

**Table 17.130.050-1 Required Build-to-Line, Height, and Frontage Area**

Standard [1]	Form-Based Zones							
	NE2	NG3	CE1	ME1	ME2	CO1	CO2	CE2
<b>DENSITY AND INTENSITY (MAX.)[4]</b>								
Dwelling Units per Acre (Du/ac) (min./max.)	0/8	0/24	0/30	18/30	24/42	24/42	36/60	40/100 20/50 in subzon e
Floor Area Ratio (FAR) (min./max.) [2]	0/0.4	0.4/0.6 0.2/0.4 in subzon e	0.2/1	0.6/2.0	0.4/2.0	0.4/1.0	0.6/1.5	1.0/2.0 0.2/0.4 in subzon e
<b>BUILD-TO LINES</b>								
<b>A</b> Primary Build-to Line (max./min.)	40 ft./NA	5 ft./15 ft.	0 ft./10 ft.	5 ft./20 ft.	5 ft./15 ft.	0 ft./15 ft.	0 ft./15 ft.	0 ft./10 ft.
<b>B</b> Secondary Build-to Line (max./min.)	30 ft./NA	5 ft./15 ft.	0 ft./10 ft.	5 ft./20 ft.	5 ft./15 ft.	0 ft./15 ft.	0 ft./15 ft.	0 ft./10 ft.
<b>BUILDING PLACEMENT WITHIN PRIVATE FRONTAGE AREAS</b>								
<b>C</b> x <b>D</b> 100 Minimum Built Percentage of Primary Frontage Width	NA	65% of primar y frontag e width	80% of primar y frontag e width	70% of primar y frontag e width	75% of primar y fronta ge width	80% of primar y frontag e width	85% of primar y frontag e width	90% of primar y frontag e width
<b>E</b> x <b>F</b> 100 Minimum Built Percentage of Secondary Frontage Width	NA	30% of second ary frontag e width	30% of second ary frontag e width	30% of second ary frontag e width	30% of second ary fronta ge width	30% of second ary frontag e width	30% of second ary frontag e width	40% of second ary frontag e width

## HEIGHT

<b>G</b>	Ground Floor Residential Use (min.)	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
<b>G</b>	Ground Floor Nonresidential Use (min.)	12 ft.	12 ft.	15 ft.	12 ft.	12 ft.	15 ft.	15 ft.	15 ft.
<b>H</b>	Upper Floor Nonresidential Height (min.)	9 ft.	9 ft.	10 ft.	10 ft.	10 ft.	9 ft.	9 ft.	9 ft.
<b>I</b>	Residential Finish Floor Elevation above Grade at Max. Build-to Line (min.)	0 in. 36 in. max.	30 in.	30 in.	30 in.	30 in.	30 in.	30 in.	30 in.
<b>I</b>	Nonresidential Finish Floor Elevation above Grade at Max. Build-to Line (max.)	18 in.	18 in.	18 in.	12 in.	12 in.	12 in.	12 in.	12 in.
<b>J</b>	Total Stories (max.) <sup>[3]</sup>	3 stories	3 stories	4 stories	5 stories	4 stories	4 stories	5 stories	
	If located within a community activity node, fronting Foothill Blvd or Haven Ave., or as approved consistent with chapter 17. 138 (Large Site Development)					5 stories	5 stories	7 stories	no maximum

## PARKING SETBACKS (MIN.)

<b>K</b>	Surface Parking, Front, or Street Side if located on a Transit Priority Street	25 ft. from building facade	30 ft.	50 ft.	40 ft.	40 ft.	40 ft.	40 ft.	50 ft.
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<b>L</b>	Surface Parking, Street Side (if not located on a Transit Priority Street)	25 ft. from building facade	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
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**ZONES PERMITTED: NG3, CE1, ME1, ME2, CO1, CO2, CE2**

<b>NE2</b>	<b>NG3</b>	<b>CE1</b>	<b>ME1</b>	<b>ME2</b>	<b>CO1</b>	<b>CO2</b>	<b>CE2</b>
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**DEVELOPMENT SITE SIZE**

<b>A</b>	Width	Min. 25 ft, Max. 180 ft
<b>B</b>	Depth	Min. 65 ft

**BUILDING PLACEMENT**

Build-To Line	See Table 17.130.050-1
Interior Side Yard Setback	None
Rear Yard Setback	Min. 5 ft

**BUILDING HEIGHT**

To Eave/Top of Parapet	Max. 35 ft
Overall	Max. 40 ft

**BUILDING MASSING**

<b>C</b>	Width	Max. 180 ft
<b>D</b>	Depth	Max. 100 ft

**BUILDING ENTRANCES AND ACCESS**

Entrances	Must face the private frontage area
Required Paseos	Main Street frontages exceeding 150 ft in width must be interrupted by a paseo that connects the frontage area to the parking area.