



# Floral Farms Authorized Hearing Community Meeting

January 17, 2023  
Singing Hills Recreation  
Center



# NON-RESIDENTIAL ZONING



Office: NO(A), LO(A), MO(A), GO(A)



Commercial: CR, CS, RR, NS(A), MC-1, MC-2, MC-3, MC-4



Mixed Use: MU-1, MU-2, MU-3



Industrial: LI, IR, IM



Agriculture/Park/Open Space: A(A)

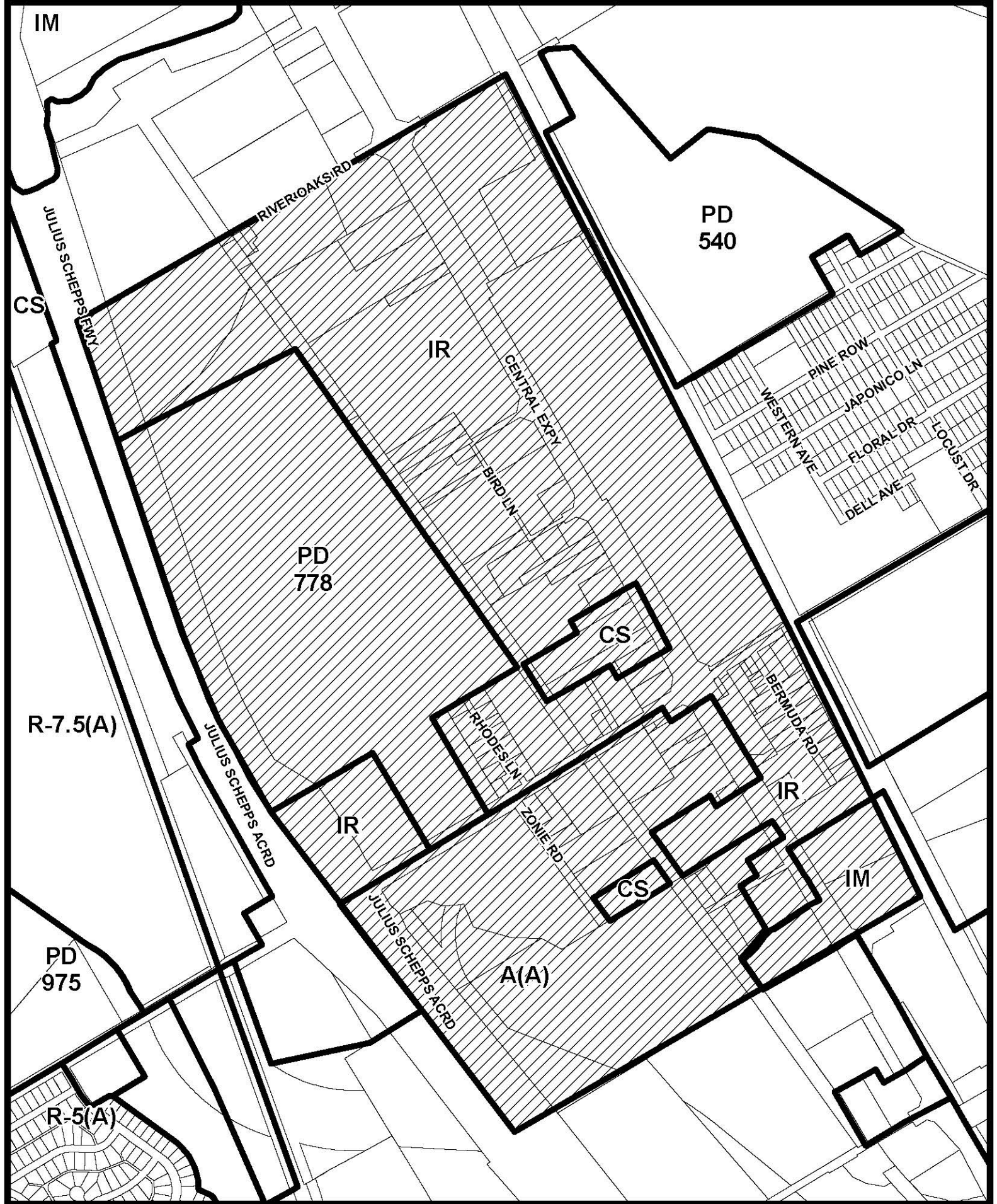
# RESIDENTIAL ZONING



Single Family: R-1(A), R-1/2(A), R-16(A), R-13(A), R-10(A), R-7.5(A), R-5(A), TH-1(A), TH-2(A), TH-3(A)



