

3.60 Small General Building Type

3.60.1 DESCRIPTION AND INTENT

The Small General building is a basic urban building, typically housing multiple residential units, office, laboratory spaces, classrooms, and similar spaces. Oriented to the street with an entrance to the public sidewalk, the building often has a small front setback. The scale of the building is smaller than the General building, lower in height. Parking is located in the rear yard.

3.60.2 ILLUSTRATIVE IMAGES

The images shown in [Figure 3.60-A](#) are intended to illustrate the general character of the building type. The buildings and sites in each image may not fulfill all of the building type regulations.

3.60.3 SITE AND BUILDING REGULATIONS

The following tables and illustrations regulate this specific building type. See [3.10](#) for general regulations for all building types. See [14.0](#) for definitions and measuring table regulations.

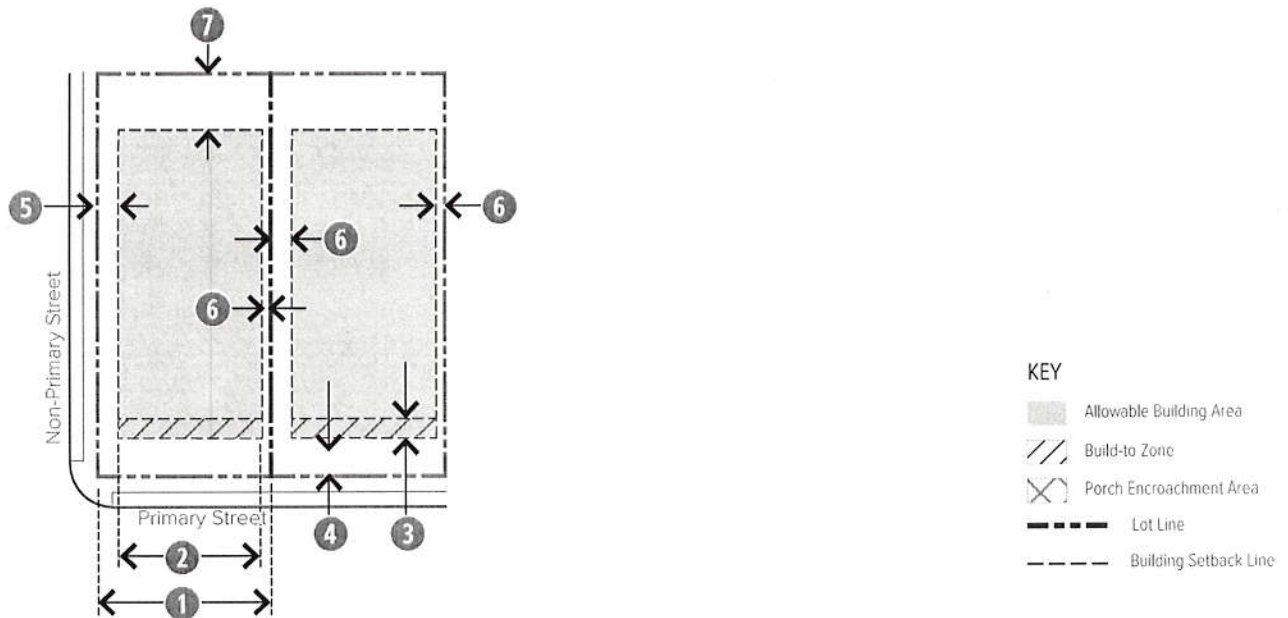
LINK	SUBSECTION
3.60.4	Building Siting
3.60.5	Parking & Accessory Structures
3.60.6	Height
3.60.7	Roofs
3.60.8	Primary & Non-Primary Facades
3.60.9	Allowed Uses Table
3.60.10	Supplemental Regulations



Figure 3.60-A. Examples of Small General Building Type

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Figure 3.60-B. Small General Building Siting



