

DRAFT Design Standards by Zones

Last Updated on November 5, 2009

	RU-4	RU-5	CN-1	CN-2	CN-3	CN-4	CC-1	CC-2	CC-3	CR-1
Minimum ground floor height(1)	15'	15'	15'	15'	15'	15'	---	15'	---	---
Restrictions on parking location and driveway in the front part of principal buildings(2)	Yes	Yes	Yes	Yes	Yes	---	---	Yes	---	---
Percentage of transparency for ground floor commercial facilities(3)	50%	50%	70%	70%	70%	50%	---	50%	---	---
Minimum grade separation for ground floor residential units(4)	2.5ft	2.5ft	na	na	2.5ft	2.5ft	---	na	---	---
Minimum front and side setbacks	---	---	---	---	---	---	---	---	---	20ft front yard setback on Hegenberger Road, 98th Avenue, and Edgewater Drive; 10ft elsewhere
Maximum front yard setback	---	---	10ft	10ft	10ft	---	---	10ft	---	---
Transitions to adjacent residential zones (5)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Notes:

- (1) Measured from the ground to the second story floor.
- (2) Requires parking to towards rear of building and for driveways to be located away from the principal street, whenever possible.
- (3) Percentage of ground floor frontage between two and ten feet from the ground required to be window space.
- (4) Measured from the ground to the first story floor.
- (5) This would require a 10 - 15ft rear yard setback adjacent to residential zones; a 30ft height limit at this setback line; and a 1:1ft setback away from the residential zone above the 30ft height.