

3.40 Commercial House Building Type

3.40.1 DESCRIPTION AND INTENT

The Commercial House is a single building or collection of buildings with characteristics of a house and including commercial uses. Many examples were once houses converted to offices, but newly constructed Commercial Houses may also occur. Characteristics include small yards or patios surrounding the building, entrances on the front, and pitched roofs. Parking is located mainly in the rear, though some side yard parking is allowed.

3.40.2 ILLUSTRATIVE IMAGES

The images shown in [Figure 3.40-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.

3.40.3 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
3.40.4	Building Siting
3.40.5	Parking & Accessory Structures
3.40.6	Height
3.40.7	Roofs
3.40.8	Primary & Non-Primary Facades
3.40.9	Allowed Uses Table
3.40.10	Supplemental Regulations

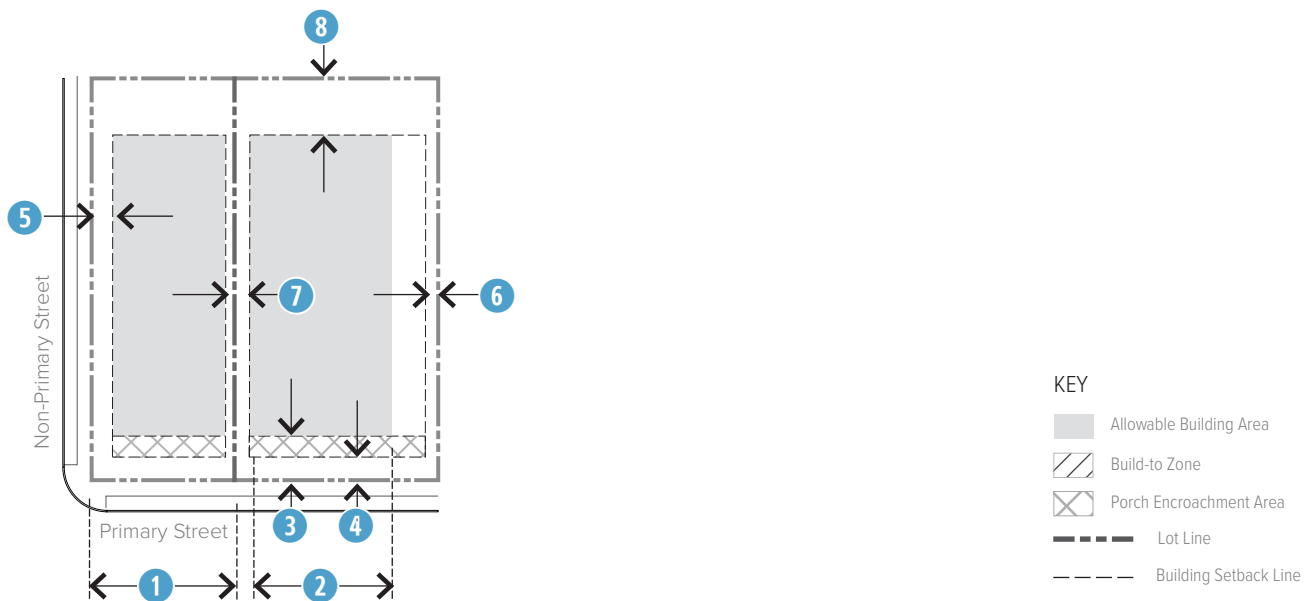


Figure 3.40-A. Examples of Commercial House Building Type

3.0 Site & Building Types

3.40 Commercial House Building Type

Figure 3.40-B. Commercial House Building Siting

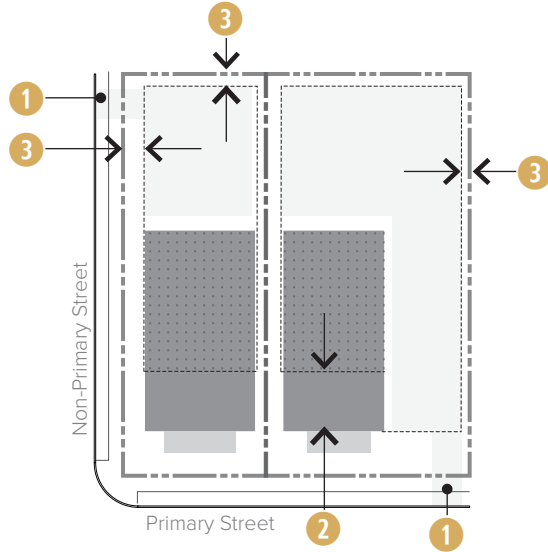


ZONES				
		MX1, MXN, MX2	RX1, RX2	Additional/References
3.40.4. BUILDING LOCATION. See Figure 3.90-B				
	Multiple Principal Buildings	allowed per 3.40.10.A		
1	Lot Width	50 ft. min. per principal building	45 ft. min. per principal building	
2	Primary Streetwall	65 ft. max. per principal building	70 ft. max. per principal building	See 3.40.10 for multiple buildings on a lot and allowed connections between buildings.
3	Primary Street Setback	15 ft. min.	10 ft. min.	Prevailing setbacks apply. See 14.20.6 for measuring prevailing setbacks. See 3.40.10 for Porch, Enclosed Porch, Bay setbacks.
4	Porch, Enclosed Porch, Bay Setback	7 ft. min.	5 ft. min.	
