

1 (c) Commercial, Service (CS) Zone

(1) Purpose

The purposes of the Commercial, Service (CS) Zone are:

- (A) To provide for a concentration of retail sales and services (including auto-oriented commercial uses), office, and eating or drinking establishments; and
- (B) To accommodate medium- to moderately high-density residential development as part of vertically or horizontally mixed-use development.

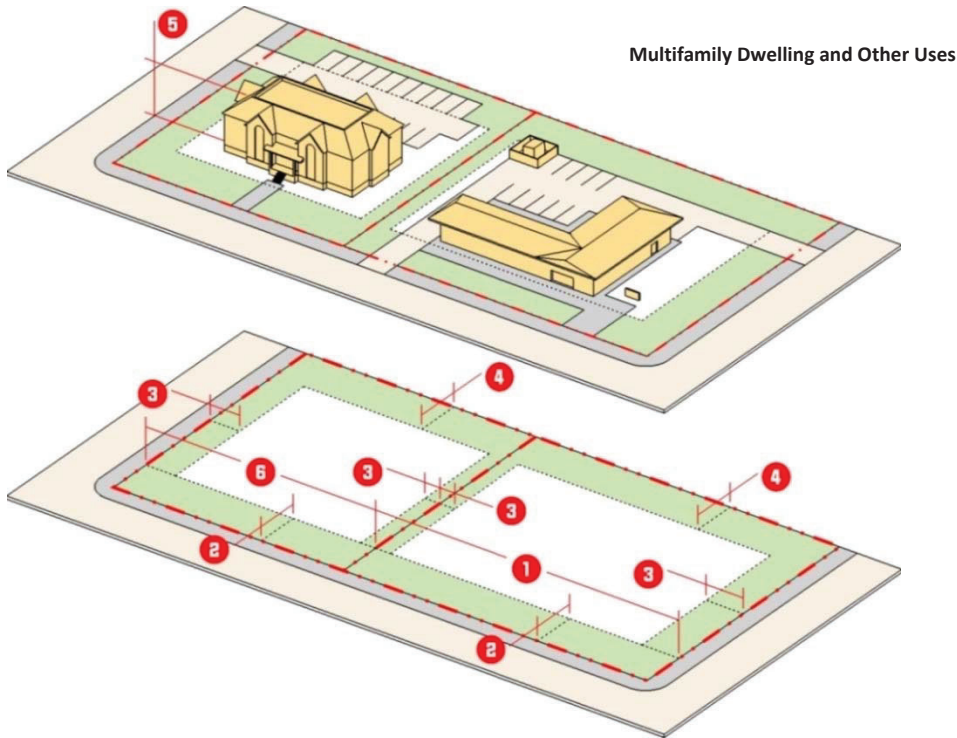




(2) Intensity and Dimensional Standards

Standard[1]	Multifamily Dwelling, Artists' Residential Studio, Live-Work Dwelling[2]	Other Uses
Density, max. (du/ac of net lot area)	20.00	No requirement
Net lot area, min. (sf)	7,500	5,000
1 Lot width, min. (ft)	60 [3]	50
Lot coverage, max. (% of net lot area)	40	No requirement
2 Front yard depth, min. (ft) [4]	15	10
3 Side yard depth, min. (ft) [4]	8	0
4 Rear yard depth, min. (ft) [4]	20	0
5 Principal structure height, max, (ft)	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, artists' residential studios, and live-work 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] 80 ft on corner lots 6.
 [4] Provided those portions of the structure greater than 35 ft high are set back from the minimum front, side, and rear yard depths an additional 1 ft for each 2 ft (or major fraction thereof) the height of the portion exceeds 35 ft.



(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