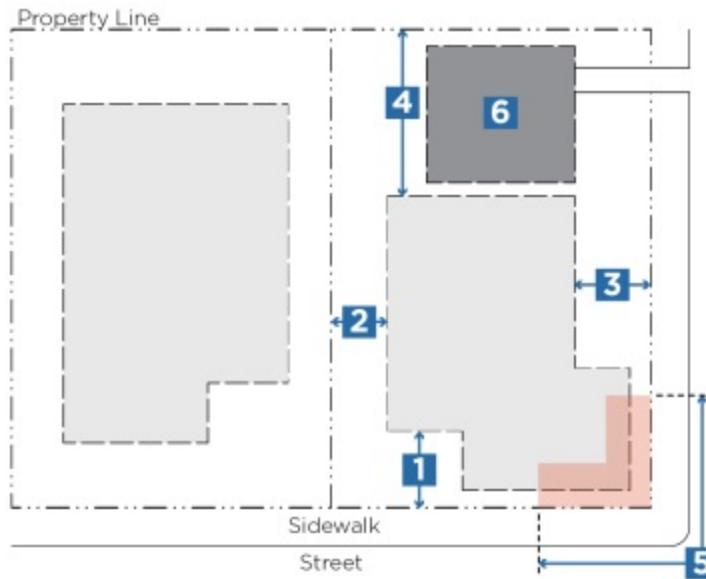


19.4.2 Development Standards

Table 19.4.2-1, Development Standards – Commercial Districts, establishes the dimensional and development standards for Commercial Districts. Letters in parentheses refer to additional development standards that directly follow the table.

TABLE 19.4.2-1, DEVELOPMENT STANDARDS – COMMERCIAL DISTRICTS



Standard	CN	CO	CC	CH	CT	CA	Callout
Lot Standards							
District Size (min./max.) (ac.)	2/5	2/NA	10/NA	5/NA	5/NA	50/NA	
Lot Area (min.) (sq. ft.)	10,000	20,000	10,000	7,500	20,000	200,000	
Lot Width (min.) (ft.)	80	100	75	70	100	200	
Lot Coverage (max.) (% of lot)	50	60	NA	50	50	40	
Height Standards							
Height (max.) (ft.)	35(A) ¹	50(A)	50(A)	40(A)	40(A)	40(A)	
Ground Floor Ceiling Height (min.)	12	12	12	NA	12	NA	
Building Placement Standards							
Required Min. Setbacks							
Front (ft.)	10	15	15	20	20	35	1
Interior Side (ft.)	10	10	10	10	10	10	2
Corner Side (ft.)	10	15	15	20	20	35	3
Rear (ft.)	10	10	10	10	10	10	4
Required Building Area							
Corner Build Area (ft.)	30(B)	30(B)	30(B)	NA	30(B)	NA	5
Parking and Open Space Standards							
Parking Setback from existing ROW (min.) (ft.)	40(C)	40(C)	40(C)	NA	40(C)	NA	6
Open Space/Landscape Area (min.) (% of entire site)	15	15	15	15	15	15	
	The required open space/landscape area may be provided as common open space (e.g., plaza). See <u>HMC Section 19.10.10 (Open Space)</u> .						

Notes:

1 Letters in parentheses refer to additional development standards that directly follow the table.

A. Height.

1. Structures shall not interrupt a line of a 1:1 slope extending upward from existing grade at a RS or RM district boundary. See Figure 19.3.2-A, Residential Adjacency.
2. Hotels in the CT and CH districts may be up to 100 feet in height by right and may exceed 100 feet in height if approved through a Conditional Use Permit, provided minimum setbacks abutting residential zoning districts or lots occupied by residential uses are increased by at least one foot for each one foot increase in height above 100 feet.
3. Multifamily dwellings in the CT district may be up to 60 feet in height unless otherwise approved with a waiver of standards or administrative adjustment (up to 10 percent increase). Subject to compliance with 19.10.4 of this Code, the Director may allow an increase of 15 feet maximum above the base zoning district maximum height for developments that include Affordable Housing units. In order to utilize this increase, the buildings with the additional height must be at least 150 feet from the property line of a developed parcel in an RS district.

B. Required Building Location.

1. **Corner Build Area.** Within 30 feet of the street corner, buildings shall be located within the setback.
2. **Alternatives.** Alternatives to the building location requirements may be approved if the Director finds that:
 - a. Entry courtyards, plazas, entries, or outdoor eating areas are located adjacent to the property line and buildings are built to the edge of the open space, courtyard, plaza, or dining area; or
 - b. The nature of the site, development, or proximity to a public access easement make it impractical.

C. Parking. Parking may be located within the required setback, subject to the following requirements.

1. **Garages Serving a Dwelling Unit.** Garages serving a dwelling unit shall be set back from street facing lot lines a minimum of 20 feet for front loaded garages and a minimum of 10 feet for side loaded garages.
2. **Surface Parking.**
 - a. Above ground surface parking may be located within 40 feet of an existing right-of-way when the Director makes the following findings.
 - i. Buildings are built close to the public sidewalk to the maximum extent feasible; and
 - ii. There is an existing utility easement that prohibits structures and the best use of the land under the circumstances would be surface parking.
 - b. Above ground surface parking may be located within the side or rear setbacks only if a minimum five-foot setback is maintained.

For Non-Residential Design Standards see 19.10.2.G.

(Ord. # 3954, 04/18/2023; Ord. # 4050, 12/17/2024)

Effective on: 12/20/2024