5	Non-Primary Street Setback	8 ft. min.	8 ft. min.	
6	Side Setback	2 ft. min.; 10 ft. min. combined	2 ft. min.; 8 ft. min. combined	
7	Space between Adjacent Buildings	6 ft. min.	6 ft. min.	
8	Rear Setback	20 ft. min.	15 ft. min.	
9	Site Coverage	80% max.	80% max.	See 14.20.7 for measuring site coverage.

3.0 Site & Building Types

3.40 Commercial House Building Type

Figure 3.40-C. Commercial House Parking Siting



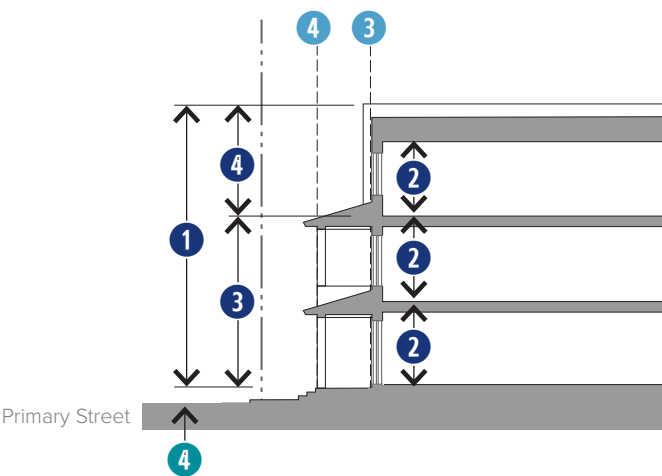
KEY	
	Potential Building Footprint
	Parking Location
	Attached Parking Allowed
	Lot Line
	Parking Setback Line

		ZONES					Additional/References
		MX1, MXN, MX2			RX1, RX2		
3.40.5. PARKING & ACCESSORY STRUCTURES. See Figure 3.90-C							
1	Parking & Driveway Access	Non-primary street; if no non-primary street, max. 12 ft. width at street lot line; max. 1 driveway per 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 or non-primary facade					See 6.50.11 for garage door design regulations.
3	Surface Parking Location	Rear yard, limited side yard except in MXN					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.	
3	Accessory Structure Location	Rear yard		Rear yard			See 3.170 for accessory structures.
	Street Setback	No closer to lot line than principal building					
	Side & Rear Setback	3 ft. min.				3 ft. min.	
ALLOWED ACCESSORY STRUCTURES		MX1	MXN	MX2	RX1	RX2	See 3.170 for accessory structures and 4.70 for accessory uses. KEY: ● = Allowed ○ SP = Requires a Special Permit
Backyard Cottage		●	●	●	●	●	
Outbuildings & Garages		●	●	●	●	●	
Drive-Through Facilities		–	–	●	–	–	
Fuel Pumps		–	–	●	–	–	
Parking Structure		–	–	–	–	–	
Temporary Storage Container		●	●	●	●	●	
Building-Mounted Utilities		●	●	●	●	●	
Ground-Mounted Utilities		○ SP	○ SP	○ SP	○ SP	○ SP	