ZONES

NX2

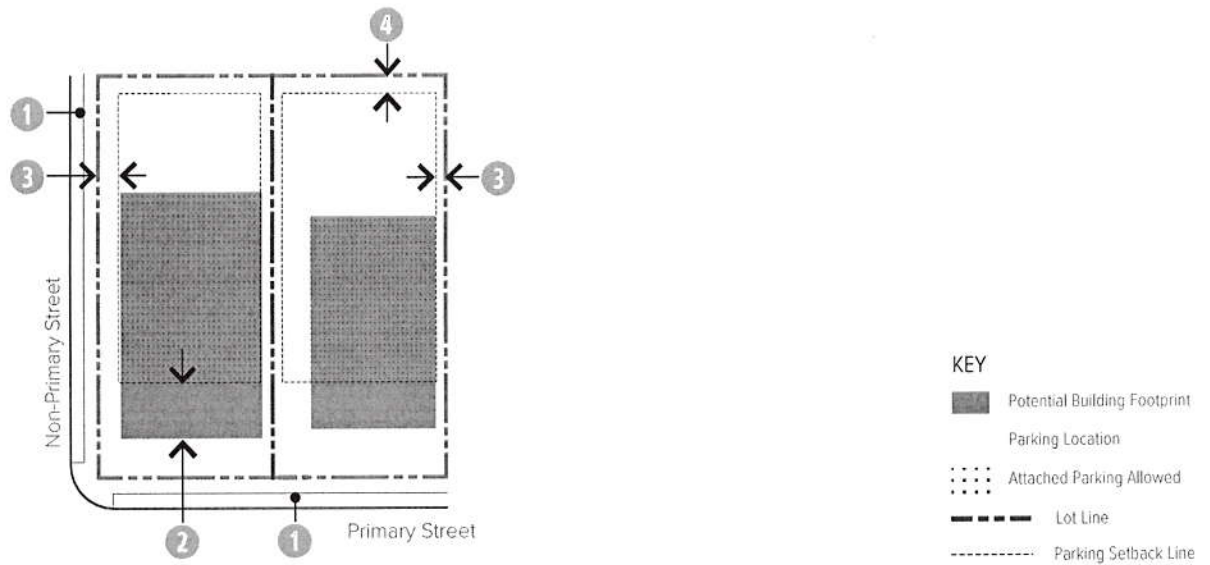
RX1

Additional/References

3.60.4. BUILDING LOCATION. See Figure 3.60-B

	NX2	RX1	Additional/References
1 Lot Width	50 ft. min.	—	
2 Primary Streetwall	85 ft. max.	100 ft. max.	Measured in build-to zone along any street frontage.
3 Primary Street Build-to Zone	14 ft. min. 20 ft. max.	0 ft. min. 15 ft. max.	Prevailing setbacks apply in NX2. See 14.20.6 for measuring prevailing setbacks.
4 Stoop, Bay Encroachment	7 ft. max.	—	
5 Non-Primary Street Setback	8 ft. min.	0 ft. min. 15 ft. max.	
6 Side Setback Building	2 ft. min.; min. 10 ft. total both sides	2 ft. min.; min. 10 ft. total both sides	
Space between Adjacent Buildings	6 ft. min.	6 ft. min.	
7 Rear Setback	20 ft. min.	15 ft. min.	
8 Site Coverage	80% max.	85% max.	See 14.20.7 for measuring site coverage.

Figure 3.60-C. Small General Building Parking Siting



ZONES

NX2

RX1

Additional/References

3.60.5. PARKING & ACCESSORY STRUCTURES. See Figure 3.60-C

1	Parking & Driveway Access	Non-primary street; if no non-primary street, primary street; max. 12 ft. width at sidewalk; max. 1 driveway access point per principal building	See 8.0 for parking.
2	Attached Garage Setback (Allowed Garage Door Location)	20 ft. min. behind primary facade in rear of building Rear and street-side facades	See 6.50.11 for garage door design regulations.
3	Surface Parking Location	Rear yard, limited side yard Rear yard, limited side yard	See 14.20.9 for allowed limited side yard parking layout.
	Street Setback	No closer to lot line than principal building	
	Side & Rear Setback	3 ft. min. 3 ft. min.	
4	Accessory Structure Location	Rear yard Rear yard	See 3.170 accessory structures.
	Street Setback	No closer to lot line than principal building	
	Side & Rear Setback	3 ft. min. 3 ft. min.	
ALLOWED ACCESSORY STRUCTURES		NX2 RX1	See 3.170 for accessory structures and 4.70 for accessory uses.
	Backyard Cottage	● ●	
	Outbuildings & Garages	● ●	
	Drive-Through Facilities	— —	
	Fuel Pumps	— —	
	Parking Structure	— —	
	Temporary Storage Container	● ●	
	Building-Mounted Utilities	● ●	
	Ground-Mounted Utilities	— —	

