



**CC-2014-\_\_ Zoning Text Amendment, Section 19-404, Table 19-404-1. Density Bulk, and Dimensional Requirements for Principle and Accessory Uses and/or Structures in the Non-Residential Districts.**

**AN ORDINANCE TO AMEND SECTION 19-404, TABLE 19-404-1. DENSITY BULK, AND DIMENSIONAL REQUIREMENTS FOR PRINCIPLE AND ACCESSORY USES AND/OR STRUCTURES IN THE NON-RESIDENTIAL DISTRICTS TO CORRECT THE MINIMUM FRONT SETBACK REQUIREMENTS IN CM DISTRICTS FROM 0FT TO 8FT TO CORRESPOND WITH THE MINIMUM 8FT FRONT BUFFERYARD STANDARD.**

**Section 19-404. Density, Bulk, and Dimensional Requirements for Principal and Accessory Uses and/or Structures in the Non-residential Districts**

- A. The minimum standards for density, bulk, and other related dimensional requirements are hereby established in Table 19-404-1 for all non-residential districts. Section endnotes are provided to clarify specific requirements that apply to the uses designated.
- B. In addition to the requirements of Table 19-404-1, the design requirements in Article XI Architectural Review Districts may also apply.

**Table 19-404-1. Density, Bulk, and Dimensional Requirements for Principal and Accessory Uses and/or Structures in the Non-residential Districts**

USE	DISTRICTS									Reference
	C	CM	CP-1	CP-2	CP-3	OP	RIL	OR	M	
<b>A. MINIMUM DIMENSIONAL AND/OR BULK STANDARDS FOR ALL NON-RESIDENTIAL DISTRICTS</b>										
1. Front setback, max.	3'/15 <sup>i</sup>	8'/15 <sup>1</sup>	8'	35'	35'	25'	35'			See Section 19-404-1. Endnote 1
2. Front setback, min.	0'	<del>0'</del> 8'	8'	8'	15'	8'	35'	25'	50 <sup>ii</sup>	See Section 19-404-1. Endnote 2
3. Side setback, min.	0'	0'	0'	0'	0'	0'	25'	10'	50 <sup>2</sup>	See Section 19-404-1. Endnote 2

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i The maximum front setback in the C and CM Districts shall be three-feet in C and eight-feet in CM unless an outdoor cafe, courtyard, or similar space is provided in front of the building line. In such cases, the maximum front setback shall be 15 feet, except that a porte cochere or similar covered area serving a hotel's main entrance may have a maximum depth of 20 feet with the principle structure meeting the 15 foot setback.

ii Minimum lot size applies to both a standalone industrial facility or a multi-tenant business or development park/campus.