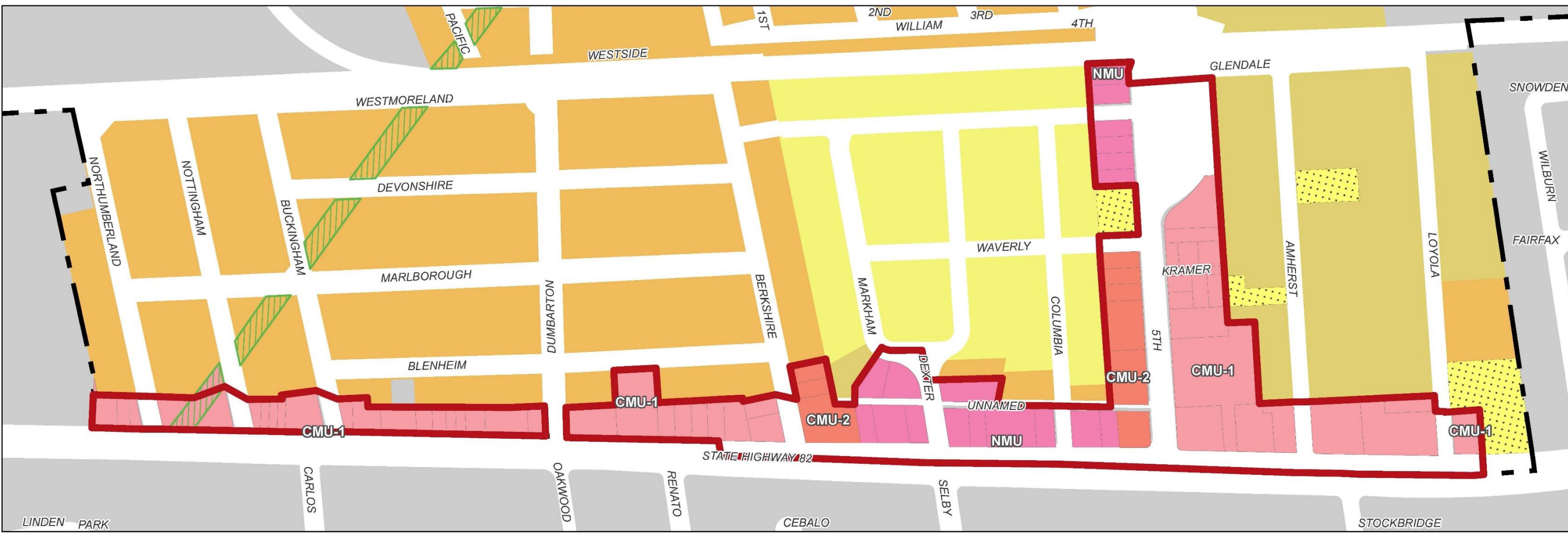




Development Standards: CMU-1/CMU-2/NMU



- Phase 2 Rezoning Area
- CMU-1
- CMU-2
- NMU
- SFPUC- Right of Way



Revised Revised Zoning Proposal: CMU-1, CMU-2, and NMU

Zoning District	Location-Specific Standards	Front Setback	Rear Setback (feet)	Stepback (feet)	Max Height (feet)	FAR
C-1/S-1 & C-2/S-1 (existing)	None	No front setback required	6	No stepback required	36	1.5 to unlimited
CMU-1	Directly adjoining R-1 lot	N/A	N/A	N/A	N/A	N/A
	Fronting on Blenheim, not extending to El Camino Real	Buildings of 3 stories or less, 10 ft; more than 3 stories, 15 feet	5	12 at 3 stories	60	2
	Fronting on El Camino Real	5	15	12 ft at 3 stories	60	2
	Directly adjoining public ROW	N/A	N/A	N/A	N/A	N/A
	Directly adjoining R-3 lot	5	15	12 at 3 stories	60	2
CMU-2	Directly adjoining R-1 lot	5	20	12 ft at 3 stories (15 ft adjoining 5th Avenue)	50	2
	Directly adjoining R-2 lot	5	15	12 at 3 stories	50	2
	Directly adjoining public ROW	5	15	12 at 3 stories	50	2
	Directly adjoining R-3 lot	5	15	12 at 3 stories	50	2
NMU-ECR	Directly adjoining R-1 lot	5	20	N/A	40	2
	All other locations*	5	5	N/A	40	2

Parcels facing on El Camino must be developed with El Camino frontage, regardless of adjacency to other streets.

Corner lots in NMU-ECR may have no more than 5 foot setback on the non-frontage side

*Corner lot at Markham and Selby fronts on Selby: 5 foot alley side setback; 10 foot Markham frontage setback