

# DRAFT Design Standards by Zones

Citywide Zoning Update  
Community Workshops  
November 7 and 12, 2009

	RU-4	RU-5	CN-1	CN-2	CN-3	CN-4	CC-1	CC-2	CC-3	CR-1
<b>Minimum ground floor height(1)</b>	15'	15'	15'	15'	15'	15'	---	15'	---	---
<b>Restrictions on parking location and driveway in the front part of principal buildings(2)</b>	Yes	Yes	Yes	Yes	Yes	---	---	Yes	---	---
<b>Percentage of transparency for ground floor commercial facilities(3)</b>	50%	50%	70%	70%	70%	50%	---	50%	---	---
<b>Minimum grade separation for ground floor residential units(4)</b>	2.5ft	2.5ft	na	na	2.5ft	2.5ft	---	na	---	---
<b>Minimum height of new building</b>	25ft on widest streets	25ft on widest streets	25ft on widest streets	25ft on widest streets	25ft on widest streets	25ft on widest streets	25ft on widest streets	25ft on widest streets	25ft on widest streets	---
<b>Minimum front and side setbacks</b>	---	---	---	---	---	---	---	---	---	20ft front yard setback on Hegenberger Road, 98th Avenue, and Edgewater Drive; 10ft elsewhere
<b>Maximum front yard setback</b>	---	---	10ft	10ft	10ft	---	---	10ft	---	---
<b>Transitions to adjacent residential zones(5)</b>	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 (see board for example)