

Comparison of Development Opportunities

Example

Zoning :
C-2 Zoned Parcel
(General
Commercial)

Size:
.64 acres



Historic Downtown

Development Standards	C-2 Zoning	Glendale Centerline Overlay District
Front Setbacks	25 feet	0 feet except next to residential 30 feet
Side Setbacks	60 feet to residential 15 feet to non residential	0 feet except next to residential 30 feet
Rear Setbacks	60 feet to residential 15 feet to non residential	0 feet except next to residential 30 feet
Street Side Setbacks	25 feet	0 feet except next to residential 30 feet
Height	30 feet	60 feet
FAR Max	.30	4
Density	0	50 dwelling units per acre
Max square feet	8,363 square feet	111,513 square feet
Max dwelling units	0	32 dwelling units

Comparison of Development Opportunities

Example

Zoning :
C-3 Zoned Parcel
(Heavy Commercial)

Size :
8.1 acres



Entrada

Development Standards	C-3 Zoning	Glendale Centerline Overlay District
Front Setbacks	25 feet	0 feet except next to residential 30 feet
Side Setbacks	60 feet to residential 15 feet to non residential	0 feet except next to residential 30 feet
Rear Setbacks	60 feet to residential 15 feet to non residential	0 feet except next to residential 30 feet
Street Side Setbacks	25 feet	0 feet except next to Residential 30 feet
Height	30 feet	70 feet
FAR Max	.30	4
Density	0	60 dwelling units per acre
Max square feet	105,850 square feet	1,411,344 square feet
Max dwelling units	0	486 dwelling units