

***Development Standards Reference Table
Urban Mixed Use (UMU) Zoning District***

	Required/Permitted	Proposed	Code Section
<i>Building Height</i>	45 feet	32 feet and 1 inch	17.19.120
<i>Stories</i>	3 stories	1 stories	17.19.120
<i>Fence height</i>	No requirement to have a fence when not adjacent to residential uses 42 inches in front yard setback (first 10') 6 feet in all other areas	No fence or wall proposed.	17.12.070
<i>Floor Area Ratio (FAR) (non-residential)</i>	Minimum 1.5 Maximum 3.0	.28 FAR	17.19.120
<i>Landscaping (non-residential)</i>	<ul style="list-style-type: none"> • Front - 10 feet max • Street Side – 10 feet max • Interior side and rear yards - 0 feet or, when adjacent to perpendicular parking, 5 feet • Parking area screening from a public street minimum 10 feet wide and maintained at 36 inches high, minimum 5 gallon • Trash Enclosures requires to be screened from view on three sides by a six foot high masonry wall and a view obscuring self latching gate. • Trees provided at a rate of 1 tree for each 30 lineal feet 	<ul style="list-style-type: none"> • 49 feet and 1.5 inches • 1 foot and 7 inches • 5 feet • 30 feet wide • Trash and equipment enclosures fully screened by a six foot masonry wall and view obscuring gates • 10 trees proposed, 	<ul style="list-style-type: none"> • 17.19.120 • 17.19.120 • 17.19.120 • 17.19.120 • 17.19.190 • 17.19.160.C(1)

	<p>of landscaped area, minimum of half of which must be 24 inch box and half must be minimum of 15 gallon containers, 9 trees required</p> <ul style="list-style-type: none"> • Interior surface parking lot, trees provided at a rate of 1 tree for every 4 parking spaces located in planters with a minimum width of 5 feet, minimum size of 24 inch box. 8 trees required • Street trees required based on the City's Street Tree Master Plan and location requirements, no street trees required 	<p>minimum of 36 inch box</p> <ul style="list-style-type: none"> • 23 trees proposed, minimum of 10 foot planters and all trees minimum size of 36 inch box • None proposed 	<ul style="list-style-type: none"> • 17.19.160.C(3)(b) • 17.19.160.C(5)(a)
<i>Lot frontage</i>	Not specified for existing lots	167 feet	17.19.130
<i>Lot depth</i>	Not Specified for existing lots	257 feet	17.19.130
<i>Parking (non-residential)</i>	2.5 vacuum bays/wipe down bays per every 20 feet of car wash tunnel, plus 3 spaces per 1,000 SF of GFA not including tunnel 21 spaces required	31 spaces provided	Table 17.34.060.B
<i>Setback, Front</i>	10 feet max	49 feet and 1.5 inches	17.19.120
<i>Setback, Rear</i>	0 feet	63 feet	17.19.120
<i>Setback, Street Side</i>	10 feet max	1 foot and 7 inches	17.19.120
<i>Setback, Side Interior</i>	0 feet	96 feet and 10 inches	17.19.120