

EXHIBIT “C”

Table 19.120.050
Mixed-Use Zones Development Standards

| Zones | | | | |
|--|------------------------|------------------------|-------------------|---|
| Development Standards | MU-N | MU-V | MU-U | Notes, Exceptions & Special Provisions |
| Lot Area - Minimum | 7,000 sq. ft. | 20,000 sq. ft. | 20,000 sq. ft. | |
| Lot Depth - Minimum | 100 ft. | 100 ft. | 100 ft. | |
| Lot Width - Minimum | 60 ft. | 75 ft. | 80 ft. | |
| Front Yard Setback - Minimum | 15 ft. | 0 ft. | 0 ft. | |
| Side Yard Setback - Minimum | 0 ft. | 0 ft. | 0 ft. | See Note 1 |
| Rear Yard Setback Minimum | 15 ft. | 15 ft. | 15 ft. | See Note 2 |
| Building Height - Maximum | 35 ft. | 45 ft. | 60 ft. | See Note 6 |
| Front Building Facade Length - Maximum | 60 ft. | 125 ft. | 125 ft. | See Section 19.120.070.D (Building modulation and articulation.) |
| FAR - Maximum | 1.0 | 2.5 | 4.0 | See Note 6 |
| Residential Density - Maximum (Gross) | 10 du/ac | 30 du/ac | 40 du/ac | See Notes 3 and 6 |
| Open Space Requirements - Stand Alone | See R-3-4000 Standards | See R-3-1500 Standards | See R-4 Standards | See Table 19.100.070 (Additional regulations for the R-3 and R-4 Zones) |

| Zones | | | | |
|---|---------------|---------------|---|--|
| Development Standards | MU-N | MU-V | MU-U | Notes, Exceptions & Special Provisions |
| Open Space Requirements - Mixed Use Development | | | | |
| A. Minimum Private Open Space | 50 sq. ft./du | 50 sq. ft./du | 50 sq. ft./du for at least 50% of the units | See Note 4 |
| B. Minimum Common Open Space | 50 sq. ft./du | 50 sq. ft./du | >50 sq. ft./du | See Note 5 |

Notes, Exceptions and Special Provisions.

1. The minimum side yard setback in the MU-N Zone shall be 10 feet when adjacent to a residential zone. The minimum side yard setback in the MU-V and MU-U Zones shall be 15 feet when adjacent to a residential zone, or if the project contains a residential component.
2. The minimum rear yard setback for any mixed-use zone shall be 25 feet when adjacent to a residential zone or if the project contains a residential component. Where a development abuts an alley to the rear, the rear setback shall be measured from the centerline of the alley.
3. Higher residential densities are permissible for projects in the MU-V and MU-U Zones that have the potential to serve as transit-oriented developments. Proposed projects within one-half of a mile of: (1) a transit stop along Magnolia or University Avenues or (2) any transit station may have a residential density of up to 40 dwelling units per acre in the MU-V Zone with a maximum total permissible FAR of 2.5 and up to 60 dwelling units per acre in the MU-U Zone with a maximum total permissible FAR of 4.0. This provision is permissible, not mandatory, and subject to discretion as part of the Site Plan Review process.
4. Private useable open space shall have a minimum dimension on any side of five feet. Private useable open space can also be met through equivalent design features as approved by the Planning Commission.
5. Common useable open space may be divided into more than one area; however, each area shall be a minimum of 625 square feet, with no dimension on any side of less than 25 feet.
6. See Chapter 19.149 - Airport Land Use Compatibility to determine if a project site is subject to Airport Land Use Compatibility Plan requirements.