

**TABLE 15-2  
Development Standards - Commercial Zones**

Development Standards	Zone				
	C-N	C-O	CBD (a)	C-G	C-H
1. Minimum Lot Size	5,000 sf	8,000 sf	3,000 sf	12,000 sf	20,000 sf
2. Minimum Lot Width	50 ft.	50 ft.	30 ft.	75 ft.	100 ft.
3. Minimum Lot Depth	50 ft.	50 ft.	50 ft.	75 ft.	200 ft.
4. Floor Area Ratio (FAR)-Maximum (b)	0.25	0.5	2.0	0.35	0.35
5. Front Yard Setback - Minimum	10 ft.	10 ft.	0 sf, or 10 ft. if across the street from a residential zone	10 ft.	10 ft.
6. Side Yard Setback - Minimum					
• Street Side	10 ft.	10 ft.	0 ft.	10 ft.	10 ft.
• Interior	5 ft.	5 ft.	0 ft.	5 ft.	5 ft.
• Abutting residential zone	10 ft.	10 ft.	10 ft..	10 ft.	10 ft.
7. Rear Yard Setback-Minimum	10 ft.	5 ft.	0 ft.	5 ft.	0 ft.
• Abutting residential zone	10 ft.	10 ft.	10 ft.	10 ft.	25 ft.
8. Lot Coverage (Maximum) (c)	75%	75%	100%	80%	80%
9. Building Height (Maximum)	1 story or 20 ft.	2-1/2 stories or 35 ft.	3 stories or 45 ft.	3 stories or 45 ft. (d)	3 stories or 45 ft. (d)

Abbreviations: sf = square feet, ft. = feet

- Notes: (a) See additional standards for CBD zone for development requirements and exceptions (Section 16.15.030 (C)).  
 (b) Additional FAR may be approved through Conditional Use Permit review and approval.  
 (c) Lot coverage includes building footprint, storage areas, driveways, parking lot, and other impervious surface areas.  
 (d) Additional building height or stories may be approved through Conditional Use Permit review and approval. However, in no case will a building exceed 4 stories or 50 feet in the C-G zone, and 8 stories or 100 feet in the C-H zone.

### **16.15.030 Development Standards**

- A. Table 15-2 identifies the development standards applicable to all development in the C-N, C-O, CBD, C-G, and C-H zones.
- B. Those lots shown on an approved and recorded subdivision map or certificate of compliance may be used as a building site irrespective of the minimum lot size, lot width, and lot depth standards set forth in Table 15-2.