

DIV. 2.4. CORRIDOR MIXED USE

2.4.1. Summary of Districts

Moderate- and higher-intensity mixed use, office, and residential buildings intended to accommodate a variety of residential, retail, service, and commercial uses in a vibrant, pedestrian-friendly environment along Neighborhood and Urban Mixed Use Corridors designated in the Comprehensive Plan.

The following table includes a summary of the base allowances for each district. Detailed requirements and potential bonus allowances are further described in this Division.



CX-3

15' or 40' lot width (min)

No density restrictions

3 stories / 44' height (max)

275' building width (max)



CX-5

15' or 40' lot width (min)

No density restrictions

5 stories / 72' height (max)

275' building width (max)



CX-8

15' or 40' lot width (min)

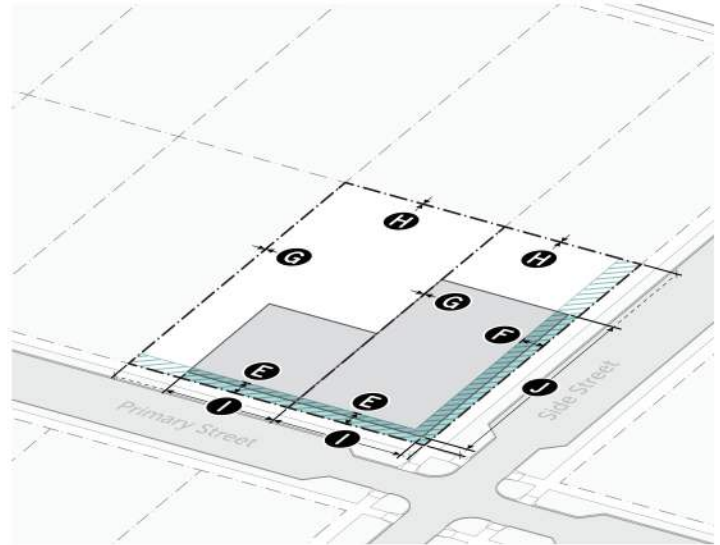
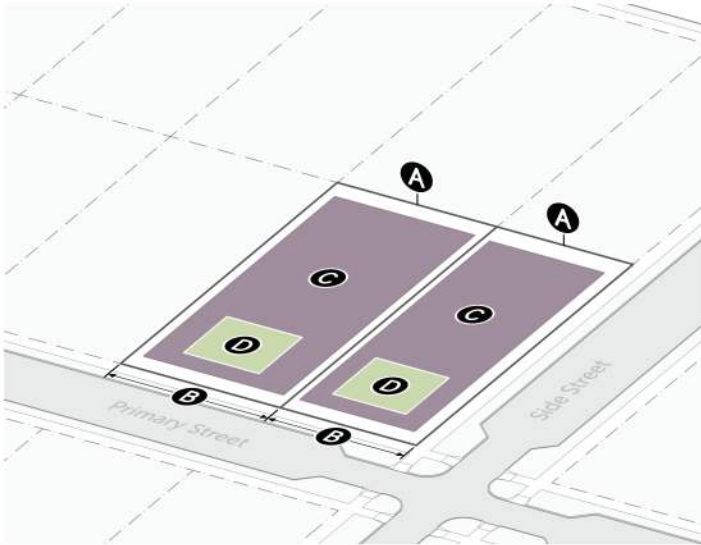
No density restrictions

8 stories / 114' height (max)

275' building width (max)

