

CMX COMMERCIAL MIXED-USE

CMX-2.5

Table 14-701-3: Dimensional Standards for Commercial Districts



| | |
|-----------------------|--|
| Max. Occupied Area | Intermediate 75%; Corner 80% |
| Min. Front Yard Depth | [4] |
| Min. Side Yard Width | 5 ft. if used |
| Min. Rear Yard Depth | The greater of 9 ft. or 10% of lot depth |
| Max. Height | 55 ft.* |
| Min. Cornice Height | 25 ft. |

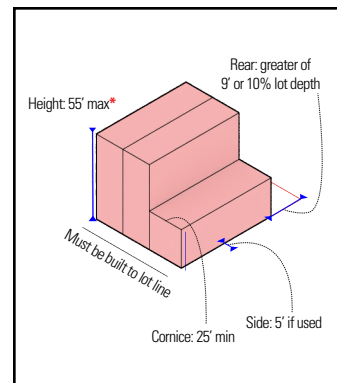


Table Notes:

[4] In the CMX-2.5 district, buildings must be built to the lot line of any primary frontage, as designated in § 14-701(1)(d)(.4) (Primary Frontage)

| * Zoning Bonus Summary | | CMX-2.5 | |
|--------------------------------------|-----------------|-------------------|---------------------------------|
| | | Additional Height | Housing Unit Bonus |
| Mixed Income Housing (§14-702(7)) | Moderate Income | 7 ft. | 25% increase in units permitted |
| | Low Income | 7 ft. | 50% increase in units permitted |
| Green Roof (§14-702(16)) | | n/a | 25% increase in units permitted |

For bonus restrictions in select geographic areas, see [page 49](#).

INTENT: Neighborhood-serving retail and service uses, including pedestrian friendly retail commercial corridors

Table 14-602-2: Uses Allowed in Commercial Districts

| Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited | CMX-2.5 | USE SPECIFIC STANDARDS |
|---|----------------|---------------------------------------|
| RESIDENTIAL USE CATEGORY | | |
| Household Living (as noted below) | | |
| Single-family | Y[3] | |
| Two-family | Y[3] | |
| Multi-family | Y[3] [8] | |
| Group Living (except as noted below) | N | |
| Personal Care Home | S[3] | 14-603 (11) |
| Single-Room Residence | N | |
| PARKS AND OPEN SPACES USE CATEGORY | | |
| Passive Recreation | Y | |
| Active Recreation | S | |
| PUBLIC, CIVIC, AND INSTITUTIONAL USE CATEGORY | | |
| Adult Care | Y | |
| Child Care (as noted below) | | |
| Family Child Care | Y | 14-603 (5) |
| Group Child Care | Y | 14-603 (5) |
| Child Care Center | Y | 14-603 (5) |
| Community Center | S | |
| Educational Facilities | N | |
| Fraternal Organization | S | |
| Hospital | Y | |
| Libraries and Cultural Exhibits | Y | |
| Religious Assembly | S | |
| Safety Services | Y | |
| Transit Station | S | |
| Utilities and Services, Basic | N | |
| Wireless Service Facility (as noted below) | | |
| Freestanding Tower | S | 14-603 (16) |
| Building or Tower-Mounted Antenna | Y | 14-603 (17) |
| OFFICE USE CATEGORY | | |
| Business and Professional | Y | |
| Medical, Dental, Health Practitioner (as noted below) | | |
| Sole Practitioner | Y | |
| Group Practitioner | S | |
| Government | Y | |
| Building Supplies and Equipment | Y | 14-603 (3) |
| RETAIL SALES USE CATEGORY | | |
| Consumer Goods (except as noted below) | Y | |
| Drug Paraphernalia Sales | N | 14-603 (13) |
| Gun Shop | N | 14-603 (13) |
| Medical Marijuana Dispensary | Y | 14-603 (20) |
| Food, Beverages, and Groceries | Y | 14-603 (7) |
| Pets and Pet Supplies | Y | |
| Sundries, Pharmaceuticals, and Convenience Sales | Y | |
| Wearing Apparel and Accessories | Y | |

See page 48 for information pertaining to bracketed numbers (e.g., "[2]") in use table cells.

| Y = Yes permitted as of right S = Special exception approval required N = Not allowed (expressly prohibited) Uses not listed in this table are prohibited | CMX-2.5 | USE SPECIFIC STANDARDS |
|---|----------------|---------------------------------------|
| COMMERCIAL SERVICES USE CATEGORY | | |
| Animal Services (except as noted below) | S | |
| Boarding and Other Services | N | 14-603 (14) |
| Assembly and Entertainment (except as noted below) | S | |
| Casino | N | |
| Nightclubs and Private Clubs | N | 14-603 (18) |
| Building Services | N | |
| Business Support | Y | |
| Eating and Drinking Establishments (as noted below) | | |
| Prepared Food Shop | Y | |
| Take-Out Restaurant | S | 14-603 (6) |
| Sit Down Restaurant | Y | |
| Smoking Lounge | S | 14-603 (19) |
| Financial Services (except as noted below) | Y | |
| Personal Credit Establishment | N | 14-603 (13) |
| Funeral and Mortuary Services | N | |
| Maintenance & Repair of Consumer Goods | Y | |
| Marina | N | |
| Parking, Non-Accessory (as noted below) | | |
| Surface Parking | N | 14-603 (10) |
| Structured Parking | S | 14-603 (10) |
| Personal Services (except as noted below) | Y | |
| Body Art Service | Y | 14-603 (2) (13) |
| Fortune Telling Service | N | |
| Radio, Television, and Recording Services | Y | |
| Visitor Accommodations | N | |
| Commissaries and Catering Services | Y | |
| VEHICLE AND VEHICULAR EQUIPMENT SALES AND SERVICES | | |
| Commercial Vehicle Sales and Rental | N | |
| Personal Vehicle Repair and Maintenance | N | |
| Personal Vehicle Sales and Rental | N | |
| Vehicle Fueling Station | N | 14-603 (8) |
| Vehicle Equipment and Supplies Sales and Rental | N | |
| WHOLESALE, DISTRIBUTION, STORAGE USE CATEGORY | | |
| Moving and Storage Facilities | N | |
| Wholesale Sales and Distribution | N | 14-603 (1) |
| INDUSTRIAL USE CATEGORY | | |
| Artist Studios and Artisan Industrial | Y | |
| Research and Development | Y | |
| URBAN AGRICULTURE USE CATEGORY | | |
| Community Garden | Y | 14-603 (15) |
| Market or Community-Supported Farm | Y | 14-603 (15) |