

3.3.4. CM: Corridor Mixed-Use

A. PURPOSE

The CM (Corridor Mixed-Use) zoning district is intended to accommodate a mix of retail, office, hotel, and institutional development, as well as multifamily and townhouse dwellings at medium densities. It serves as a general-purpose mixed-use district on major corridors and may provide a transition from larger-scale region-oriented nonresidential development to smaller-scale uses that serve surrounding neighborhoods. Vertical mixed-use development with residential uses above ground-floor nonresidential uses is encouraged.

Development is allowed increased intensity, density, and height when located within 1/4 mile of the center of an intersection designated as a Neighborhood Center Node or Village Center Node in the Comprehensive Plan. This increase in intensity, density, and height are intended to achieve the goals of creating an activity node, as outlined in the Comprehensive Plan.

B. CONCEPT



C. USE STANDARDS

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Chapter 4: Use Regulations.

D. INTENSITY AND DIMENSIONAL STANDARDS

All development in the CM zoning district shall comply with the standards in Table 3-11: CM Intensity and Dimensional Standards.

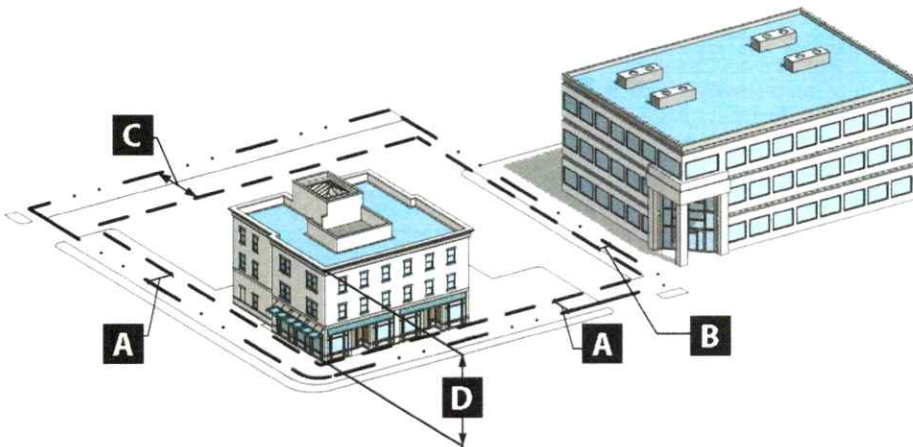
TABLE 3-11: CM INTENSITY AND DIMENSIONAL STANDARDS

Standard	All Uses	
	Outside of Node	Within Node
Density, max (du/acre)	12	18
Lot area, min	None	None
Lot width, min	None	None
A Front setback, min (ft)	10*	10*
B Side setback, min (ft)	5	5
C Rear setback, min (ft)	25	25
D Building height, max (stories)	3	4

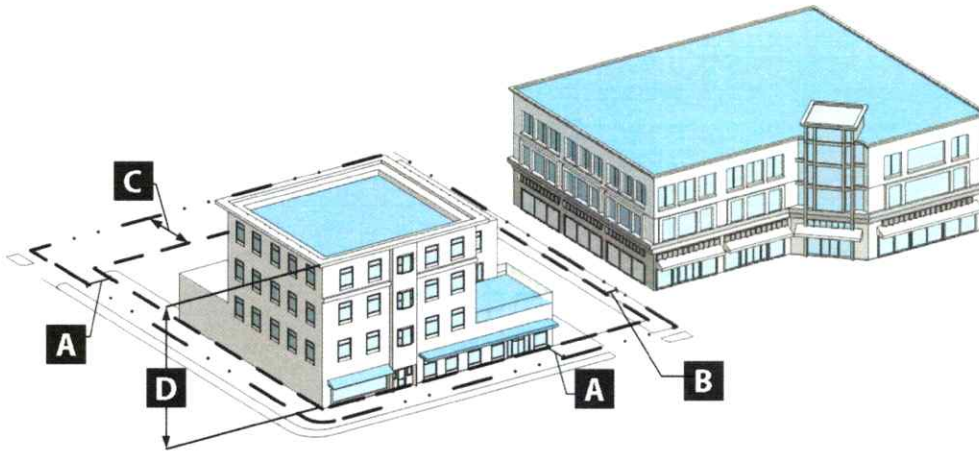
sf = square feet, ft = feet, min = minimum, max = maximum, du = dwelling unit

*Attached Residential and Duplex Dwellings with front-load garages are subject to an additional driveway length requirement. See applicable use standards for more information.

1. Outside of Node:



2. Within Node:



E. NODAL STANDARDS

1. General

- a. All development within 1/4 mile of an intersection, measured from intersecting right-of-way lines, that is designated as a Node in the Comprehensive Plan and depicted on the Future Land Use Map shall be developed in accordance with the standards in this section.
- b. The Node may be extended to include the entire parcel as long as at least half of the parcel is in the 1/4-mile radius.

2. Pedestrian Connectivity

- a. Walkways shall be provided which connect building entrances to adjoining sidewalks.
- b. Development shall be designed to allow pedestrian cross-access between the development site and sidewalks and other pedestrianways adjacent to the site, to the extent practicable. The Planning Director may waive or modify this requirement on determining that such cross-access is impractical due to site constraints.

3. Building Orientation and Transparency

- a. Where the front façade of a principal building abuts a street or other public space, the building and its architectural front shall be oriented toward the street or space and at least one operable pedestrian entrance providing both ingress and egress shall be provided. The required pedestrian entrance shall open to the sidewalk without requiring pedestrians to pass through a garage, parking lot, or other

non-pedestrian area between the entrance and the street. All primary pedestrian entrances shall be clearly defined and emphasized using changes in the wall plane or façade material, pilasters, awnings, canopies, porches, or other architectural elements.

- b. The first floor of all nonresidential and mixed-use buildings shall be designed to support pedestrian-scale activity by use of transparent windows and doors. Each ground floor building façade that faces a public or private street, a pedestrian way, or an open space set-aside shall be composed of transparent windows and doors over at least 35 percent of the façade area between the elevations of two feet and eight feet above the adjacent street level.
- c. The first floor of all residential buildings shall include active elements, such as a fitness center, resident amenity, and/or common area, to activate the portion of the building that is at street level for the building's residents.