

**Table 18.24.040A  
MXC-1 Zone Building Form and Placement**

<b>Development Standard</b>	<b>Minimum</b>	<b>Maximum</b>
Street wall	75%	100%
Building setbacks		
Street	0'	15' - 1st and 2nd story None - 3rd story
Other	0'	None
Other, adjacent to residential zone	Same as the equivalent setback in the adjacent residential zone	None
Building setbacks		
3rd story setback from 2nd story street wall	8'	None
3rd story setback from 2nd story walls adjacent to RS zone	15'	None
Building volume		
Height	None	50' and <del>3</del> 4 stories
Height, adjacent to residential zone	None	Same as adjacent zone (within 50 feet)
Floor area ratio, mixed-use (a)	None	2
Floor area ratio, single-use	None	1
Lot area (lots on the bulb of a cul-de-sac)	5,000 SF	
Lot street frontage (lots on the bulb of a cul-de-sac)	50'/36'	
Residential density (net rights-of-way)	None	48 du/acre
Parking setback adjacent to street (b)	40'	None

**Table 18.24.040D  
MXD-1 Zone Building Form and Placement**

<b>Development Standard</b>	<b>Minimum</b>	<b>Maximum</b>
Street wall	75%	100%
Building setbacks		
Street	0'	15' - 1st and 2nd story None - 3rd story
Other	0'	None
Other, adjacent to residential zone	Same as the equivalent setback in the adjacent residential zone	None
Building setbacks		
3rd story setback from 2nd story street wall	8'	None
3rd story setback from 2nd story walls adjacent to RS zone	15'	None
Building volume		
Height	None	50' and <del>3</del> 4 stories
Height, adjacent to residential zone	None	Same as adjacent zone (within 50 feet)
Floor area ratio, mixed-use (a)	None	2
Floor area ratio, single-use	None	1
Lot area (lots on the bulb of a cul-de-sac)	5,000 SF	
Lot street frontage (lots on the bulb of a cul-de-sac)	50'/36'	
Residential density (net rights-of-way)	None	48 du/acre
Parking setback adjacent to street (b)	40'	None