

5.2.1. Intent



Description

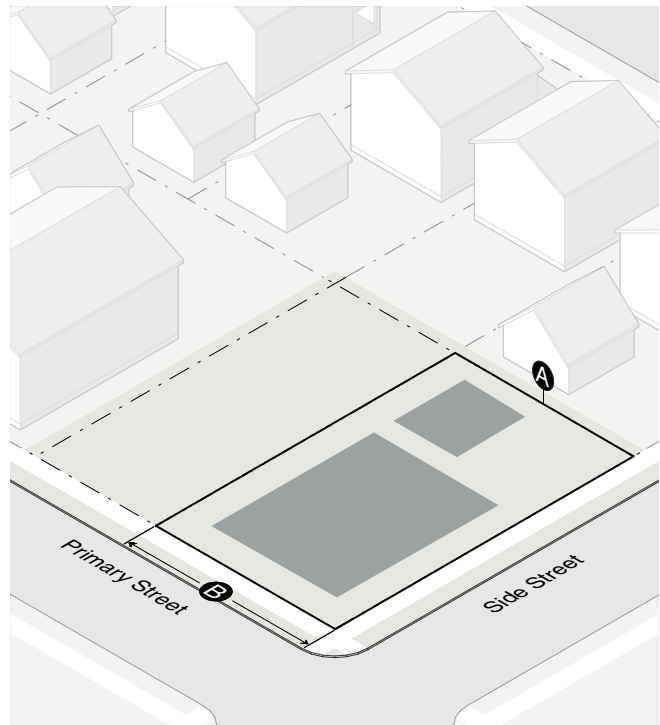
NX is intended to accommodate neighborhood-oriented commercial facilities. The intent of the district is to provide small-scale service establishments close to residential and to ensure buildings and uses are compatible with the character of nearby neighborhoods. Building type options include detached house, backyard cottage, four-plex and shopfront house. NX should be applied in areas where the existing or proposed land use pattern has commercial activity close to established residential areas.

Building Types Allowed

| | |
|---------------------|--|
| Detached house | see Art. 8.2 & Sec. 10.3.1.B |
| Backyard cottage | see Art. 8.3 & Sec. 10.8.2 |
| Duplex Side by Side | see also Art. 8.5 |
| Duplex Back to Back | see also Art. 8.6 |
| Four-plex | see also Art. 8.8 |
| Townhouse | see also Art. 8.9 |
| Shopfront house | see also Art. 8.12 |

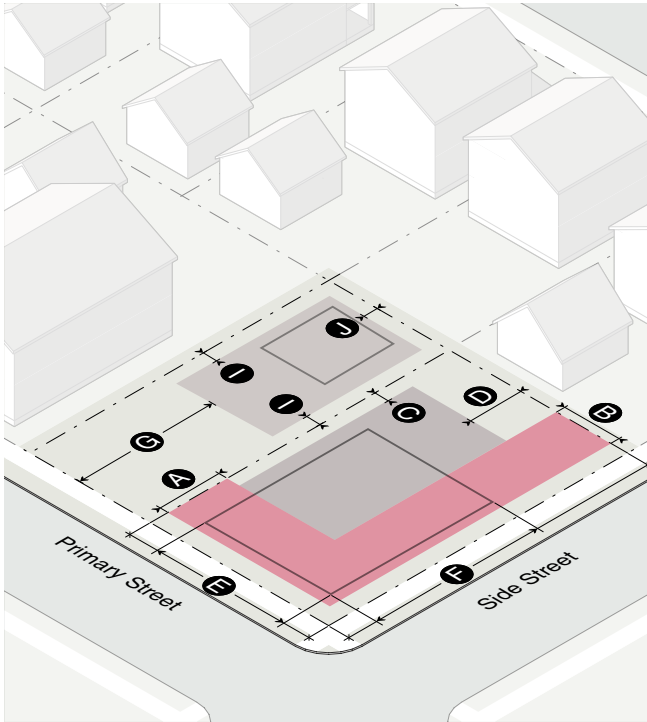
Land Uses Permitted see Art. 10.2

5.2.2. Lot Dimensions



| Lot | A Area | B Width |
|---------------------|--------------|---------|
| Detached house | 7,000 SF min | 65' min |
| Backyard cottage | 7,000 SF min | 65' min |
| Duplex Side by Side | 5,000 SF min | 50' min |
| Duplex Back to Back | 5,000 SF min | 30' min |
| Four-plex | 7,000 SF min | 65' min |
| Townhouse | 1,500 SF min | 20' min |
| Shopfront house | 7,000 SF min | 65' min |
| Coverage | | |
| Lot coverage | | 70% max |

5.2.3. Building Placement



Building and Structure Setbacks

| | | |
|----------------------------------|---------------------------------|---|
| Primary street | 10' min / 30' max | A |
| Primary street (Garage doors) | 20' min (see also Art. 8.18) | A |
| Side street | 10' min / 30' max | B |
| Side interior | 5' min | C |
| Rear | 20' min | D |
| Rear, abutting alley | 4' or 20' min | D |

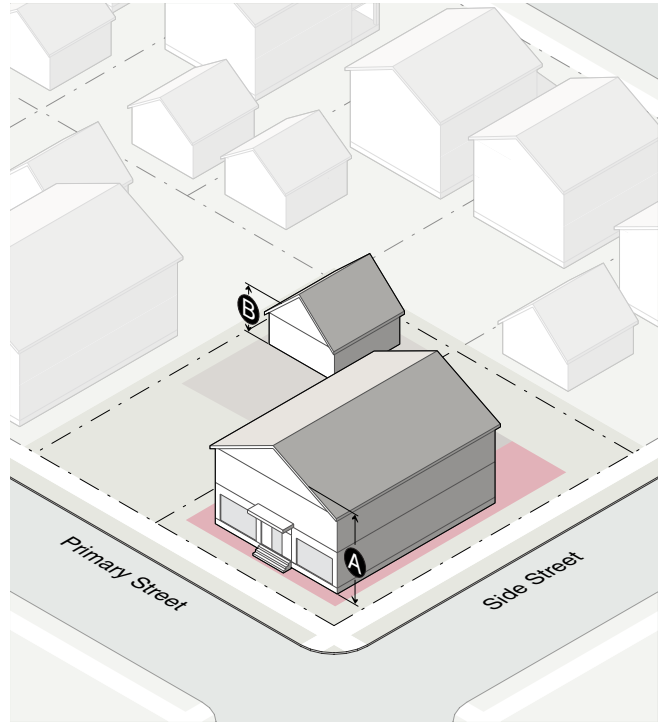
Build-to Zone (BTZ)

| | | |
|--|---------|---|
| Building facade in primary street BTZ (% of lot width) | 50% min | E |
| Building facade in side street BTZ (% of lot width) | 25% min | F |

Accessory Structure & Detached Garage Setbacks

| | | |
|-------------------------------------|------------------------------|---|
| Primary street | 40' min | G |
| Primary street (Detached garage) | 20' min (see also Art. 8.18) | G |
| Side street | 10' min | H |
| Side interior | 5' min/ 0' if <120 SF | I |
| Rear | 5' min/ 0' if <120 SF | J |
| Rear, abutting alley | 4' or 20' min | J |

5.2.4. Building Height



Height

| | | |
|---------------------|---------|---|
| Principal building | 35' max | A |
| Accessory structure | 24' max | B |