Multifamily: MF-1(A), MF-2(A), MF-3(A), MF-4(A)



## CHAPTER 51A ZONING DISTRICT STANDARDS

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
<b>A(A)</b> Agricultural	50'	20'/50'	1 Dwelling Unit/3 Acres	24'	10%		Agricultural & single family
<b>R-1ac(A)</b> Single Family	40'	10'	1 Dwelling Unit/ 1 Acre	36'	40%		Single family
<b>R-1/2ac(A)</b> Single Family	40'	10'	1 Dwelling Unit/ 1/2 Acre	36'	40%		Single family
<b>R-16(A)</b> Single Family	35'	10'	1 Dwelling Unit/ 16,000 sq. ft.	30'	40%		Single family
<b>R-13(A)</b> Single Family	30'	8'	1 Dwelling Unit/ 13,000 sq. ft.	30	40%		Single family
<b>R-10(A)</b> Single Family	30'	6'	1 Dwelling Unit/ 10,000 sq. ft.	30'	45%		Single family
<b>R-7.5(A)</b> Single Family	25'	5'	1 Dwelling Unit/ 7,500 sq. ft.	30'	45%		Single family
<b>R-5(A)</b> Single Family	20'	5'	1 Dwelling Unit/ 5,000 sq. ft.	30'	45%		Single family
<b>D(A)</b> Duplex	25'	5'	1 Dwelling Unit/ 3,000 sq. ft.	36'	60%	Min. Lot: 6,000 sq. ft	Duplex & single family
<b>TH-1(A)</b> Townhouse	0'	0'	6 Dwelling Units/ Acre	36'	60%	Min. Lot: 2,000 sq. ft	Single family
<b>TH-2(A)</b> Townhouse	0'	0'	9 Dwelling Units/ Acre	36'	60%	Min. Lot: 2,000 sq. ft	Single family
<b>TH-3(A)</b> Townhouse	0'	0'	12 Dwelling Units/ Acre	36'	60%	Min. Lot: 2,000 sq. ft	Single family
<b>CH</b> Clustered Housing	0'	0'	18 Dwelling Units/ Acre	36'	60%	Proximity Slope	Multifamily, single family
<b>MF-1(A)</b> Multifamily	15'	15'	Min lot 3,000 sq. ft. 1,000 sq ft – E 1,400 sq. ft – 1 BR 1,800 sq ft – 2 BR +200 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
<b>MF-2(A)</b> Multifamily	15'	15'	Min lot 1,000 sq. ft. 800 sq ft – E 1,000 sq. ft – 1 BR 1,200 sq ft – 2 BR +150 sq ft each add BR	36'	60%	Proximity Slope	Multifamily, duplex, single family
<b>MF-3(A)</b> Multifamily	15'	10' Urban Form	Min lot 6,000 sq. ft. 450 sq ft – E 500 sq. ft – 1 BR 550 sq ft – 2 BR +50 sq ft each add BR	90'	60%	Proximity Slope U-form setback Tower spacing	Multifamily
<b>MF-4(A)</b> Multifamily	15'	10'	Min lot 6,000 sq. ft. 225 sq ft – E 275 sq. ft – 1 BR 325 sq ft – 2 BR +50 sq ft each add BR	240'	80%	Proximity Slope U-form setback Tower spacing	Multifamily
<b>MH(A)</b> Mobile Home	20'	10'	1 Dwelling Unit/ 4,000 sq. ft.	24'	20%		Manufactured homes
<b>NO(A)</b> Neighborhood Office	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	50%	Proximity Slope Visual Intrusion	Office
<b>LO-1</b> Limited office – 1	15'	20' adjacent to residential OTHER: No Min.	1.0 FAR	70' 5 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office – limited retail & personal service uses
<b>LO-2</b> Limited office – 1	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR	95' 7 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office – limited retail & personal service uses
<b>LO-3</b> Limited office – 1	15'	20' adjacent to residential OTHER: No Min.	1.75 FAR	115' 9 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, lodging – limited retail & personal service uses
<b>MO-1</b> Mid-range office – 1	15'	20' adjacent to residential OTHER: No Min.	2.0 FAR	135' 10 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, lodging – limited retail & personal service uses
<b>MO-2</b> Mid-range office – 1	15'	20' adjacent to residential	3.0 FAR	160' 12 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, lodging – limited retail & personal service uses

