

# Exhibit A

**Table 17.12.020B  
MULTIFAMILY, MOBILE HOMES AND NONRESIDENTIAL USES**

Zoning Districts	Min. Lot Area (sq. ft.)	Max. Density (units per acre)	Max. FAR	Max. ISR	Min. Rear Setback (in ft.)	Min. Side Setback (in ft.)	Max. Height at Setback Line (in ft.)	Slope of Height Control Plane (V to H)
AG	5 acres	Doesn't apply	0.40	0.60	20	30	20	2 to 1
AR2a	2 acres	Doesn't apply	0.40	0.60	20	30	20	2 to 1
RS80, R80	80,000	Doesn't apply	0.40	0.60	20	30	20	2 to 1
RS40, R40	40,000	Doesn't apply	0.40	0.60	20	25	20	2 to 1
RS30, R30	30,000	Doesn't apply	0.40	0.60	20	25	20	2 to 1
RS20, R20	20,000	Doesn't apply	0.40	0.60	20	20	20	2 to 1
RS15, R15	15,000	Doesn't apply	0.40	0.60	20	20	20	2 to 1
RS10, R10	10,000	Doesn't apply	0.40	0.60	20	15	20	2 to 1
R8, R8-A	8,000	Doesn't apply	0.50	0.70	20	15	20	2 to 1
RS7.5, RS7.5-A	7,500	Doesn't apply	0.50	0.70	20	15	20	2 to 1
R6, R6-A	6,000	Doesn't apply	0.60	0.70	20	15	20	2 to 1
RS5, RS5-A	5,000	Doesn't apply	0.60	0.70	20	15	20	2 to 1
RS3.75, RS3.75-A	3,750	Doesn't apply	0.60	0.70	20	15	20	2 to 1
RM2, RM2-NS	None	2	0.40	0.60	20	20 See Note 3	20	2 to 1
RM4, RM4-NS	None	4	0.40	0.60	20	10 See Note 3	20	2 to 1

RM6, RM6- NS	None	6	0.60	0.70	20	10 See Note 3	20	2 to 1
RM9, RM9- NS	None	9	0.60	0.70	20	10 See Note 3	20	2 to 1
RM15, RM15- NS	None	15	0.75 See Note 2	0.70	20	10 See Note 3	20	2 to 1
RM20, RM20- NS, OR20, OR20- NS	None	20	0.80 See Note 2	0.70	20	5 See Note 3	30	2 to 1
RM40, RM40- NS, OR40, OR40- NS	None	40	1.00 See Note 2	0.75	20	5 See Note 3	45	2 to 1
RM60, RM60- NS	None	60	1.25 See Note 2	0.80	20	5 See Note 3	65	1.5 to 1
MHP	2.0 acres	9	See Ch. 17.16	See Ch. 17.16	See Ch. 17.16	See Ch. 17.16	See Ch. 17.16	No plane
DTC	See Ch. 17.37	See Ch. 17.37	See Ch. 17.37	See Ch. 17.37	See Ch. 17.37	See Ch. 17.37	See Ch. 17.37	See Ch. 17.37

**Note 1:** Street setbacks are listed in Table 17.12.030A and 17.12.030B.

**Note 2:** No maximum FAR applies to multifamily developments in the RM15, RM15-NS, RM20, RM20-NS, RM40, RM40-NS, RM60, RM60-NS, OR20, OR20-NS, OR40, OR40-NS districts.

**Note 3:** Within the urban zoning overlay district, any attached townhomes or rowhouses with alley access to required off-street parking, may have a zero-foot side setback (1) on internal lot lines between units, or (2) where the side of a unit is adjacent to an area having a minimum width of ten feet that is shown on the final site plan as an open space area or a required landscape buffer yard, provided that each unit has a private yard and no more than eight units are contained in any single-structure. This note shall not apply to the DTC district.

**Note 4:** [Reserved.]

**Note 5:** [Reserved.]

**Note 6:** Within the urban zoning overlay district, any proposed development that does not meet the setback standards within this table may apply for a special exception as provided for in Sections 17.12.035.A and 17.12.035.D. This note shall not apply to the DTC district.

