

## (d) Commercial, General and Office (CGO) Zone

### (1) Purposes

The purposes of the Commercial, General and Office (CGO) Zone are:

- (A) To provide lands for a diverse range of business, civic, and mixed-use development, typically at or near major intersections where visibility and good access are important, in a form that supports connections and a balance between automobile access and pedestrian-friendliness;
- (B) To incorporate development with multiple uses, shared parking, and coordinated signage and landscaping; and
- (C) To accommodate higher-density residential uses as part of vertically or horizontally mixed-use development.



**(2) Intensity and Dimensional Standards**

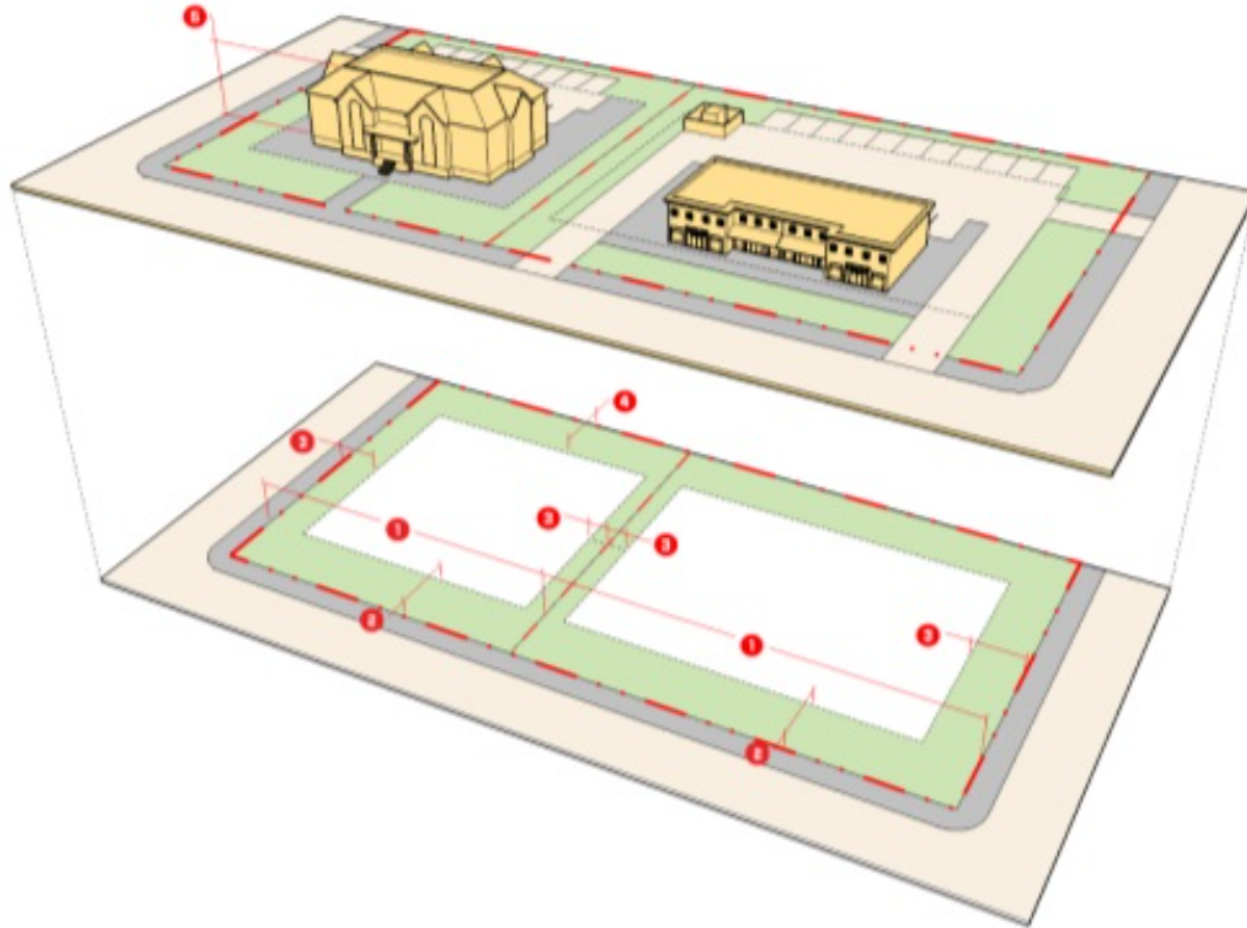
Standard (1)	Townhouse Dwelling	Multifamily Dwelling, Artists' Residential Studio, Live-Work Dwelling (2)	Other Uses
Density, max. (du/ac of net lot area)	20.00	48.00	No requirement
Net lot area, min. (sf)	No requirement	7,500	No requirement
1 Lot width, min. (ft)	20	50	No requirement
Lot coverage, max. (% of net lot area)	65 (3)	70	No requirement
2 Front yard depth, min. (ft)	10	10	0
3 Side yard depth, min. (ft)	8 (4)	8	0
4 Rear yard depth, min. (ft)	15	15	0
5 Principal structure height, max. (ft) (5) (6)	50	86	No requirement

**NOTES:** du/ac = dwelling units per acre; sf = square feet; ft = feet

- (1) See measurement rules and allowed exceptions in Section 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) Applicable to the lot coverage of the development lot as a whole rather than individual lots under townhouse units.
- (4) Applicable to buildings on the edges of the development lot as a whole. Within the development lot as a whole, a minimum separation of 8 feet is required between buildings.
- (5) Provided those portions of the structure greater than 50 ft high are set back from the minimum front, side, and rear yard depths an additional 0.5 ft for each 1 ft (or major fraction thereof) the height of the portion exceeds 50 ft.
- (6) 110 ft for office buildings or mixed-use development consisting primarily of office uses.

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Multifamily Dwelling and Other Uses



### (3) Reference to Other Standards

Sec. <a href="#">27-3400</a> Standard Review Procedures	Sec. <a href="#">27-6400</a> Open Space Set-Asides	Sec. <a href="#">27-61200</a> Neighborhood Compatibility Standards
Sec. <a href="#">27-3600</a> Application-Specific Review Procedures and Decision Standards	Sec. <a href="#">27-6500</a> Landscaping	Sec. <a href="#">27-61300</a> Agricultural Compatibility Standards
Sec. <a href="#">27-4400</a> Overlay Zones	Sec. <a href="#">27-6600</a> Fences and Walls	Sec. <a href="#">27-61400</a> Urban Agriculture Compatibility Standards
Sec. <a href="#">27-5101</a> Principal Use Tables	Sec. <a href="#">27-6700</a> Exterior Lighting	Sec. <a href="#">27-61500</a> Signage
Sec. <a href="#">27-5200</a> Accessory Uses and Structures	Sec. <a href="#">27-6800</a> Environmental Protection and Noise Controls	Sec. <a href="#">27-61600</a> Green Building Standards
Sec. <a href="#">27-5300</a> Temporary Uses and Structures	Sec. <a href="#">27-6900</a> Multifamily, Townhouse, and Three-Family Form and Design Standards	
Sec. <a href="#">27-6200</a> Roadway Access, Mobility, and Circulation	Sec. <a href="#">27-61000</a> Nonresidential and Mixed-Use Form and Design Standards	<a href="#">PART 27-2</a> Interpretation and Definitions
Sec. <a href="#">27-6300</a> Off-Street Parking and Loading	Sec. <a href="#">27-61100</a> Industrial Form and Design Standards	<a href="#">PART 27-7</a> Nonconforming Buildings, Structures, Uses, Lots, and Signs