

4	Front Yard Setback, min. (ft.)	See 2 above	Not applicable
5	Side Yard Setback, min. (ft.)	5	Not applicable
6	Corner Side Yard Setback, min. (ft.)	Not applicable	Not applicable
7	Rear Yard Setback, min. (ft.)	20	Not applicable
8	Building Height, max. (ft.)	75	Not applicable
	Density, max (dus/acre)	[5]	Not applicable
	Floor Area Ratio (FAR), max.	Not applicable	2.0 [6]

Notes: sf. = square feet; ft. = feet; min.= minimum; max.= maximum

[1] The area between the minimum and maximum build-to-lines that extends the width of the lot constitutes the build-to-zone.

[2] Where existing buildings along street frontage are all located behind the build-to-line, the buildings may not be extended to the rear or side unless they are first extended frontwards to comply with the maximum build-to-line standard, and the minimum building width at the build-to-line standard.

[3] Setbacks up to 30 feet from the build-to-line are allowed for civic space or outdoor dining, as long as they demarcate the build-to-line by some additional feature.

[4] The build-to-line width remaining where there are no buildings may be occupied by outdoor gathering spaces, outdoor dining areas, walkways, landscaped areas, stormwater management facilities that use low impact development techniques.

[5] Applicable to a residential development, and the residential component of a mixed-use development.

[6] Applicable to a nonresidential development and the nonresidential component of a mixed-use development.

[7] "All Other Use" - for the *MU-D Mixed-Use Downtown*, please refer to the Comprehensive Plan's Future Land Use for the primary land use. (e.g. commercial, residential, industrial, mixed-use, etc.)

The *MU-D* provides for mixed use opportunities. The various zoning districts that are outlined in [Article 1, Table 1.8.1 Transition to New Zoning Districts](#), shall provide the setback guidance within the MU-D for those various Comprehensive Plan Future Land Uses. A building setback line shall be 0 to 25 feet unless otherwise determined inappropriate for a specific site by the Community Development Director.

As an option, the Build-to-line may be adhered to in order to keep the existing setbacks in a block(s) to keep a new building or development compatible with the surrounding area. The Community Development Director shall make the final determination for setbacks.

D. Other Standards