

ZONING AND PLANNING

Table 14-701-3: Dimensional Standards for Commercial Districts⁵⁸¹

Previous District Name	C1	C2/RC2	Commercial Corridor Overlays	C3/RC3	C4 C5	C7/NSC	ASC
District Name	CMX-1	CMX-2	CMX-2.5	CMX-3	CMX-4/CMX-5	CA-1	CA-2
See § 14-701(3)(a) (Notes for Table 14-701-3) for information pertaining to bracketed numbers (e.g., “[2]”) in table cells.							
Denotes zoning requirements not applicable							
District and Lot Dimensions							
Min. District Area (sq. ft.)							80,000
Min. Street Frontage as taken from the front lot line (ft.)	[1]					50	100
Min. Lot Width (ft.)	[1]						
Min. Lot Area (sq. ft.)	[1]					5,000	15,000
Max. Occupied Area (% of lot)	[1]	Intermediate: 75 Corner: 80	Intermediate: 75 Corner: 80	Intermediate: 75 Corner: 80	Buildings ≤ 5 stories with 1 or more dwelling units: 90; Others: 100	60	100
Yards							
Min. Front Yard Depth (ft.)	[1][3]		[4]				
Min. Side Yard Width, Each (ft.)	[1]	5 if used	5 if used	8 if used for buildings containing dwelling units	If used: Buildings ≤ 4 stories with three or fewer dwelling units = 5; Others = 8	5 if used	
Min. Rear Yard Depth (ft.)	[1]	The greater of 9 ft. or 10% of lot depth	The greater of 9 ft. or 10% of lot depth			5 if used	
Height							
Max. Height (ft.)	[1]	38	55			38	38
Min. Cornice Height (ft.)	[1]		25				
Floor Area Ratio							
Max. Floor Area (% of lot area)	[1]			500	CMX-4: 500 CMX-5: 1,200 [2] See also § 14-701(5) (CMX-4 and CMX-5 Bulk and Massing Controls)		

⁵⁸¹ Amended, Bill No. 120774-A (approved January 14, 2013); amended, Bill No. 130764 (approved December 18, 2013); amended, Bill No. 130448 (approved January 8, 2014); amended, Bill No. 150766 (approved December 8, 2015); amended, Bill No. 180346-A (approved July 18, 2018); amended, Bill No. 210075 (approved March 29, 2021); amended, Bill No. 210078-A (approved April 28, 2021).