

## 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.



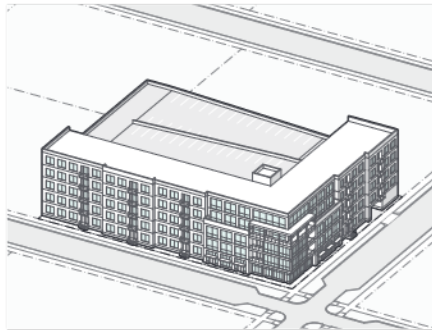
#### CX-3

15' or 40' lot width (min)

No density restrictions

3 stories / 44' height (max)

275' building width (max)



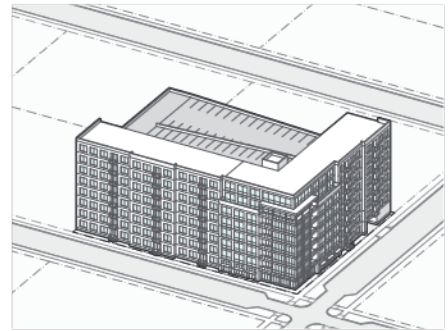
#### CX-5

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)

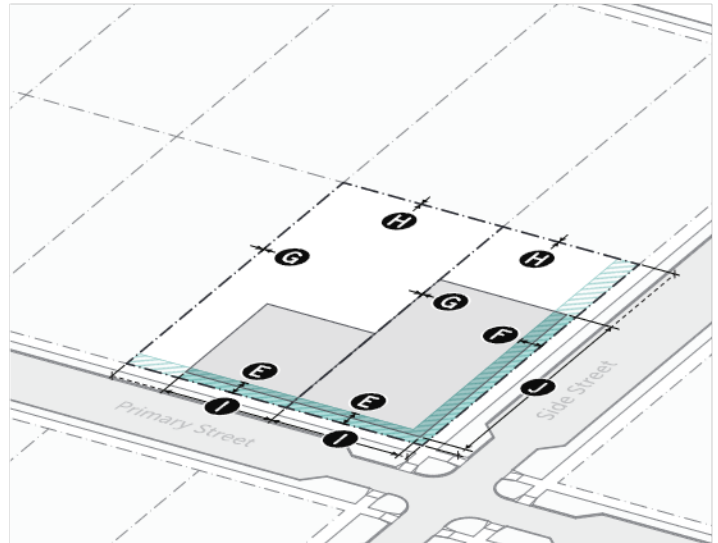
No density restrictions

8 stories / 114' height (max)

275' building width (max)

## 2.4.2. CX-3 CORRIDOR MIXED USE 3

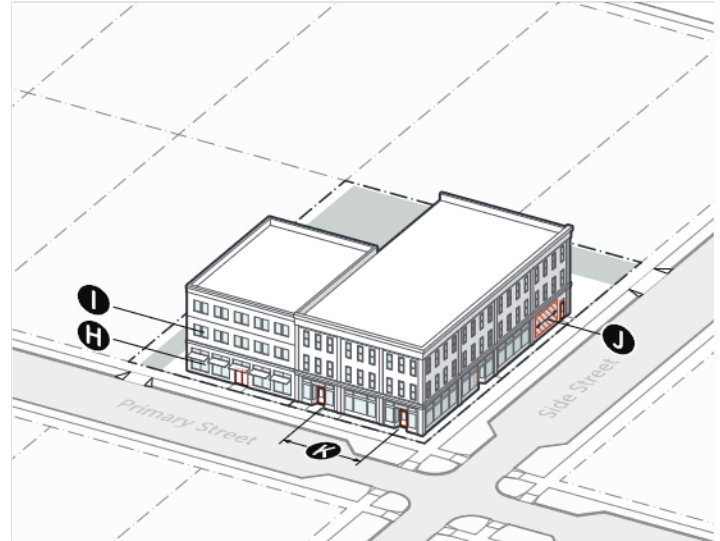
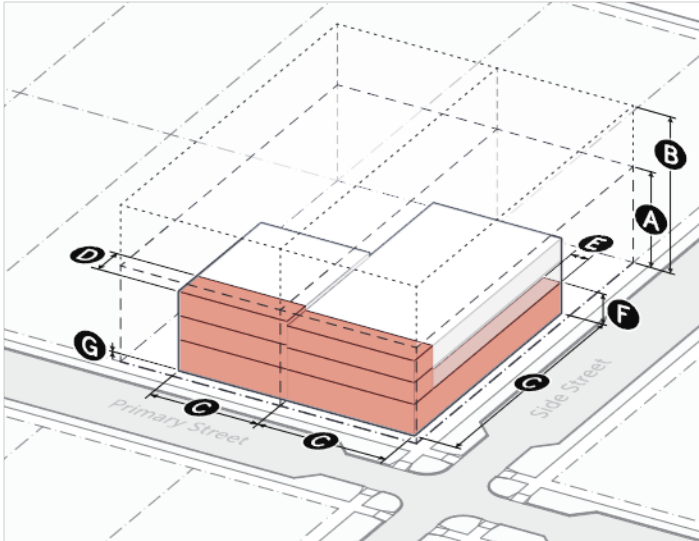
### A. LOT



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

<b>4. BUILDING SETBACKS</b>	<a href="#">Sec. 2.10.5.</a>
Ⓔ Primary street lot line (min/max)	0' / 10'
Ⓕ Side street lot line (min/max)	0' / 10'
Ⓖ Side lot line (min)	0'
Ⓗ Rear lot line (min)	0'
Alley lot line (min)	5'
<b>5. BUILD-TO</b>	<a href="#">Sec. 2.10.6.</a>
Build-to width (min)	
Ⓙ Primary street	75%
Ⓚ Side street	45%
<b>6. TRANSITION</b>	<a href="#">Sec. 2.10.7.</a>
Transition type	Type A
<b>7. PARKING LOCATION</b>	<a href="#">Sec. 2.10.8.</a>
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'	