3.0 Site & Building Types

3.40 Commercial House Building Type

Figure 3.40-D. Commercial House Height

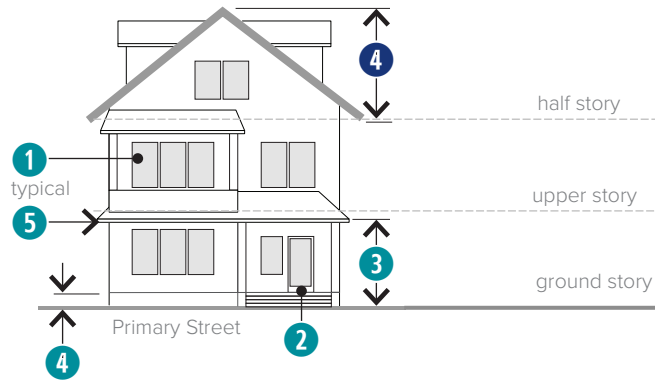


ZONES				
		MX1, MXN, MX2	RX1, RX2	Additional/References
3.40.6. HEIGHT. See Figure 3.90-D				
1	Height	1.5 stories min. 2.5 stories max.	2 stories min. 2.5 stories max.	See supplemental regulations on half stories in 3.40.10. See 14.20.10 for measuring height.
2	Story Height	9 ft. min. 12 ft. max.	9 ft. min. 12 ft. max.	Measure floor-to-floor per 14.20.10.
3	Height to Eaves	20 ft. max.	20 ft. max.	Height to eaves is measured from the first floor to the bottom of the eave. See 14.20.10 for measuring height to eaves.
3.40.7. ROOFS. See Figure 3.90-E				
4	Roof Types	Pitched	Pitched	See 6.20 for roof types and tower regulations.
5	Tower	Allowed	Allowed	

3.0 Site & Building Types

3.40 Commercial House Building Type

Figure 3.40-E. Commercial House Facade



		ZONES		
		MX1, MXN, MX2	RX1, RX2	Additional/References
3.40.8. PRIMARY & NON-PRIMARY FACADES. See Figure 3.90-E				
1	Transparency: Primary Facades Non-Primary Facades	18% min.	18% min.	Measured per story, includes any half stories, visible basement, or towers with full-floor height. See 14.20.11 for measuring transparency.
		12% min.	12% min.	
		No bays or 10 ft. wide sections of any story may be without transparency		
2	Building Entrance Location	Primary facade or bay, max. 2 doors		
3	Entrance Transition Type	Porch or Stoop; Elevated Storefront with special permit	Porch or Stoop	See 6.30 for entrance types, including elevated entrances for floodplain locations. See 3.10.13 for flood locations.
4	Ground Story Elevation above Grade	Between 12 in. 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 ground story floor elevation; and between 2nd and half story		See 14.210 for definition of shadow lines.

3.0 Site & Building Types

3.40 Commercial House Building Type

	ZONES					Reference
	MX1	MX2	MXN	RX1	RX2	
3.40.9. ALLOWED USES. See Article 4.0 for use definitions, specific use limitations, and other use-related regulations.						
RESIDENTIAL						4.30
Number of Principal Units	No limits	No limits	6 max.	6 max.	No limits	
Number of Accessory Units	—	—	—	—	—	
Household Living	●	●	●	●	●	4.30.1
Group Living	●	●	●	●	●	4.30.2
Short-Term Rental	●	●	●	●	●	4.30.3
COMMERCIAL						4.40
Office	●	●	● 5,000 s.f. max. /unit	●	●	4.40.1
Retail & Entertainment	●	●	● 5,000 s.f. max. /unit	—	—	4.40.2
Live Entertainment Venue	—	—	—	—	—	4.40.3
Consumer Service, Indoor	●	●	● 5,000 s.f. max. /unit	●	●	4.40.4
Funeral & Mortuary Service	—	—	—	●	●	4.40.5
Self-Service Storage, Indoor	—	—	—	—	—	4.40.6
Consumer Service, Outdoor	○ SP	●	—	●	●	4.40.7
Light Vehicle Sales & Service	—	○ CL	—	—	—	4.40.8
Heavy Sales & Service	—	—	—	—	—	4.40.9
Wholesale Sales	—	—	—	—	—	4.40.10
Controlled Sales & Service	—	—	—	—	—	4.40.11
Cannabis Sales	○ CL	○ CL	—	—	—	4.40.12
Cannabis Growing	—	—	—	—	—	4.40.12
Parking, Non-Accessory	○ SP	○ SP	—	—	—	4.40.13
Sexually Oriented Business	—	—	—	—	—	4.40.14
MANUFACTURING & INDUSTRY						4.50
Manufacturing, Low-Impact	●	●	—	—	—	4.50.1
Manufacturing, Moderate-Impact	—	—	—	—	—	4.50.2
Warehousing & Distribution	—	—	—	—	—	4.50.3
Heavy Industry	—	—	—	—	—	4.50.4
CIVIC & INSTITUTIONAL						4.60
Civic, Large	—	—	—	—	—	4.60.1
Civic, Small	●	●	●	●	●	4.60.2
Civic, Campus	—	—	—	—	—	4.60.3
Transportation Facilities	—	—	—	—	—	4.60.4
Detention & Correctional Facilities	—	—	—	—	—	4.60.5
Parks & Open Space	—	●	●	●	●	4.60.6
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						

