

## **27-2.260 Workshop-Warehouse Building**

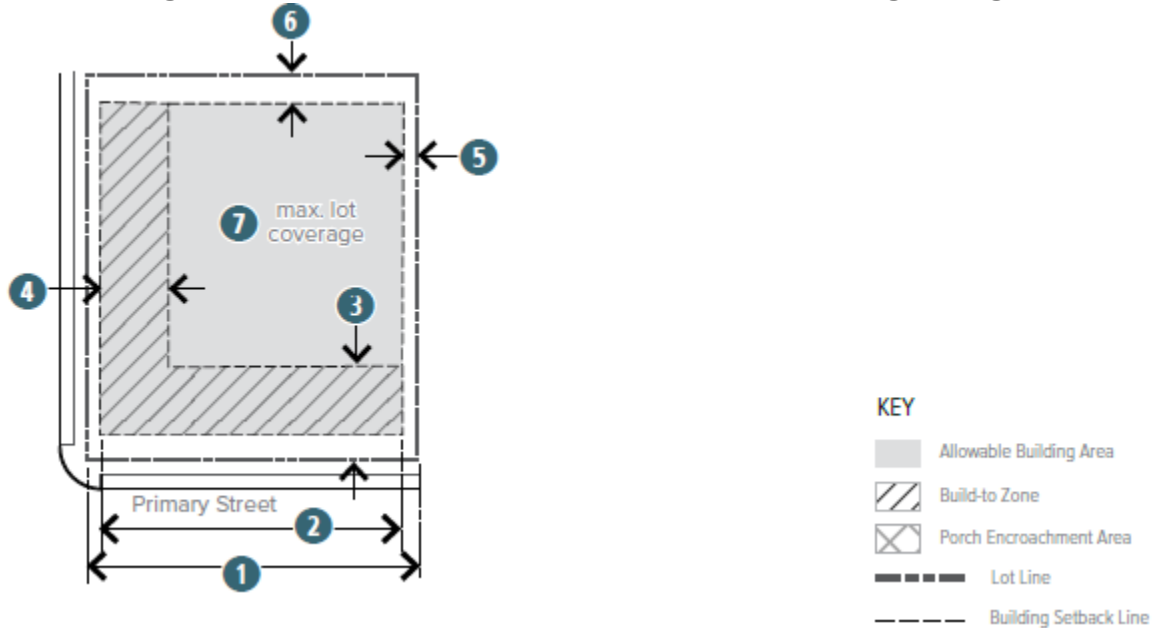
### 27-2.260.1 Description

The Workshop-Warehouse building is a modified General building with a minimum level of orientation to the sidewalk and pedestrians, while allowing loading or garage bays on the front facade.

### 27-2.260.2 Regulations

The following tables and illustrations regulate this specific building type. See [27-2.50](#) for general regulations for all building types. See [27-15](#) for definitions and measuring table regulations.

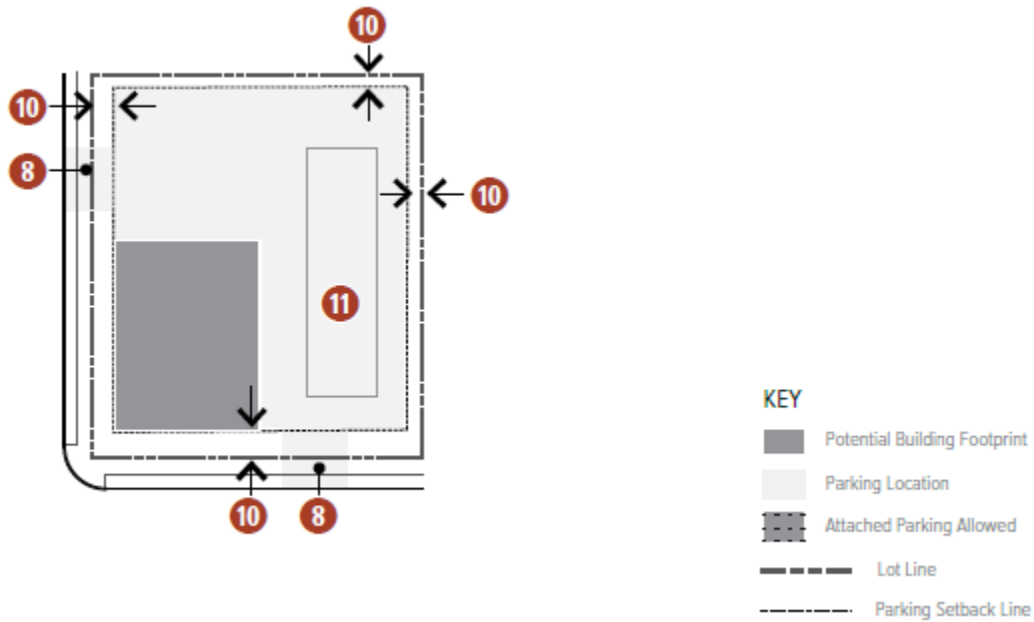
**Figure 27-2.260.3 Workshop-Warehouse Building Siting**