KEY:

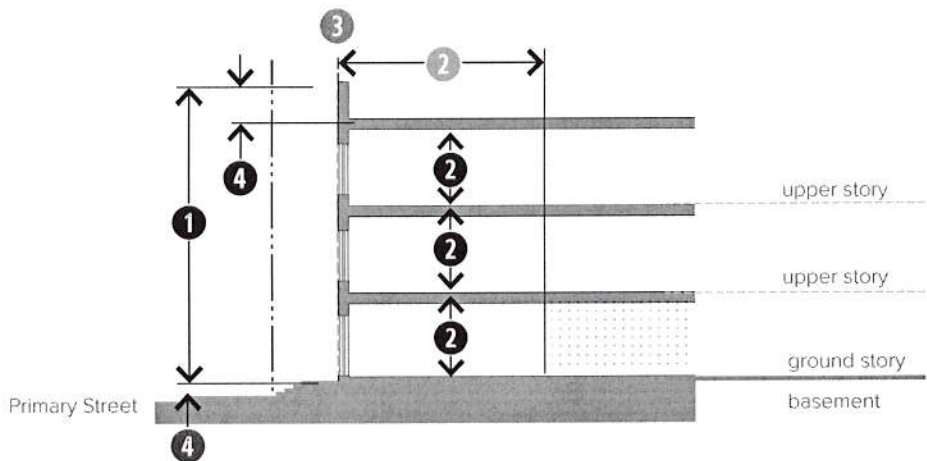
● = Allowed

○ SP = Requires a Special Permit

3.0 Site & Building Types

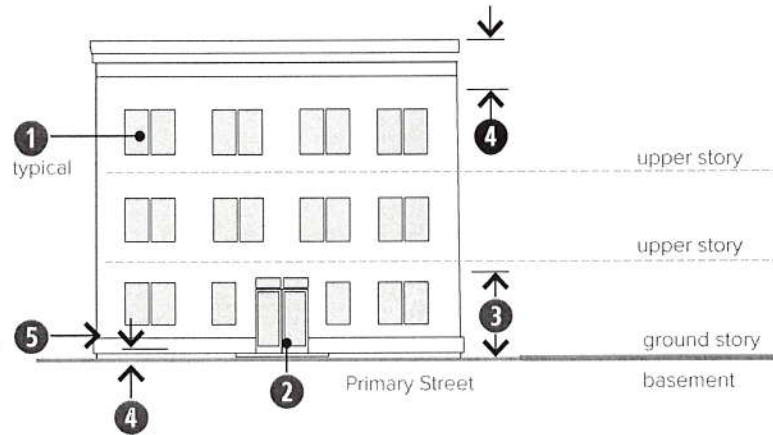
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Figure 3.60-D. Small General Building Height



ZONES			
	NX2	RX1	Additional/References
3.60.6. HEIGHT. See Figure 3.60-D			
1 Height	2 stories min. 3 stories max.	1 story min. 3 stories max.	See 14.20.10 for measuring height.
2 Story Height	9-12 ft.	10-14 ft. 14 ft. min. height for single-story building with max. 6 ft. height parapet	Measured floor-to-floor.
3.60.7. ROOFS. See Figure 3.60-D			
3 Roof Types	Flat, parapet	Flat, parapet	See 6.20 for roof types and tower regulations.
4 Tower	Not allowed	Not allowed	

