

1 **(b) Commercial, Neighborhood (CN) Zone**

**(1) Purposes**

The purposes of the Commercial, Neighborhood (CN) Zone are:

- (A)** To provide lands for a range of small-scale, low-intensity retail and service commercial development that provides goods and services primarily serving the daily needs of residents of the immediately surrounding neighborhoods; and
- (B)** To ensure uses, development intensities, and development forms that are consistent with a pedestrian-friendly and neighborhood-scale, traditional main street character, that are well-connected to and compatible with surrounding areas, and that do not attract significant traffic from outside the surrounding neighborhoods.





## (2) Intensity and Dimensional Standards

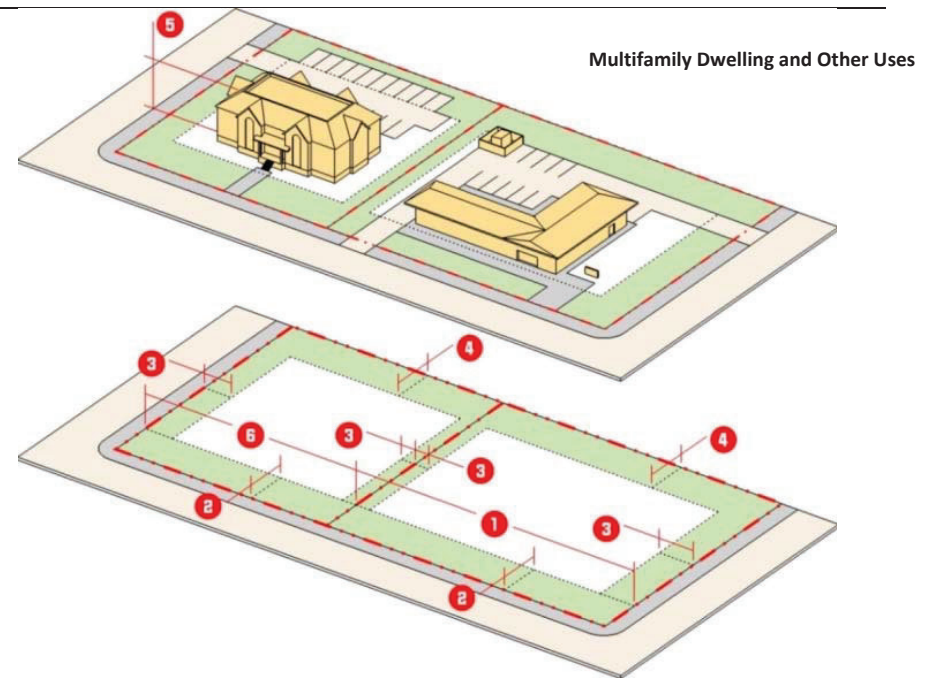
Standard[1]	Single-Family Detached Dwelling	Two-Family Dwelling	Townhouse Dwelling, including "Dwelling, Live-Work" uses	Multifamily Dwelling[2]	Other Uses
Density, max. (du/ac of net lot area)	9.00	24.00	12.00	12.00	No requirement
Net lot area, min. (sf)	4,000	No requirement	No requirement	9,000	No requirement
① Lot width, min. (ft)	50	50	20	75	50
Lot coverage, max. (% of net lot area)	60	65 [3]	65 [3]	65	65
② Front yard depth, min. (ft)	10	No requirement	No requirement	No requirement	No requirement
③ Side yard depth, min. (ft)	5	No requirement	No requirement	No requirement	No requirement
④ Rear yard depth, min. (ft)	15	15	15	20	20
⑤ Principal structure height, max. (ft)	35	50	50	50	50

NOTES: du/ac = dwelling units per acre; sf = square feet; ft = feet

[1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.

[2] The standards in this column apply to multifamily dwellings as stand-alone development. Dwelling units above ground-level nonresidential development shall be subject to the maximum density standard in this column, but otherwise to the standards for Other Uses.

[3] Applicable to the lot coverage of the development lot as a whole rather than individual lots under townhouse units.



### (3) References to Other Standards

Sec. 27-3400	Standard Review Procedures	Sec. 27-6400	Open Space Set-Asides	Sec. 27-61200	Neighborhood Compatibility Standards
Sec. 27-3600	Application-Specific Review Procedures and Decision Standards	Sec. 27-6500	Landscaping	Sec. 27-61300	Agricultural Compatibility Standards
Sec. 27-4400	Overlay Zones	Sec. 27-6600	Fences and Walls	Sec. 27-61400	Urban Agriculture Compatibility Standards
Sec. 27-5101	Principal Use Tables	Sec. 27-6700	Exterior Lighting	Sec. 27-61500	Signage
Sec. 27-5200	Accessory Uses and Structures	Sec. 27-6800	Environmental Protection and Noise Controls	Sec. 27-61600	Green Building Standards
Sec. 27-5300	Temporary Uses and Structures	Sec. 27-6900	Multifamily, Townhouse, and Three-Family Form and Design Standards		
Sec. 27-6200	Roadway Access, Mobility, and Circulation	Sec. 27-61000	Nonresidential and Mixed-Use Form and Design Standards	Part 27-2	Interpretation and Definitions
Sec. 27-6300	Off-Street Parking and Loading	Sec. 27-61100	Industrial Form and Design Standards	Part 27-7	Nonconforming Buildings, Structures, Uses, Lots, and Signs