

5.3.1. Intent



Description

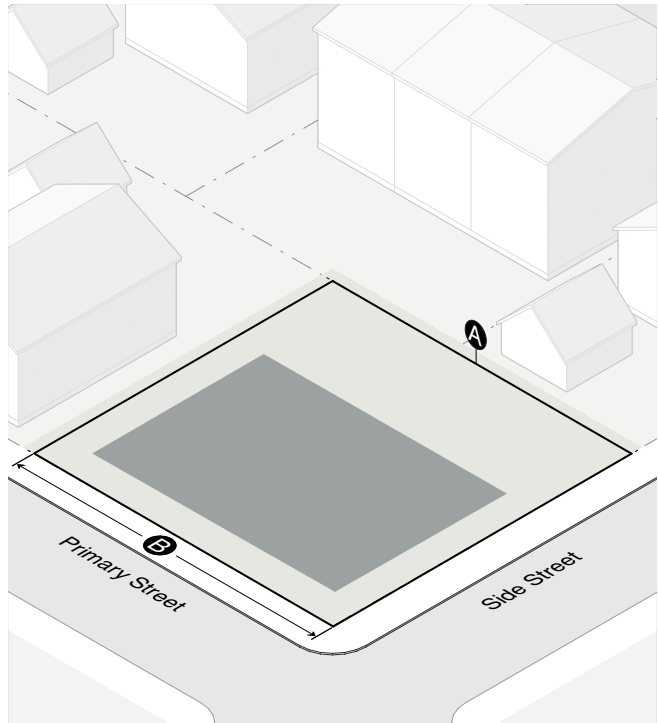
CX is intended to accommodate a broader range of residential and nonresidential activity than NX. To promote walkability and compatibility, auto-oriented uses are restricted. Building type options include townhouse, apartment, live work, shopfront house, single-story shopfront, mixed use shopfront and general building. CX should be applied in areas where the existing or proposed land use pattern promotes mixed use and pedestrian-oriented activity.

Building Types Allowed

Townhouse	see also Art. 8.9
Apartment	see also Art. 8.10
Live work	see also Art. 8.11
Shopfront house	see also Art. 8.12
Single-story shopfront	see also Art. 8.13
Mixed use shopfront	see also Art. 8.14
General building	see also Art. 8.15

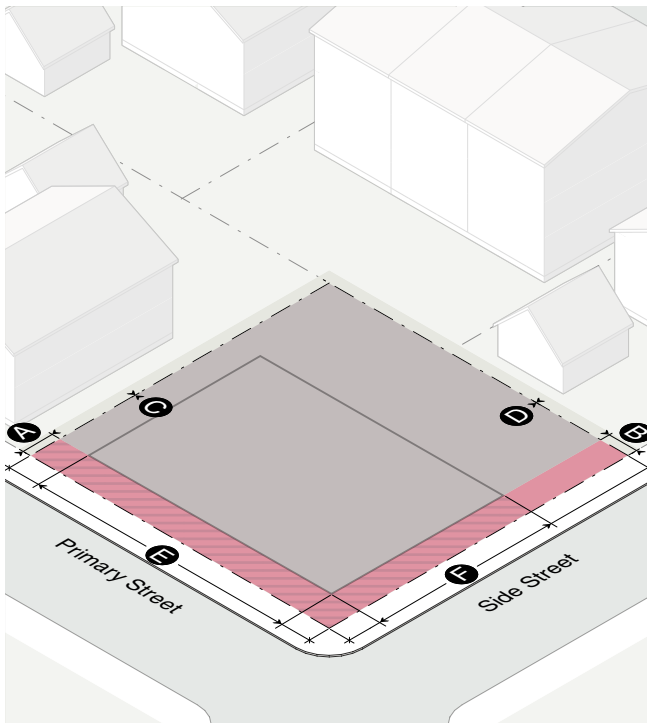
Land Uses Permitted	see Art. 10.2
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5.3.2. Lot Dimensions



Lot	A Area	B Width
Townhouse	1,500 SF min	20' min
Apartment	5,000 SF min	50' min
Live work	1,100 SF min	15' min
Shopfront house	3,000 SF min	35' min
Single-story shopfront	5,000 SF min	50' min
Mixed use shopfront	5,000 SF min	50' min
General building	5,000 SF min	50' min
Coverage		
Lot coverage		80% max

5.3.3. Building Placement



Building and Structure Setbacks

Primary street	0' min / 10' max	A
Side street	0' min / 10' max	B
Side interior	0 or 5' min	C
Rear	0 or 5' min	D
Rear, abutting alley	4' or 20' min	D

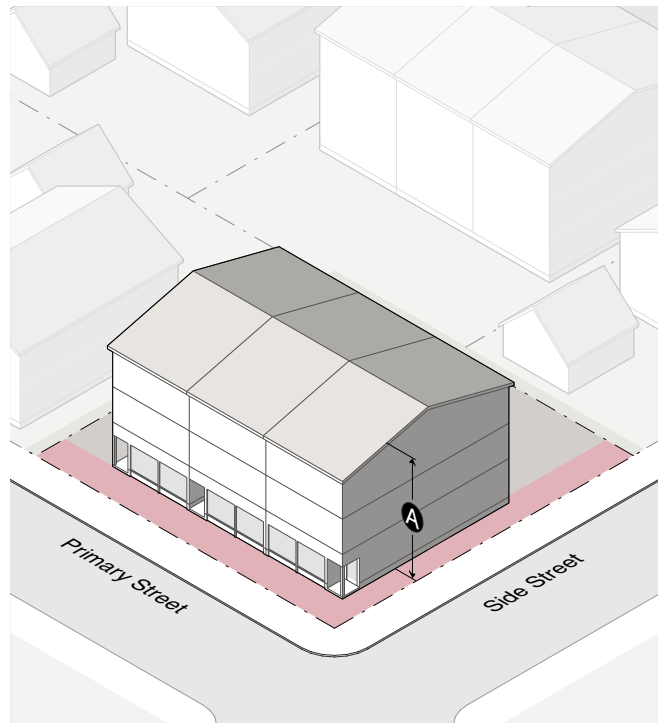
Build-to Zone (BTZ)

Building facade in primary street BTZ (% of lot width)	70% min	E
Building facade in side street BTZ (% of lot width)	30% min	F

Parking Location

Garage door restrictions	see Art. 8.18
Front yard	Not Allowed
Corner yard	Not Allowed
Side yard	Allowed
Rear yard	Allowed

5.3.4. Building Height



Height

All buildings and structures	35' max	A
All buildings and structures if the upper floor contains a residence	45' max	A