**Table 27-2.260.3 Workshop-Warehouse Building Siting**

		Zones	Additional/References
		I	
	Multiple Principal Buildings	Allowed	
<b>1</b>	Lot Width	100 ft. min.	
<b>2</b>	Primary Street Building Frontage	-	
<b>3</b>	Primary Street Build-to Zone	10 ft. min. 35 ft. max.	See <a href="#">27-2.260.8</a> minimum pedestrian area.
<b>4</b>	Non-Primary Street Setback	10 ft. min 35 ft. max.	
<b>5</b>	Side Setback	10 ft.	See <a href="#">27-15.20.7</a> for measuring and allowed encroachments into setbacks. See <a href="#">27-2.260.8.C</a> for landscape buffer adjacent to R and RX zones.
	Side Setback Adjacent to Residential	30 ft.	
	Space Between Buildings	10 ft.	
<b>6</b>	Rear Setback	10 ft.	See <a href="#">27-15.20.8</a> for measuring lot coverage.
	Rear Setback Adjacent to Residential	30 ft.	
<b>7</b>	Lot Coverage	75% max.	

**Figure 27-2.260.4 Workshop-Warehouse Building Parking Siting**



**Table 27-2.260.4 Parking & Accessory Structures**

		Zones	Additional/References
		I	
<b>8</b>	Parking & Driveway Access	Per development, one allowed per every 300 feet of street frontage	
<b>9</b>	Attached Garage Setback	-	
	Attached Garage Door Location	Any façade; no more than one 30-foot wide bay per 120 ft. of front facade	
<b>10</b>	Surface Parking Location	Rear yard, side yard	
	Street Setback	No closer to lot line than principal building	
	Non-Street Setback	Same as building setback	
<b>11</b>	Accessory Structure Location	Rear yard, side yard	See 27-7 for accessory structures
	Street Setback	No closer to lot line than principal building	
	Non-Street Setback	Same as building setback.	
<b>Key Accessory Structures &amp; Uses</b>		<b>NX</b>	See 27-7 for additional regulations governing accessory uses and structures.
	Backyard Cottage	-	
	Outbuilding	P	
	Drive-Through Facilities	P	
	Fuel Pumps	P	
	Parking Structure	P	
	Outdoor Storage	P	
<b>KEY:</b>		P = Permitted      C = Conditional Use Permit      - = Not Permitted	

