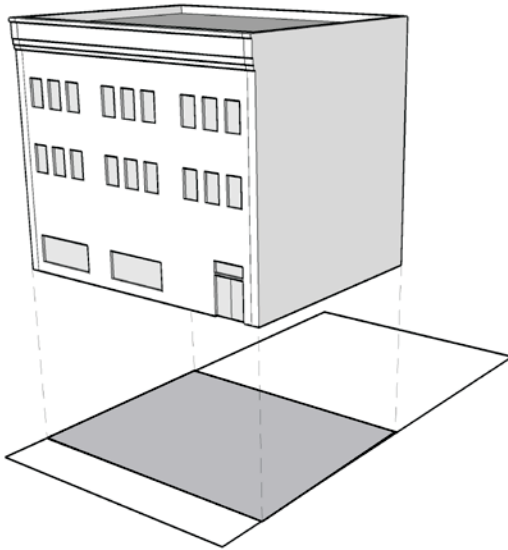




general commercial

**(d) General Commercial.**

**(1) Definition.**



A development type intended primarily for nonresidential uses.

Ground-story spaces should be flexible enough to accommodate a variety of nonresidential uses. Upper stories should be used for offices or other types of compatible nonresidential uses. The building must be pulled up to the street. No on-site surface parking is permitted between the building and the street. On-site surface parking areas must be located to the rear of the building. Primary entrances must be street-facing.

**(2) Character Examples.**

Character examples are provided below for illustrative purposes only and are intended to be character examples of the development type and not the streetscape.



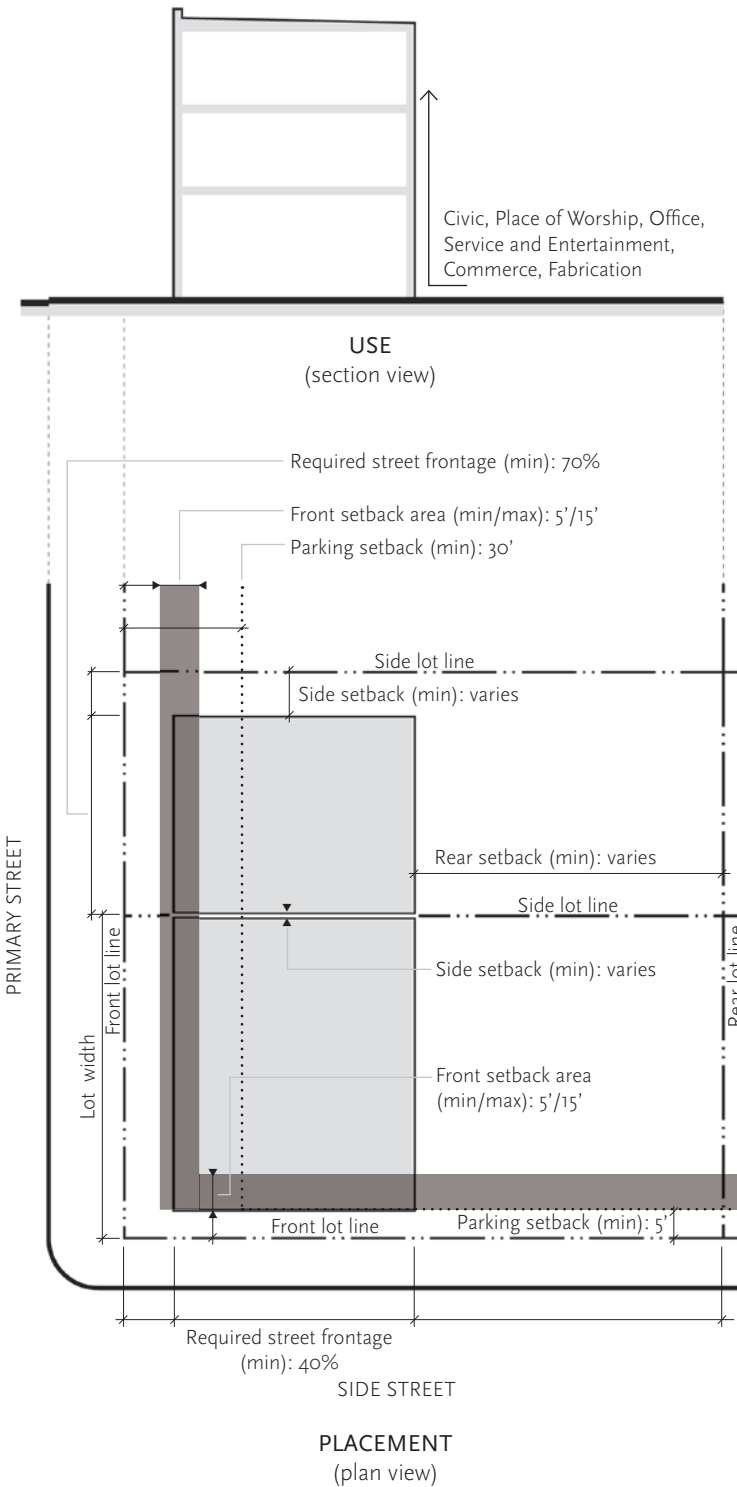
**(3) Districts Permitted.**

- LOW: WMU-3, WMU-5
- MEDIUM: WMU-8, WMU-12
- HIGH: WMU-20, WMU-40



general commercial

**(4) Use and Placement.**



**BUILDING USE**

A summary of permitted uses is shown on the left. For a complete list of permitted uses, see Section 51A-13.306, "Uses."

