

Dimensional Standards	C-1	I	PD/Site as whole	PD/ Individual Lots	Notes
Min. lot size (sq. ft.)	5,625 5,063 ⁶ 3,750 ⁷	5,625	N/A	350	
Density (Min. lot sq. footage per principal dwelling unit)	2,800 2,450 ⁶	2,800	1,632	N/A	
Min lot size (sq. ft.)—attached units	2,800 2,520 ⁶	2,800	N/A	350	
Min. lot frontage	37'-6" 25' 7"	37'-6"	N/A	16'	Townhome lot frontage is measured on 1 st Street or interior access easement
Min. lot frontage—attached units	20'	20'	N/A	16'	28' is narrowest residential building footprint facing 1 st Street.
Max. lot coverage: structures (additive coverage total for structures uncovered parking cannot exceed 90% except C- 2)	60% ⁶ 66%	60%	66%	100%	This does include covered balconies. Additive coverage for structures and uncovered parking/access for the entire site will not exceed 90%
Max. lot coverage: uncovered parking/access (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2) ⁵	60%	30%	60%	80%	80% is for the HOA lot which is mainly vehicle access, with some landscaping.
Min. landscape area	10%	10%	10%	0%	
Min. setback from side lot line for a primary bldg.	5 ^{***}	5 ^{***}	5'	0'	
Min. setback from side lot line for a detached accessory bldg.	3', 5', or 10' ⁸	3', 5', or 10' ⁸	N/A	N/A	No accessory buildings allowed
Min. setback from rear lot line: principal bldg.	5' ²	5' ²	5'	0'	
Min. setback from rear lot line: accessory bldg.	5'	5'	N/A	N/A	No accessory buildings allowed
Min. setback from front lot line ⁴	10'	10'	5'	0'	Unit 4 building only at 5'. All buildings along 1st Street have 10' porch front setback and 15' building front setback to 1st Street.
Parking spaces, min.	19 or 20	19 or 20	19	1 / 3	1 per residential unit meets code for inclusionary housing development with site analyzed as a whole. 3 spaces for 700 square foot commercial.
Max. building height for a primary bldg.	35'	35'	40'	40'	Portions of buildings over 35' shall be setback 24' minimum from 1 st St and Monarch Spur property lines. Height measured from finished floor or average post-construction grade around building perimeter, whichever is lower.
Max. building height for a detached accessory bldg.	25'	25'	N/A	N/A	
Maximum number of stories per Hwy 291 established	2	2	3	3	Lots 1-4: 2 story building; 3rd story rooftop access only. Lots 5-7: 3 story building; 4th story for rooftop access only. Lots 8-16: 3 story.

Proposed Schedule of Uses:

Residential Uses	C-1	I	PD	Standards ¹
Accessory buildings and structures.	P	P	P	Sec. 16-4-190(c)
Multiple principal residential structures	P	P	P	Sec. 16-4-190(b)
Accessory dwelling units	AR	AR	AR	Sec. 16-4-190(c)
Duplex dwelling units	P ³	LR ³	P	
Residential (3—4 units)*	AR ³	AR ³	AR	
Residential (5—19 units)	LR ³	LR ³	AR	
Residential (20 or more units)	MR ³	MR ³	MR	
Single-family dwelling units	AR ³	AR ³	AR	
One or more dwelling units on the same site as a commercial or industrial use	LR	LR	AR	
Residential Business Uses	C-1	I	PD	Standards ¹
Day care, home	P	P	P	Sec. 16-4-190(f)
Home Occupations	P	P	P	Sec. 16-4-190(g)
Home Businesses	P	P	AR	Sec. 16-4-190(g) AR to allow for review of required parking.
Bed & Breakfast Inns	P	AR	AR	AR to allow for review of required parking.
Short-term rental units	AR	AR	AR	Sec. 16-4-190(q) Subject to STR regulations in effect at time of STR license application.
Commercial, Personal Service and Office Uses	C-1	I	PD	Standards ¹
Eating and drinking establishments	P	LR	AR	AR to allow for review of required parking.
Professional offices	P	LR	AR	AR to allow for review of required parking.
Retail sales and rental establishments	P	LR	AR	Sec. 16-4-190(m) AR to allow for review of required parking.