**Figure 27-2.260.5 Workshop-Warehouse Building Height**

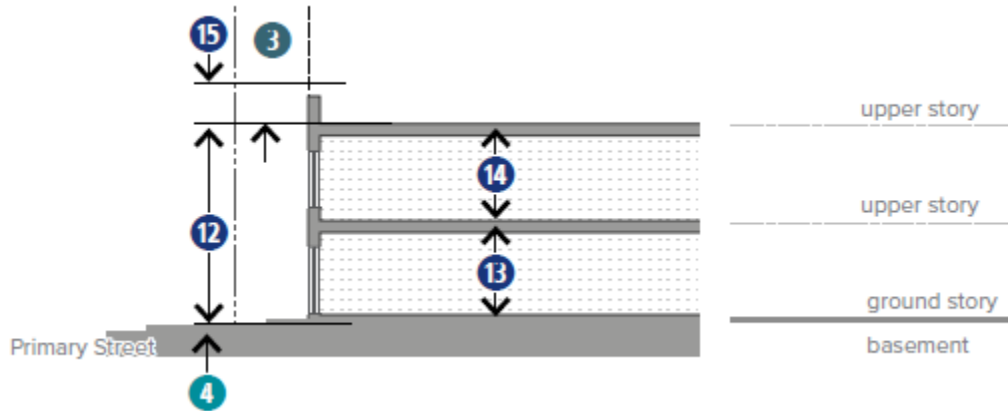


Table 27-2.260.5 Height			
		Zones	Additional/References
		I	
12	Height	4 stories	See 27-15.20.10 for measuring height
	Additional Height with Setback	1 additional story	
13	Ground Story Height	10 ft. min. 16 ft. max.; up to 24 ft. counts as 2 stories	Measured floor-to-floor. Mezzanine transparency regulations apply. Tall story transparency regulations apply per 27-15.20.11
14	All Other Stories Height	9 ft. min. 14 ft. max.	
Table 27-2.260.6 Roofs			
15	Roof Types	Flat, parapet, pitched	See 27-3.10 for roof types and tower regulations
	Tower	Not allowed	

**Figure 27-2.260.7 Workshop-Warehouse Building Facade**

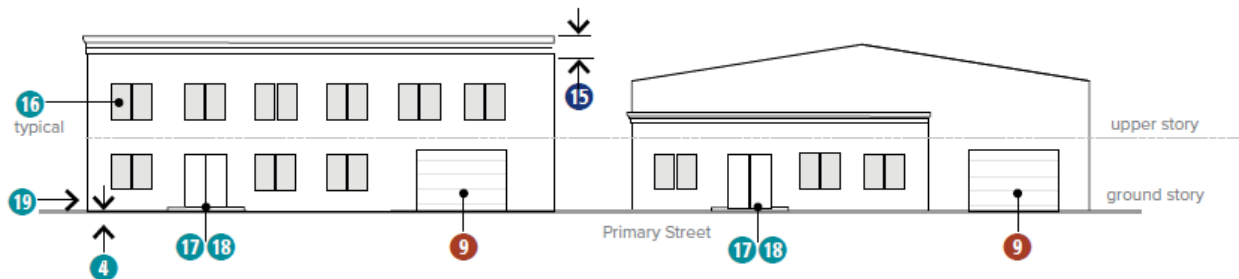


Table 27-2.260.7 Primary and Non-Primary Facades			
		Zones	Additional/References
		I	
16	Transparency on Primary Facades	12% min.	Measured per story, includes any half stories, visible basements, or full floor height towers. See 27-15.20.11 for measuring transparency.
	Transparency on Non-Primary Facades	5% min.	
		No bays or 15 ft. wide sections of any story on the primary facade may be without transparency.	
17	Building Entrance Location	One per every 150 ft. of primary facade	See 27-15.20.12 for measuring.
18	Entrance Type	Stoop	See 27-3.20 for entrance types
19	Ground Story Elevation	Less than 30 in. above grade or between 30 in. and 4 ft. with a visible basement	See 27-15.20.10 for definition of visible basement
20	Horizontal Divisions with Shadow Lines	Within 3 ft. of the top of any story between the basement and 3 <sup>rd</sup> story.	Horizontal shadow lines to run a min. 80% of length of facade. See 27-15.30 for definition and measuring shadow lines.
21	Vertical Divisions with Shadow Lines	One per every 120 ft. of street facade.	

27-2.260.8 Supplemental Workshop-Warehouse Building Regulations

- A. **Minimum Pedestrian Area.** Where the area from the back of curb/edge of pavement to the lot line is less than 12 feet, the build-to zone/setback shall be measured from 12 feet off the back of curb/edge of pavement. The extended pedestrian area shall be treated with streetscape per 27-4.70.
- B. **Through-Lots.** Lots extending between two primary streets shall treat each as a primary frontage facade.
- C. **Transition at R or RX Zones.** Facades abutting an R or RX zone above the 3<sup>rd</sup> story must be stepped back a minimum of 50 feet from the lower facades.

Figure 27-2.210.8 Through Lot Illustration (section)