**Note 7:** When a right-of-way dedication is required for an existing lot or parcel along an existing street that could be subdivided into two or more lots that would each meet the minimum lot requirements for the zoning district prior to the dedication of right-of-way, the minimum lot

area shall be considered to be the area prior to the dedication. The newly created lots shall meet all other bulk standards of the Zoning Code based on the dimensions after the dedication of the right-of-way.

**Note 8:** In RS3.75-A, RS5-A, RS7.5-A, R6-A and R8A districts, the following standards shall apply:

a. Access and Driveways.

1. Where existing, access shall be from an improved alley only. Where no improved alley exists, one driveway within the street setback may be permitted.
2. For a corner lot, the driveway shall be located within thirty feet of the rear property line.
3. Parking, driveways and all other impervious surfaces in the required street setback shall not exceed twelve feet in width.

b. Garages.

1. Detached. The front of any detached garage shall be located behind the rear of the primary structure. The garage door of a detached garage may face the street.
2. Attached. The garage door shall face the side or rear property line.

c. A minimum raised foundation of 18—36" is required.

**Table 17.12.020D**

**MULTI-FAMILY, MIXED USE AND NONRESIDENTIAL ALTERNATIVE ZONING DISTRICTS**

Zoning District	Min. Lot Area	Max. Density	Max. FAR (see Note 1)	Max. ISR (see Note 2)	Min. Rear Setback (in ft.)	Min. Side Setback (in ft.)	Max. Height in Build-to Zone	Min. Step-back	Max. Height	Build-to Zone (in ft.) (See Note 3)
MUN-A, MUN-A-NS	None	Doesn't apply	0.60	0.80	20	None req.	3 stories in 45 feet	15 feet	4 stories in 60 feet	0—15 in the UZO, 0—80 outside of the UZO
MUL-A, MUL-A-NS	None	Doesn't apply	1.00	0.90	20	None req.	3 stories in 45 feet	15 feet	4 stories in 60 feet	0—15 in the UZO, 0—80 outside of the UZO
MUG-A, MUG-A-NS	None	Doesn't apply	3.00	0.90	20	None req.	5 stories in 75 feet	15 feet	7 stories in 105 feet	0—15
MUI-A, MUI-A-NS	None	Doesn't apply	5.00	1.00	None req.	None req.	7 stories in 105 feet	15 feet	15 stories in 150 feet	0—15
RM9-A, RM9-A-NS	None	9	0.60 See Note 8	0.70	20	10 See Note 3	30 feet	15 feet	35 feet	0—15 in the UZO, 0—80 outside of the UZO
RM15-A, RM15-A-NS	None	15	0.75 See Note 8	0.70	20	10 See Note 3	30 feet	15 feet	35 feet	0—15 in the UZO, 0—80 outside of the UZO
RM20-A, RM20-A-NS,	None	20	0.80 See Note 2	0.70	20	5 See Note 3	30 feet	15 feet	45 feet	0—15 in the UZO, 0—80

OR20-A, OR20-A-NS										outside of the UZO
RM40-A, RM40-A-NS, OR40-A, OR40-A-NS	None	40	1.00 See Note 1	0.75	20	5 See Note 3	45 feet	15 feet	60 feet	0—15
RM60-A, RM60-A-NS	None	60	None	0.80	20	5 See Note 3	65 feet	15 feet	90 feet	0—15
RM80-A, RM80-A-NS	None	80	None	0.90	20	5	65 feet	15 feet	90 feet	0—15
RM100-A, RM100-A-NS	None	100	None	0.90	20	5	65 feet	15 feet	90 feet	0—15
ORI-A, ORI-A-NS	None	Doesn't apply	3.00	0.90	20	None req.	65 feet	15 feet	105	0—15
CN-A, CN-A-NS	None	Doesn't apply	0.25	0.80	20	None req.	2 stories in 30 feet	Doesn't apply	2 stories in 30 feet	0—15 in the UZO, 0—80 outside of the UZO
CL-A, CL-A-NS	None	Doesn't apply	0.60	0.90	20	None req.	3 stories in 45 feet	15 feet	4 stories in 60 feet	0—15 in the UZO, 0—80 outside of the UZO
CS-A, CS-A-NS	None	Doesn't apply	0.60	0.90	20	None req.	3 stories in 45 feet	15 feet	4 stories in 60 feet	0—15 in the UZO, 0—80 outside of the UZO

