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

|  | Required/Permitted | Proposed | Code Section |
| :---: | :---: | :---: | :---: |
| Building Height | 45 feet | 32 feet and 1 inch | 17.19.120 |
| Stories | 3 stories | 1 stories | 17.19.120 |
| Fence height | No requirement to have a fence when not adjacent to residential uses 42 inches in front yard setback (first 10') <br> 6 feet in all other areas | No fence or wall proposed. | 17.12.070 |
| Floor Area Ratio (FAR) (non-residential) | Minimum 1.5 <br> Maximum 3.0 | . 28 FAR | 17.19 .120 |
| Landscaping (nonresidential) | - Front - 10 feet max <br> - Street Side - 10 feet max <br> - Interior side and rear yards - 0 feet or, when adjacent to perpendicular parking, 5 feet <br> - Parking area screening from a public street minimum 10 feet wide and maintained at 36 inches high, minimum 5 gallon <br> - 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. <br> - Trees provided at a rate of 1 tree for each 30 lineal feet | - 49 feet and 1.5 inches <br> - 1 foot and 7 inches <br> - 5 feet <br> - 30 feet wide <br> - Trash and equipment enclosures fully screened by a six foot masonry wall and view obscuring gates <br> - 10 trees proposed, | - 17.19.120 <br> - 17.19.120 <br> - 17.19.120 <br> - 17.19.120 <br> - 17.19.190 <br> - 17.19.160.C(1) |


|  | 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 <br> - 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 <br> - Street trees required based on the City's Street Tree Master Plan and location requirements, no street trees required | minimum of 36 inch box <br> - 23 trees proposed, minimum of 10 foot planters and all trees minimum size of 36 inch box <br> - None proposed | - 17.19.160.C(3)(b) <br> - 17.19.160.C(5)(a) |
| :---: | :---: | :---: | :---: |
| Lot frontage | Not specified for existing lots | 167 feet | 17.19.130 |
| Lot depth | Not Specified for existing lots | 257 feet | 17.19.130 |
| Parking (nonresidential) | 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 |
| Setback, Front | 10 feet max | 49 feet and 1.5 inches | 17.19.120 |
| Setback, Rear | 0 feet | 63 feet | 17.19.120 |
| Setback, Street Side | 10 feet max | 1 foot and 7 inches | 17.19.120 |
| Setback, Side Interior | 0 feet | 96 feet and 10 inches | 17.19.120 |

