ATTACHMENT H
Summary of Commercial/Corridor Design Regulations

	RU-4	RU-5	CN-1	CN-2	CN-3	CN-4	CC-1	CC-2	CC-3	CR-1	Notes
Minimum front setback	5 ft (no setback required for commercial facilities)	5 ft (no setback required for commercial facilities)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	10, 20 ft	1
Maximum front setback	NA	NA	10 ft	10 ft	10 ft	None	NA	10 ft	NA	NA	2
Minimum rear setback (residential buildings)	10, 15 ft	10, 15 ft	10, 15 ft	10, 15 ft	10, 15 ft	10, 15 ft	10, 15 ft	10, 15 ft	10, 15 ft	NA	3
Minimum rear setback (commercial buildings)	0, 10, 15 ft	0, 10, 15 ft	0, 10, 15 ft	0, 10, 15 ft	0, 10, 15 ft	0, 10, 15 ft	0, 10, 15 ft	0, 10, 15 ft	0, 10, 15 ft	0, 10, 15 ft	4
Ground floor façade transparency requirements	NA	NA	70%	70%	70%	50%	NA	50 %	NA	NA	5
Minimum ground floor height for commercial facilities	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	NA	15 ft	NA	NA	6
Minimum separation between the grade and ground floor living space	2.5 ft	2.5 ft	NA	NA	2.5 ft	2.5 ft	NA	NA	NA	NA	7
Parking prohibited in front of principal building	Yes	Yes	Yes	Yes	Yes	No	No	Yes	No	No	8
Driveway location requirements	Yes	Yes	Yes	Yes	Yes	No	No	Yes	No	No	9
Ground floor limitation for the construction of new facilities	Commercial allowed on corner lots; residential always allowed	Commercial or residential allowed	Commercial required	Commercial required	Commercial required on corner lots	Commercial or residential allowed	Commercial required	Commercial or residential allowed	Commercial required	Commercial required	

Notes:

1. In the CR-1 zone, a 20 foot setback is required on streets 100 feet or wider such as Hegenberger Road.
2. This maximum setback is required over 75 percent of the street frontage. This can get decreased to 50 percent to accommodate a public plaza or outdoor seating.
3. The standard residential setback is 10 feet. It increases to 15 feet if a lot is both deeper than 100 feet and adjacent to a lower density zone.
4. Nonresidential building require rear setbacks if they are adjacent to a lower density zone. In this case, the setback is 10 feet for lots that are less than 100 feet deep and 15 feet for lots that are 100 feet or deeper.
5. The transparency requirement is only for new principal buildings and only applies to the area between two and nine feet from the ground.
6. This minimum height is only required for new principal buildings and is measured from the sidewalk grade to the second story floor.
7. This regulation only applies to ground floor living space located within 15 feet of a street frontage.
8. For new buildings, open parking areas cannot be located between the sidewalk and a principal building.
9. For new buildings, vehicular access to parking cannot be from the principal street when alternative access is feasible.