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3.0 Site & Building Types

3.40 Commercial House Building Type

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	ZONES					Reference
	MX1	MX2	MXN	RX1	RX2	
Minor Utilities	●	●	●	●	●	4.60.7
Major Utilities	—	—	—	—	—	4.60.8
ACCESSORY USES						4.70
Accessory Apartments	—	—	—	—	—	4.70.2
Home Occupations	●	●	●	●	●	4.70.3
Sidewalk Cafes	●	●	●	●	●	4.70.4
Outdoor Display Areas	●	●	●	●	●	4.70.5
Outdoor Storage	—	—	—	—	—	4.70.6

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

3.40.10 SUPPLEMENTAL REGULATIONS

A. Multiple Commercial Houses on a Lot. See [Figure 3.40-F](#) for one layout of the following requirements. When multiple principal buildings are located on a development site, the following applies:

- (1) Multiple abutting lots may be aggregated to be considered a single development site. All lots must be submitted and developed at the same time.
- (2) For every Commercial House fronting the street and located within 5 feet of the primary setback, one building may be located on the interior of the lot.
- (3) The primary frontage on the lot shall have a minimum 60% total streetwall, utilizing multiple Commercial House buildings without exceeding the maximum building width for each building.
- (4) Parking along any street frontage is limited to one limited side yard parking lot per building located along the frontage. Limited side yard parking lots may not be located next to each other. See [14.20.9](#) for allowed limited side yard parking layout.
- (5) Any Commercial House buildings located fully on the interior of the lot must meet street facade

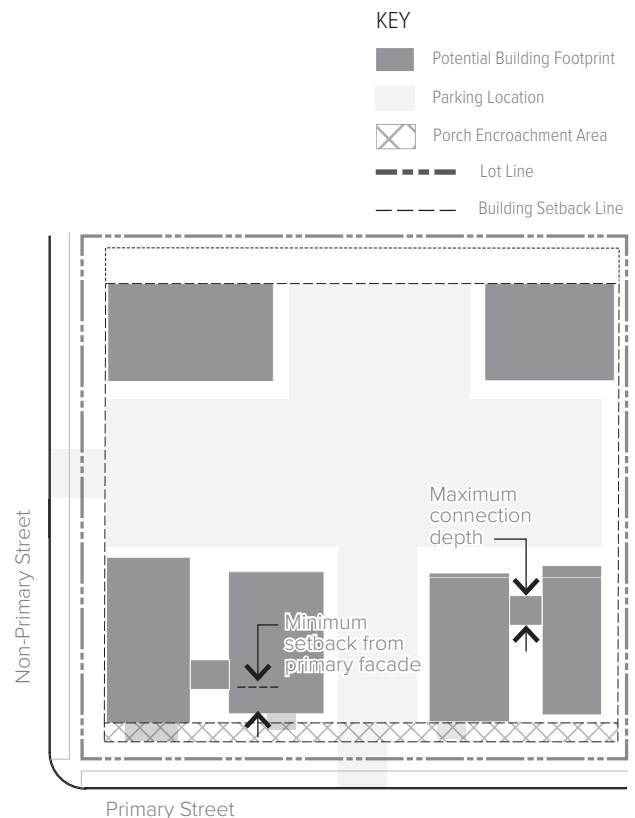


Figure 3.40-F. Multiple Commercial Houses on a Lot

3.0 Site & Building Types

3.40 Commercial House Building Type

requirements for facades facing the parking and facades visible from the street.

- (6) The interior side yard setback shall apply to spaces between buildings.
- (7) Connections. Multiple Commercial House buildings may be connected by a single-story enclosed building segment, maximum 15 feet in depth, setback from the primary facade a minimum of 12 feet.

B. Porch, Enclosed Porch, Bay Street in Street Yards.

Porches, enclosed porches, and bays allowed within the street yard per [3.40.4](#), [4](#), must meet the following:

- (1) Height. Porches, enclosed porches, and bays located in the street yard may be 1 story on a 1 or 2 story building, and up to 2 stories on a 2.5 story building.
- (2) Enclosed Porches. Enclosed porches must meet 2 times the minimum transparency regulation for street-facing facades.
- (3) Other Allowed Encroachments. See [14.20.6.D](#) for other allowed encroachments into setbacks or beyond build-to lines or build-to zones.

C. Half Stories in Roof. See [14.20.10.F](#) for definition of half story.

- (1) The occupiable footprint of half stories in the roof is limited to no more than 65% of the footprint of story below.
- (2) Dormers or gabled ends of roofs on half stories are limited to no more than 50% of the facade length of the story below, and must be set back from any street facade a minimum of 9 feet. See [Figure 3.80-F](#).