DISTRICT	SETBACKS		Density	Height	Lot Coverage	Special Standards	PRIMARY Uses
	Front	Side/Rear					
		OTHER: No Min.					
<b>GO(A)</b> General office	15'	20' adjacent to residential OTHER: No Min.	4.0 FAR	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, lodging – limited retail & personal service uses
<b>NS(A)</b> Neighborhood service	15'	20' adjacent to residential OTHER: No Min.	0.5 FAR	30' 2 stories	40%		Retail & personal service, office
<b>CR</b> Community retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office
<b>RR</b> Regional retail	15'	20' adjacent to residential OTHER: No Min.	1.5 FAR overall 0.5 office	70' 5 stories	80%	Proximity Slope U-form setback Visual Intrusion	Retail & personal service, office
<b>CS</b> Commercial Service	15' 0' on minor	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office/ lodging/ retail combined	45' 3 stories	80%	Proximity Slope Visual Intrusion	Commercial & business service, supporting retail & personal service & office
<b>LI</b> Light Industrial	15'	30' adjacent to residential OTHER: No Min.	1.0 FAR overall 0.75 office/ retail 0.5 retail	70' 5 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
<b>IR</b> Industrial research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
<b>IM</b> Industrial manufacturing	15' 0' on minor	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	110' 8 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail
<b>CA-1(A)</b> Central area	0'	0'	20.0 FAR	Any legal height	100%		All but the heaviest industrial uses
<b>CA-2(A)</b> Central area	0'	0'	20.0 FAR	Any legal height	100%		All but the heaviest industrial uses
<b>MU-1</b> Mixed use-1	15'	20' adjacent to residential OTHER: No Min.	0.8 FAR base 1.0 FAR maximum + bonus for residential	90' 7 stories 120' 9 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential
<b>MU-2</b> Mixed use-2	15'	20' adjacent to residential OTHER: No Min.	1.6 FAR base 2.0 FAR maximum + bonus for residential	135' 10 stories 180' 14 stories with retail	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential
<b>MU-3</b> Mixed use-3	15'	20' adjacent to residential OTHER: No Min.	3.2 FAR base 4.0 FAR maximum + bonus for residential	270' 20 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging, residential, trade center
<b>MC-1</b> Multiple commercial-1	15' Urban form	20' adjacent to residential OTHER: No Min.	0.8 FAR base 1.0 maximum	70' 5 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging
<b>MC-2</b> Multiple commercial-2	15' Urban form	20' adjacent to residential OTHER: No Min.	0.8 FAR base 1.0 maximum	90' 7 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging
<b>MC-3</b> Multiple commercial-3	15' Urban form	20' adjacent to residential OTHER: No Min.	1.2 FAR base 1.5 maximum	115' 9 stories	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging
<b>MC-4</b> Multiple commercial-4	15' Urban form	20' adjacent to residential OTHER: No Min.	1.6 FAR base 2.0 maximum	135'	80%	Proximity Slope U-form setback Tower spacing Visual Intrusion	Office, retail & personal service, lodging
<b>UC-1</b> Urban Corridor-1	0' Urban form	0' adjacent to CA, MU or UC; 10' adjacent to R, TH, D or CH; 5' all others	10 DU/ acre 0.6 FAR base 2.0 maximum	30' – 55' w/parking bonus	80%	2 story min. 4 story max. Proximity Slope U-form setback	Office, retail & personal service, multi-family
<b>UC-2</b> Urban Corridor-2			35 DU/acre 0.85 FAR base 3.6 maximum	40' – 80' w/parking bonus	80%	3 story min. 6 story max. Proximity Slope U-form setback	Office, retail & personal service, multi-family
<b>UC-3</b> Urban Corridor-3			45 DU/acre 1.0 FAR base 4.5 maximum	55' – 100' w/parking bonus	80%	4 story min. 8 story max. Proximity Slope U-form setback	Office, retail & personal service, multi-family
<b>P(A)</b> Parking							Surface parking

# AERIAL VIEW