**BUILDING PLACEMENT**

**LOT**

Area (min sf)	none
Area (max sf)	none
Width (min ft)	none
Width (max ft)	none
Lot coverage (max)	80%

**FRONT SETBACK AREA**

Primary street (min/max ft)	5/15
Side street (min/max ft)	5/15
Service street (min/max ft)	none

**REQUIRED STREET FRONTAGE**

Primary street (min)	70%
Side street (min)	40%
Service street (min)	none

**PARKING SETBACK**

From primary street (min ft)	30
From side street (min ft)	5
From service street (min ft)	5
Abutting single-family district (min ft)	10
Abutting multifamily or nonresidential district or alley (min ft)	5

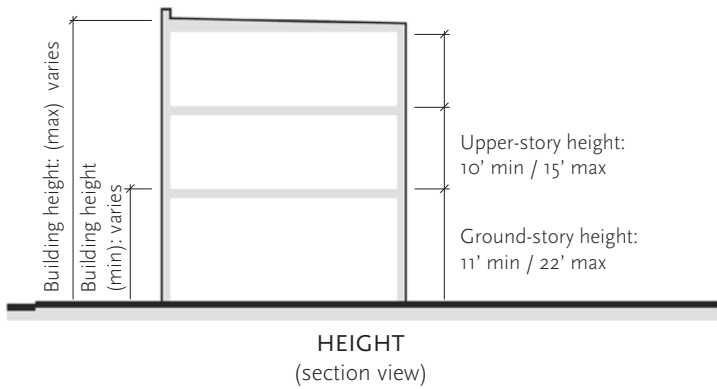
**SIDE SETBACK**

Abutting single-family district (min ft)	15
Abutting multifamily or nonresidential district (min ft)	0 or 5
Abutting alley (min ft)	5

**REAR SETBACK**

Abutting single-family district (min ft)	15
Abutting multifamily or nonresidential district (min ft)	5
Abutting alley (min ft)	5
Abutting service street (min ft)	10

**(5) Height and Elements.**



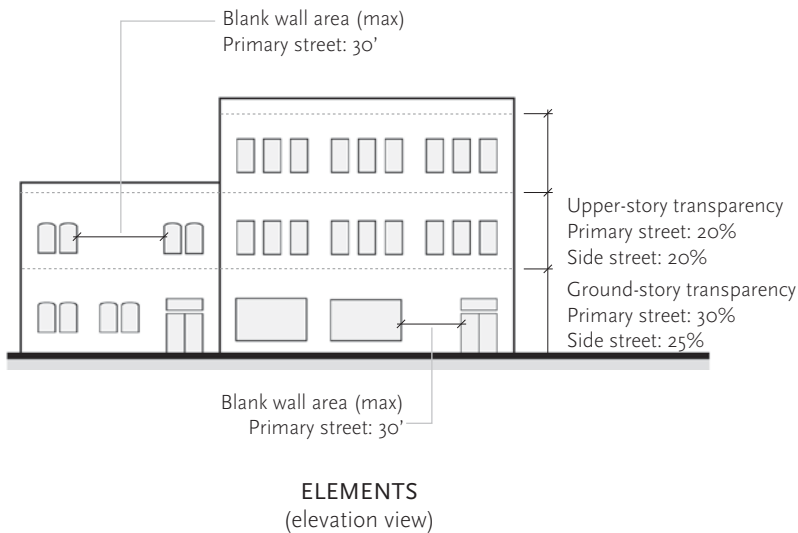
**BUILDING HEIGHT**

**HEIGHT**

Building height (max stories/ft)	See Section 51A-13.302, "Height"
Building height (min stories)	
WMU-3, -5	1
WMU-8, -12	2
WMU-20	4
WMU-40	5

**STORY HEIGHT**

Ground story (min/max ft)	11/22
Upper story (min/max ft)	10/15



**BUILDING FACADE**

**GROUND-STORY TRANSPARENCY**

Primary street facade (min)	30%
Side street facade (min)	25%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

**UPPER-STORY TRANSPARENCY**

Primary street facade (min)	20%
Side street facade (min)	20%
Service street facade (min)	none
<i>Measured from floor to floor.</i>	

**BUILDING ENTRANCE**

Primary street	required
Entrance spacing (max linear ft)	none
Side street	allowed
Service street	allowed

**BLANK WALL AREA**

Primary street (max linear ft)	30
Side street (max linear ft)	none
Service street (max linear ft)	none



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general commercial

**(6) Landscaping.**

(A) General landscaping standards are set forth in Section 51A-13.304(a) (2), "Landscaping."

(B) One site tree must be provided for every 4,000 square feet of lot area, or portion thereof, or a minimum of four site trees must be provided, whichever is greater.

(C) Site trees must be evenly distributed throughout the development.

(D) Required landscaping may be provided aboveground when configured as on-site open space in accordance with Section 51A-13.303, "Open Space."