
Sec. 31-497. Property development standards for the Inlet Harbor Center planned unit development (IHC-PUD).

The property development standards in the IHC-PUD Inlet Harbor Center planned unit development are as follows:

- (1) Setbacks: There shall be a setback of not less than 25 feet on the entire perimeter of an IHC-PUD except where retail stores front public or private streets; in such cases, the setback shall be not less than 12.5 feet. Except for accessways, no portion of this peripheral setback may be used for parking or other vehicular use area.
- (2) Height: maximum height shall not exceed 25 floors nor 300 feet. For projects proposed after December 1, 2021 the maximum height shall not exceed 20 floors or 200 feet.
- (3) Lot coverage: 70 percent.
- (4) Floor area ratio (FAR): the density and intensity of all IHC-PUDs shall be determined by the use of floor area ratio; the maximum FAR for IHC-PUDs is five. Parking structures shall be included in determining this ratio.

(Ord. No. 2152, § 3(B)(23.AA-23.IV.C), 3-17-82; Ord. No. 2313, § 6, 8-20-86)