Figure 3.60-E. Small General Building Facades



ZONES

NX2

RX1

Additional/References

3.60.8. PRIMARY & NON-PRIMARY FACADES. Figure 3.60-E

1	Transparency: Primary Facades	18% min.	20% min.	Measured per story, including any half stories, visible basement, or towers with full-floor height. See 14.20.11 for measuring transparency.
	Non-Primary Facades	12% min.	12% min.	
On the primary facade, no bays or 10 ft. wide sections of any story may be without transparency				
2	Building Entrances Location	Primary facade	Primary facade	
3	Entrance Transition Type	Porch or Stoop	Porch or Stoop	See 6.30 for entrance types, including elevated entrances in floodplain locations. See 3.10.13 for flood locations. See 14.40 for definition of visible basement.
4	Ground Story Elevation above Grade	Between 0 and 30 in. above grade or between 30 in. and 4 ft. with a visible basement, except in floodplain locations		
5	Horizontal Divisions with Shadow Lines	At base or within 3 ft. of the top of any basement		Horizontal shadow lines to run a min. 80% of length of facade. See 14.210 for definition of shadow lines.
6	Vertical Divisions with Shadow Lines	None required	One per every 50 ft. of facade	

3.0 Site & Building Types

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ZONES			
	NX2	RX1	Reference
3.60.9. ALLOWED USES. See Article 4.0 for use definitions, specific use limitations, and other use-related regulations.			
RESIDENTIAL			<u>4.30</u>
Number of Principal Units	3 min., 6 max., up to 8 units with special permit	3 min.	
Number of Accessory Units	—	—	
Household Living	●	●	<u>4.30.1</u>
Group Living	●	●	<u>4.30.2</u>
Short-Term Rental	—	●	<u>4.30.3</u>
COMMERCIAL			<u>4.40</u>
Office	—	●	<u>4.40.1</u>
Retail & Entertainment	—	—	<u>4.40.2</u>
Live Entertainment Venue	—	—	<u>4.40.3</u>
Consumer Service, Indoor	—	●	<u>4.40.4</u>
Funeral & Mortuary Service	—	●	<u>4.40.5</u>
Self-Service Storage, Indoor	—	—	<u>4.40.6</u>
Consumer Service, Outdoor	—	●	<u>4.40.7</u>
Light Vehicle Sales & Service	—	—	<u>4.40.8</u>
Heavy Sales & Service	—	—	<u>4.40.9</u>
Wholesale Sales	—	—	<u>4.40.10</u>
Controlled Sales & Service	—	—	<u>4.40.11</u>
Cannabis Sales, Cultivation, Production	—	—	<u>4.40.12</u>
Parking, Non-Accessory	—	—	<u>4.40.13</u>
Sexually Oriented Business	—	—	<u>4.40.14</u>
MANUFACTURING & INDUSTRY			<u>4.50</u>
Manufacturing, Low-Impact	—	●	<u>4.50.1</u>
Manufacturing, Moderate-Impact	—	—	<u>4.50.2</u>
Warehousing & Distribution	—	—	<u>4.50.3</u>
Heavy Industry	—	—	<u>4.50.4</u>
CIVIC & INSTITUTIONAL			<u>4.60</u>
Civic, Large	—	—	<u>4.60.1</u>
Civic, Small	—	●	<u>4.60.2</u>
Civic, Campus	—	—	<u>4.60.3</u>
Transportation Facilities	—	—	<u>4.60.4</u>
Detention & Correctional Facilities	—	—	<u>4.60.5</u>
Parks & Open Space	●	●	<u>4.60.6</u>
Minor Utilities	●	●	<u>4.60.7</u>
Major Utilities	—	—	<u>4.60.8</u>
KEY: ● = Allowed Use ● = Allowed in Upper Stories Only ● = Limited to No More than 25% of Footprint ○ SP = Requires Special Permit ○ CL = Requires Certificate of Location Approval — = Not Allowed			

[table continued on following page]

3.0 Site & Building Types
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	ZONES		Reference
	NX2	RX1	
ACCESSORY USES			<u>4.70</u>
Accessory Apartments	—	—	<u>4.70.2</u>
Home Occupations	●	●	<u>4.70.3</u>
Sidewalk Cafes	—	●	<u>4.70.4</u>
Outdoor Display Areas	—	●	<u>4.70.5</u>
Outdoor Storage	—	—	<u>4.70.6</u>
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3.60.10 SUPPLEMENTAL REGULATIONS

A. [reserved]