to existing or planned greenways, setback must be at the edge of the associated greenway easement or at least 5 ft. from the greenway pavement, whichever is greater.
- (4) Zero feet, unless otherwise expressly stated by the Downtown Design Overlay standards (see 30-7-8.5).
- (5) Build-to requirements apply only to new buildings constructed after June 30, 2010.
- (6) Build-to requirements may be modified per 30-7-1.5(B).
- (7) Maximum height without additional setbacks. Building height may be increased provided that one additional foot of setback is provided for each foot of building height above 50 feet.
- (8) Maximum height without additional setbacks. Building height may be increased up to a maximum of 80 feet, provided that one additional foot of setback is provided for each foot of building height above 50 feet.
- (9) Street setback may be reduced to 10 feet for uses adjacent to or oriented to existing or planned greenways (as shown on the adopted BiPed Plan). If this reduced setback is used the urban landscaping requirements of 30-10-3 will apply.



## **Article 9. General Development Standards**

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### **30-9-2 Integrated Multiple Use Developments**

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#### **30-9-2.1 Purpose**

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The Integrated Multiple Use Development (IMUD) standards of this section are intended to give property owners the option of organizing a development that contains multiple buildings as a subdivision (with separate lots, parcels or outparcels) or as a condominium (with separate ownership), with the overall goal of accommodating multiple building developments with a unified design and function.

#### **30-9-2.2 Applicability**

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Property owners may elect to use the integrated multiple use development standards of this section for any development that meets both of the following criteria:

- A. contains 2 or more nonresidential establishments organized and managed to function as a unified whole; and
- B. features all of the following:
  - 1. common driveways;
  - 2. common parking,
  - 3. common sign plan, and
  - 4. common landscape plan.

#### **30-9-2.3 Common Features**

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A development qualifying as an integrated multiple use development will be treated as a single zone lot for purposes of providing required off-street parking, required planting yards, required street access, dimensional requirements, tree conservation, and signs, even if separate parcels are included within the development.

- A. Compliance with off-street parking requirements and tree conservation requirements will be evaluated by considering the development as a whole; compliance will not be evaluated on a parcel-by parcel-basis.
- B. If required planting yards are provided along the development perimeter, including street frontages, and parking lot landscaping requirements are met, planting yards are not required along property lines and lease lines between parcels within the integrated multiple use development.

#### **30-9-2.4 Plat and Notice Requirements**

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If the owner of a development elects to organize the development as an integrated multiple use development, a plat must be recorded displaying a prominent note identifying it as such and explaining that the property must be developed with common driveways and off-street parking and be subject to a master/common sign plan, common landscaping plan and a tree conservation plan. The note must further state that should the

property cease to conform to the definition of an integrated multiple use development, the property will then be in violation of this ordinance and must be retrofitted with conventional parking and landscaping, even if doing so requires the removal of previously installed improvements.

**Table 12–13: Drainage Maintenance and Utility Easement Width**

Cubic feet per second in 100-year storm	Drainage maintenance and utility easement width (feet)
5–17	30, centered
18–70	60, centered
> 70	50 on each side, as measured from top of bank

4. The drainage maintenance and utility easement must be centered on the drainageway unless the Technical Review Committee approves other easement alignments because of topographic conditions.
5. In cases of severe topography or other obstacles, additional width may be required to assure reasonable ease of maintenance.
6. If the Technical Review Committee determines that suitable access to the drainage maintenance and utility easement is not provided, access must be guaranteed by a suitably located access easement not less than 20 feet in width.
7. It is solely the owner’s responsibility to maintain all streams and all required stream buffers located within the easement.
8. If the City Council determines that it is in the public interest to alter the typical required channel section and/or profile of the stream to improve flow, the city may enter the property within the indicated access or drainage maintenance and utility easement and carry out the necessary work without liability for damage to the property or improvements located within the easement.
9. No buildings or structures, except for water-related improvements, may be placed or constructed within the access or drainage maintenance and utility easement except as expressly allowed as easement encroachments. Drives, parking areas, or other improvements may be constructed no closer than 2 feet horizontally from the top of any back slope along any open watercourse.
10. The stream buffer requirements of [30-12-3.9](#) apply along all intermittent and perennial streams.

### **30-12-8.2 Minimum Open Space Requirements**

**A. Applicability**

The minimum open space requirements of this subsection apply to all of the following:

1. PUDs;
2. Mixed-use developments;
3. Residential subdivisions in the R-7 district in excess of 5 acres in area;
4. Cluster developments;
5. Townhouses and residential condominium developments; and
6. Other multi-family residential developments.