**Note 1:** The area of any parcel dedicated as right-of-way as part of a related development process may be used to calculate FAR or density for the applicable property. No maximum

FAR applies to multi-family developments in the RM9-A and RM9-A-NS thru RM40-A and RM40-A-NS and OR20-A, OR20-A-NS, OR40-A, OR40-A-NS, ORI-A, ORI-A-NS districts.

**Note 2:** Within the urban zoning overlay district, any attached townhomes or rowhouses with alley access to required off-street parking, may have a zero-foot side setback (1) on internal lot lines between units, or (2) where the side of a unit is adjacent to an area having a minimum width of ten feet that is shown on the final site plan as an open space area or a required landscape buffer yard, provided that each unit has a private yard and no more than eight units are contained in any single-structure.

**Note 3:** Alternative zoning districts shall have the following standards apply to the location of a building and its associated parking:

- a. Sidewalks shall be constructed to the standard of the Major and Collector Street Plan or, if on a local street, to local street standards. The build-to zone for alternative zoning districts shall be measured from the Standard right-of-way line as established by the table entitled "Standard Street Right-of-Way Widths" in the Major and Collector Street Plan. Streets included in the Major and Collector Street Plan are not eligible for the in-lieu fee in Section 17.20.120.D.
- b. A parcel located at the intersection of two public streets shall have a building occupy the corner of the parcel that is bounded by the two intersecting public streets subject to the "Notes" of this table, which apply to both frontages.
- c. A primary entrance to the building shall be located along the building façade within the build-to zone.
- d. Street Level Parking Decks. Parking decks located at street level shall have no less than seventy-five percent of the lineal street frontage devoted to office or nonparking commercial uses, or in districts that only permit residential uses, residential uses at a minimum depth of twenty feet. A minimum of fifty percent of that wall area shall be glazed. That floor area shall be excluded from the calculation of floor area ratio.
- e. The zoning administrator may allow necessary adjustments to the build-to zone when existing utilities or utility easements are within the build-to zone and unusual circumstances require that the utilities cannot be relocated or easements reduced. Upon allowing an adjustment to the build-to zone, the zoning administrator may also allow adjustments to the rear setback and landscape buffer yard as authorized by Table 17.24.230, to provide for a necessary building area. The zoning administrator may allow necessary adjustments to the build-to zone, rear setback and landscape buffer yard based on the nature of the existing and future land uses and site conditions in the general vicinity after receiving a written recommendation from the planning department and any relevant department or agency.
- f. For first floor residential uses, a minimum raised foundation of 18—36" is required.
- g. Glazing on the first floor of any public street frontage shall be a minimum of forty percent for nonresidential uses and a minimum of twenty-five percent for residential uses. Glazing on the upper floors of any public street frontage shall be a minimum of twenty-five percent.
- h. In the UZO:
  - i. Where an improved alley exists, primary vehicular access shall be taken from the alley.

- ii. Any unimproved alley abutting the property that would provide direct access to an improved alley or street shall be constructed as the primary vehicular access.
  - iii. A parcel that is sixty feet wide or greater shall have the front facade of the building extend across at least sixty percent of the parcel's frontage.
  - iv. A parcel less than sixty feet wide shall have the building's front facade extend across the full width of the parcel in mixed-use, office and commercial districts.
  - v. If an improved alley is not present or required, an opening of up to twenty-six feet wide shall be permitted, regardless of the requirements of subsections iii and iv above.
  - vi. Parking shall be permitted only at the sides and rears of buildings.
- i. Outside of the UZO:
- i. The front facade of the building shall extend across at least forty-five percent of the parcel's frontage or the building front façade shall be at least twenty-five feet in width, whichever is greater.
  - ii. A maximum of one module of parking (two rows and a drive aisle) shall be permitted between the building and the street.