

PROPOSED CHANGES TO EXISTING STANDARDS – COMMERCIAL DISTRICTS	
<i>Development Feature</i>	<i>Change to Existing Standard</i>
Table 17.24.030-1: Commercial Districts – Lot, Density and Intensity Standards	
<i>Lot area</i>	No change
<i>Lot area, corner lot</i>	No change
<i>Lot width</i>	No change
<i>Lot width, corner lot</i>	No change
<i>Lot depth</i>	No change
<i>Width for access</i>	No change
<i>Minimum buildable site area</i>	No change
<i>Minimum width/depth for a building site</i>	No change
<i>Maximum slope for a building site</i>	No change
<i>Residential Density</i>	No change
<i>SRO Density</i>	No change
<i>Floor Area Ratio (FAR)</i>	New requirement for non-residential development. Includes FAR for lodging uses to replace current limitation of 40 units/acre with a density bonus up to an additional 40 units/acre where parking is underground. Where less than 100% underground parking is provided, the planning commission may grant a proportionately lesser bonus.
17.24.030-A. Determining Density	No change
17.24.030-B. Floor Area Ratio (FAR)	New standard to provide clarity of how FAR is applied
Table 17.24.030-2: Commercial Districts – Building Placement Standards	
<i>Front Setback - Main Street and Frontage Road</i>	Change from 20 foot setback with exceptions to allow 10 foot setback to 10 foot setback to 0 foot setback.
<i>Front Setback - Other Designated Active Frontage Areas</i>	Change from 20 foot setback with exceptions to allow 10 foot setback to 0 foot setback from property line or 15 feet from back of curb, whichever is greater.
<i>Front Setback - All Other Streets</i>	Change from 20 foot setback with exceptions to allow 10 foot setback to 10 foot setback
<i>Interior Side and Rear</i>	No change
<i>Projections into Setbacks</i>	Increased from 3 to 8 feet
<i>Build to Requirement - Primary Active Frontage</i>	New
<i>Build to Requirement - Secondary Active Frontage</i>	New
<i>Corner Build Area</i>	New
17.24.030-C. Frontage Improvements	Refined to allow outdoor dining.
17.24.030-D. Required Building Areas, Active Frontage Areas	New
Table 17.24.030-3: Commercial Districts – Height Standards	
<i>Maximum Overall Building Height</i>	Change from 35 feet with allowances for up to 45 feet to 55

PROPOSED CHANGES TO EXISTING STANDARDS – COMMERCIAL DISTRICTS	
<i>Development Feature</i>	<i>Change to Existing Standard</i>
	feet in Downtown District and 45 feet in Old Mammoth Road and Mixed-use Lodging Residential districts.
<i>Minimum Building Face Height</i>	New
<i>Stepback</i>	New
<i>Ground Floor, Nonresidential Uses</i>	New
<i>Ground Floor, Residential Uses</i>	New
<i>Upper Floors</i>	New
<i>Parking Podium</i>	New
17.24.030-E. Building Face Height	New
Table 17.24.030-4: Commercial Districts – Parking And Loading Standards	
<i>Setback from Buildings and Public Plazas</i>	No change to existing requirement
<i>Access Location</i>	New
<i>Shared Access</i>	New
<i>Curb Cuts</i>	New
<i>Loading/Service Areas</i>	New
17.24.030-F. Limitation on Location of Parking	New
17.24.030-G. Access for Main Street Properties	New
17.24.030-H. Shared Access	New
Table 17.24.030-5: Commercial Districts – Additional Standards	
<i>Required snow storage area</i>	No change
<i>Propane Tanks & Dumpsters</i>	No change
<i>Fences and Walls</i>	No change
<i>Exterior Lighting</i>	No change
<i>Design Review</i>	No change
<i>Outdoor Storage and Work Areas</i>	No change
<i>Signs</i>	No change
<i>Landscaping</i>	No change
17.24.040 Commercial District Supplemental Standards	All new