

Analysis of Open Space Requirements in DRAFT 2
PC/ZAP Work Session 12-4-2017 (completed by staff)

	Imp Cover	Open Space Requirements Pr = Personal C= Common	Civic Open Space for Large Sites > 4 acres	Greatest % required if >4 acres and civic doubles with common
House Scale Zones				
RR, LA, R1A, R1B, R1C	20-45%	None, except for R1B/C is C=5% gross if > 2 acres	None, except for R1B/C = 10% net site minus ROWs	R1B/C = 10%, rest none
R2A, R2B, R2C, R2D, R2E	45%, except for 2D/E = 65%	C=5% gross if > 2 acres	10% site minus ROWs	10%
R3A, R3B, R3C, R3D, R4A,R4B,R4C	45%	R3A is None; R3B is C=5% gross if > 2 acres; R3C/D and R4A/B/C are Pr of 100 sf per Unit Only	10% site minus ROWs for R3A/B, none for rest	R3AB = 10%
Residential Multi Unit Zones				
RM1A, RM1B, RM2A, RM2B, RM3A, RM4A, RM5A	45-90%	RM1A/2A/2B/3A/5A is Pr=5% gross if MF; + C=5% gross; RM1B/4A is no Pr and C= 5%	10% site minus ROWs, except none for RM1B/4A	10%
Mixed Use Zones				
MU1A, MU1B, MU1C, MU1D, MU2A, MU2B	60-95%	MU1A/B are Pr of 100 sf per Unit only MU1C/D are C=5% gross only; MU2A/B are Pr=5% gross if MF; + C=5% gross	MU2A/B are 10% site minus ROWs, rest none	MU2A/B = 15%
MU3A, MU4A, MU4B, MU5A	75-95%	Pr=5% gross if MF; + C=5% gross; except MU4A no Pr, just 5% Common	10% site minus ROWs	15%, except MU4A = 10%
Main Street Zones				
MS1A MS1B MS2A MS2B MS2C MS3A MS3B	80-95%	C=5% gross, no Pr	None	5%
Regional Center Zones				
CC, UC, DC	95-100%	C=5% gross, no Pr	CC/DC=10% site minus ROWs; UC, None	10%
Commercial and Industrial Zones				
CR, CW, IF, IG, IH, R&D	60-70%	C=5% gross, no Pr, IH, None	CR/CW/IF/IG =10% site minus ROWs; IH/RD None	10%