2.4.2. CX-3 CORRIDOR MIXED USE 3

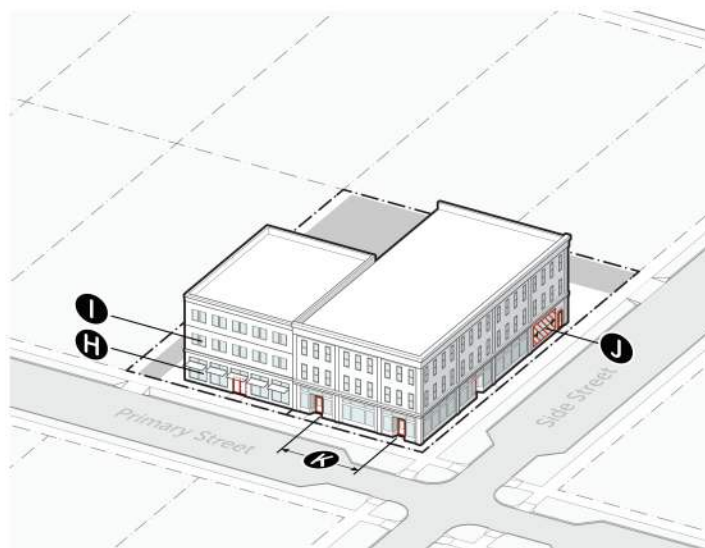
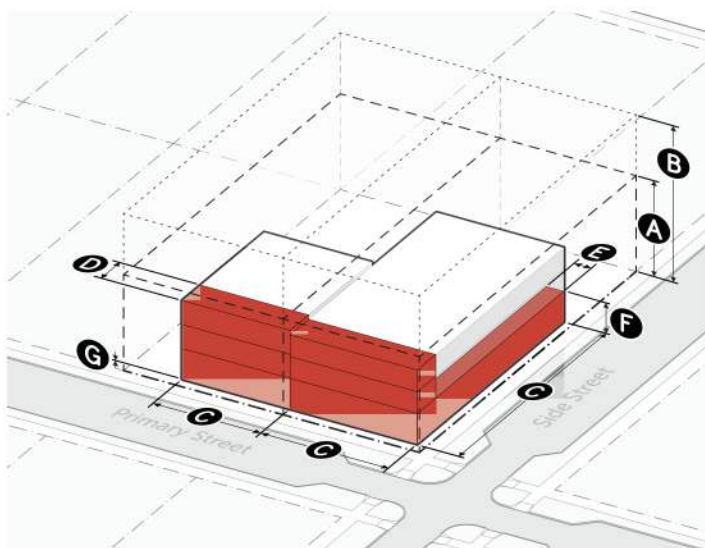
A. LOT



1. LOT SIZE	Sec. 2.10.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side / rear access	15'
2. DENSITY	Sec. 2.10.3.
Dwellings per lot (max)	Unlimited
3. COVERAGE	Sec. 2.10.4.
C Building coverage (max)	80%
D Outdoor amenity space	10%

4. BUILDING SETBACKS	Sec. 2.10.5.
E Primary street lot line (min/max)	0' / 10'
F Side street lot line (min/max)	0' / 10'
G Side lot line (min)	0'
H Rear lot line (min)	0'
Alley lot line (min)	5'
5. BUILD-TO	Sec. 2.10.6.
Build-to width (min)	
I Primary street	75%
J Side street	45%
6. TRANSITION	Sec. 2.10.7.
Transition type	Type A
7. PARKING LOCATION	Sec. 2.10.8.
Front yard	Not allowed
Side street yard	Not allowed
Side yard	Allowed
Rear yard	Allowed

B. BUILDING



1. HEIGHT		Sec. 2.10.9.
Building height (max stories/feet)		
A	Base	3 / 44'
B	With bonus	5 / 72'
2. MASSING		Sec. 2.10.10.
C	Building width (max)	275'
Active depth (min)		
D	Primary street	15'
E	Side street	9'
3. GROUND STORY		Sec. 2.10.11.
F	Ground story height (min)	
	Residential	10'
	Nonresidential	14'
G	Finished floor elevation (min/max)	
	Residential	0' / 6'
	Nonresidential	-2' / 6'

		Primary St.	Side St.
4. TRANSPARENCY		Sec. 2.10.12.	
H	Ground story (min)		
	Residential	35%	30%
	Nonresidential	50%	30%
I	Upper story (min)	20%	20%
J	Blank wall width (max)	15'	25'
5. ENTRANCES		Sec. 2.10.13.	
K	Street-facing entry spacing (max)	40'	60'
	Entry feature	Yes	Yes
6. FENCES AND WALLS		Sec. 2.10.14.	
	Front yard height (max)	4'	
	Side street yard height (max)	6'	