**B. Minimum Amounts**

Minimum open space requirements are as follows:

**Table 12–14: Minimum Open Space Requirements**

Classification	Minimum Open Space Requirement
Residential PUD (density=less than 5 units per acre)	20% of site area
Residential PUD (density=5 to 17 units per acre)	15% of site area
Residential PUD (density=17.01 to 35 units per acre)	10% of site area

**Table 12–14: Minimum Open Space Requirements**

Classification	Minimum Open Space Requirement
Residential PUD (density=more than 35 units per acre)	5% of site area
Nonresidential components of PUDs	10% of gross floor area
Subdivisions in R-7 district (over 5 acres)	850 square feet per dwelling unit
Cluster Developments	15% of gross site area
Multi-family Developments (gross site area of less than 3 acres)	250 square feet per dwelling unit
Multi-family Developments (gross site area of 3 acres or more)	435 square feet per dwelling unit
Developments in the AO, UMU and NS Districts	15% of gross site area when using the Urban Landscaping requirements of 30-12-8.2(C)1, General, and 30-12-8.2(C)3, All Other (Non-PUD) Development.

**C. Standards**

**1. General**

The following standards apply to all required open space areas:

- a. No more than 50% of a site’s total open space may be located in the floodway or floodway fringe.
- b. Stormwater facilities and drainageway areas, designed and improved as an amenity may be counted towards open space requirements.
- c. In addition to common elements owned by an owners' association, parkland, and drainageway and open space dedicated to the public, the following areas may be counted toward satisfying minimum open space may requirements:
  - i. tree conservation areas;
  - ii. landscaped courtyards, rooftop gardens, plazas, pocket parks, and similar areas with a minimum area of 300 square feet that provide pedestrian amenities;
  - iii. paths and trails at least 10 feet in width and associated pedestrian amenities; and
  - iv. public sidewalks at least 6 feet in width and landscaped and associated public pedestrian amenities.
- d. Streets, drives, parking lots and other areas that are not generally usable for recreation purposes or that do not provide visual, aesthetic, or environmental amenities may not be counted toward satisfying open space requirements.
- e. For the purpose of these open space provisions, pedestrian amenities include decorative, commercial quality street furniture, benches and seats, fountains, planters, sculpture and other public art, bicycle racks (that do not impede pedestrian circulation), and/or similar improvements.
- f. Open space must be provided for each phase of a phased development in a cumulative amount sufficient to satisfy the open space requirements for the subject phase of development and all preceding phases of development.

**2. Planned Unit Developments**

In addition to the general open space standards of 30-12-8.2(C)1), planned unit developments are subject to the following additional open space standards:

- a. Open space within a planned unit development must be open to the air and not enclosed within a building or structure.
- b. To qualify as open space, land shall be usable and accessible as follows:

- i. A minimum of 75% of the provided open space must be usable and not occupied by streets, drives, parking areas, or structures other than recreational structures.
  - ii. All property owners in the planned unit development must have access to the open space by means of a public street, a private street, a private drive, or an all-weather walkway in an easement a minimum of 20 feet in width.
- c. Up to 50% of the required open space for a planned unit development may be contained within a public park with active recreational facilities or other public recreational opportunities available such that the usable portion of said park is located within 1,320 feet of the planned unit development, as measured along a system of public sidewalks and crosswalks.
- i. The Technical Review Committee may grant a Type 2 Modification in accordance with 30-4-11 for off-site opportunities located within 1,600 feet when they find that equal or better performance will result, with regard to nature and extent of either existing or proposed sidewalk enhancements or other pedestrian amenities located along the route.
  - ii. If a portion of the route does not contain a sidewalk, the Technical Review Committee may grant a Type 2 Modification in accordance with 30-4-11 when they find that equal or better performance will result, with regard to the pedestrian’s ability to safely traverse the non-sidewalk portion of the route.
- d. When the Parks and Recreation Director determines that there is either the need for or an opportunity to purchase property for park purposes or enhance existing city property for public park or usable public open space purposes within 2 miles of the planned unit development, the developer may provide a fee in lieu of providing up to 50% of the required open space. Fees submitted in lieu of required open space must be in an amount equal to that of the average market value for actual city property purchased within the past 3 years for generally comparable property located within 5 miles of the planned unit development. Property values may be adjusted based on generally accepted appraisal practices. All fees collected by the city pursuant to this subsection must be deposited in an appropriate account and used only for the purchase of property for park purposes, or enhancing the existing city property for park purposes. Use of submitted funds must be coordinated with other park projects. If the use of the fee in lieu option is determined to not be appropriate by the Parks and Recreation Director, this option is permitted and the planned unit development must provide the required amount of open space through other allowed means.

**3. All other (non-PUD) Development**

In addition to the general open space standards of 30-12-8.2(C)1), non PUD developments are subject to the following additional open space standards:

- a. Only areas accessible at no charge, at least 24 feet in width and 1,000 square feet in area may be counted toward minimum open space requirements.
- b. The Technical Review Committee may grant a Type 2 Modification in accordance with 30-4-11 to reduce the open space requirements of this section (30-12-8.2) for non-PUD developments.

**30-12-8.3 Open Space Requirements Within Watershed Critical Areas**

Developments within watershed critical areas (See 30-12-4) shall provide open space in accordance with the following minimum percentages:

Table 12–15: Watershed Critical Area Open Space Requirements	
Tier	Minimum Open Space Requirement
Tier 1	90%