

B. Regional Center (RC)

GENERAL DESCRIPTION	
The RC is intended to accommodate auto-oriented and other heavy commercial uses, especially with a regional focus along the city's major arterials and highways. These uses are subject to frequent view by the public given their prominent location along the major corridors. Development should be operated in a relatively clean and quiet manner, and should not be obnoxious to nearby residential or commercial uses. Higher intensity residential uses may be permitted at mid-block locations or as transitions from high traffic corridors to existing neighborhoods.	
SETBACKS	
PRIMARY STREET	25'
SECONDARY STREET	25'
SIDE/REAR	0' (shall also need to meet any fire separation standards required based on the construction type)
ADDITIONAL STANDARDS	
MINIMUM LOT REQUIREMENTS	None
LOT COVERAGE	75% (Including all accessory buildings on the lot)
NET RESIDENTIAL DENSITY (MAX.)	None
DESIGN STANDARDS FOR RESIDENTIAL USES	Front facades shall not face an arterial roadway or highway. Side elevations may be located along an arterial roadway or highway.
TRANSITIONS	Residential density shall not exceed 25% of the density permitted in the adjoining residential district for at least ½ a block adjoining the residential zoning district. Shall meet the Residential Adjacency Standards in Section 4.6.5
PARKING PLACEMENT AND ACCESS	
PARKING PLACEMENT	Off-street parking spaces shall NOT be located in the front setback area along any street frontage unless the frontage is along an arterial or collector street, in which case no more than one parking aisle with two head-in rows shall be permitted.
BUILDING HEIGHT	
PRIMARY BUILDING	45'
STREETSCAPE STANDARDS	
ALL STREETS	See Table 3.4-20. Zoning Districts and Streetscaping Requirements
ADDITIONAL REQUIREMENTS WITHIN THE ZONING REGULATIONS	
4.4.3 Permitted Use Chart	4.6.5 Residential Adjacency
4.6.1 Building Design	4.6.6 Innovative Residential Design
4.6.2 Parking	4.6.7 Lighting
4.6.3 Landscaping	4.6.8 Accessory Buildings
4.6.4 Fencing and Screening	4.6.9 Wireless Transmission