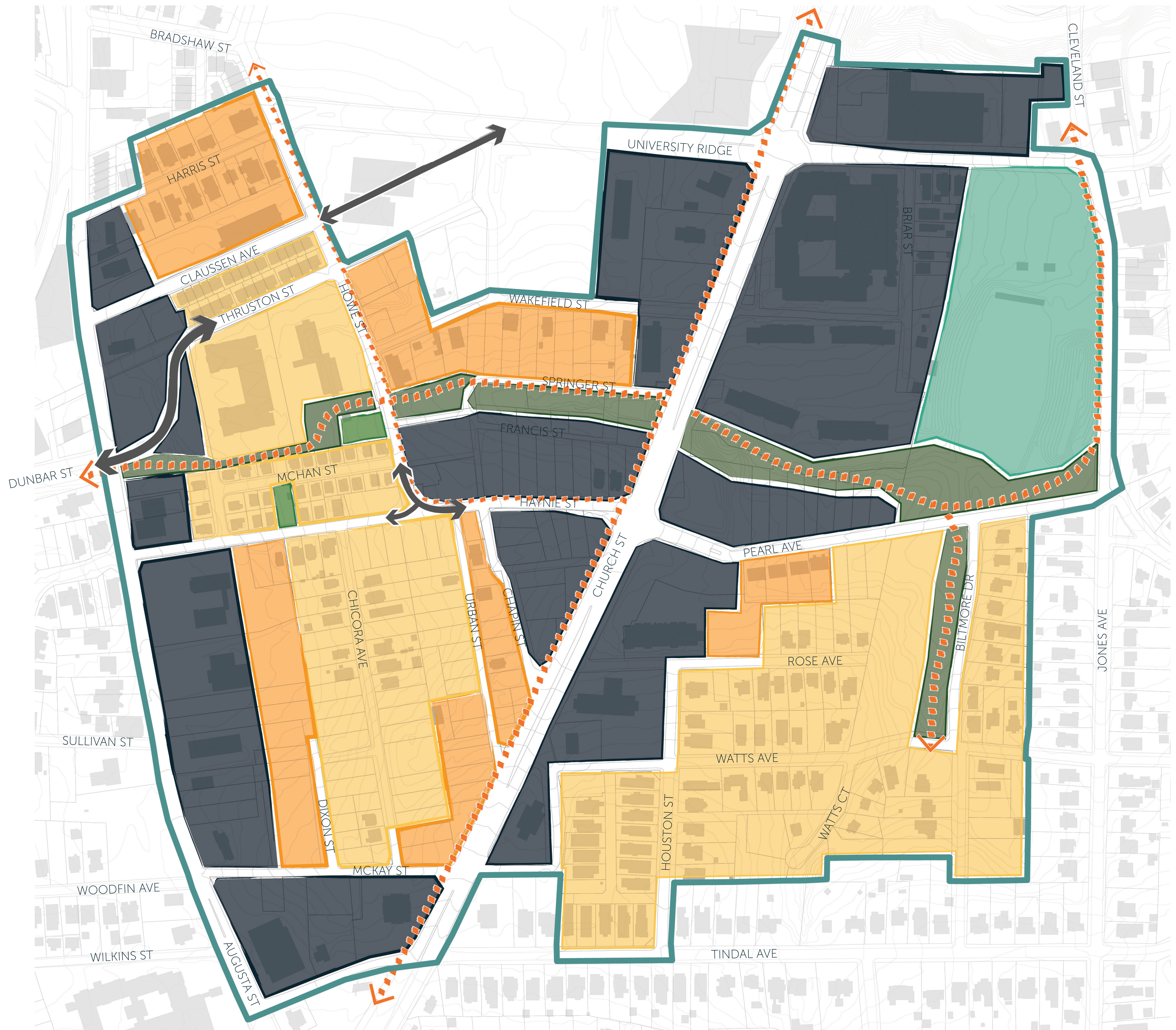




General Land Use Zone

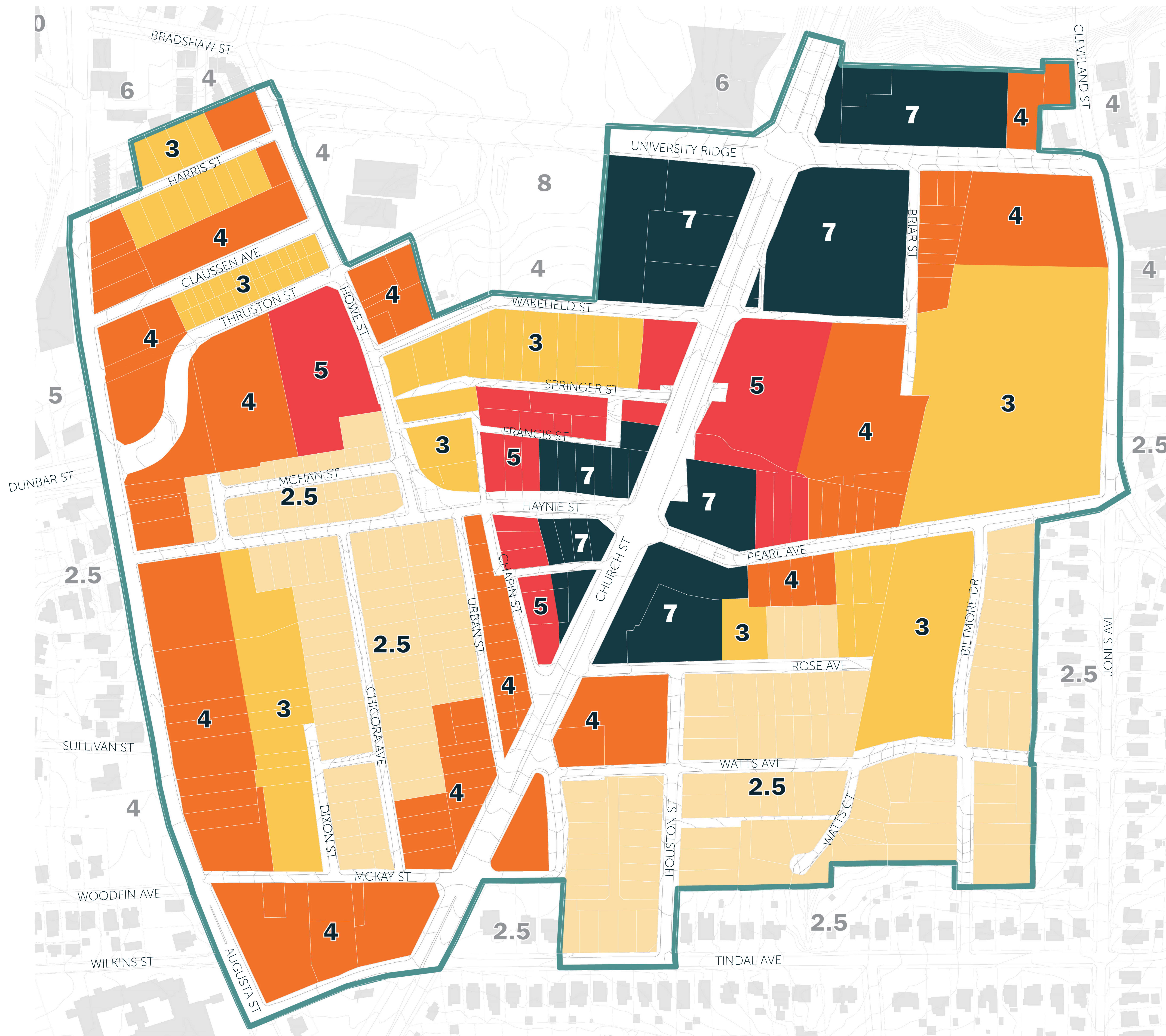
- Mixed-Use**
- Transitional**
- Residential**
- Campus & Institutional**
- Parks & Open Space**
- New Street/Realignment**
- Trail**



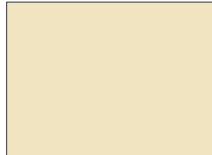
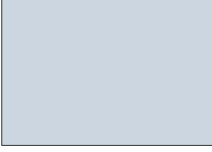
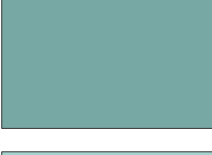
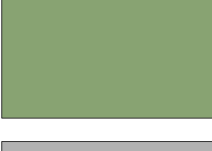
Max. Allowable Heights

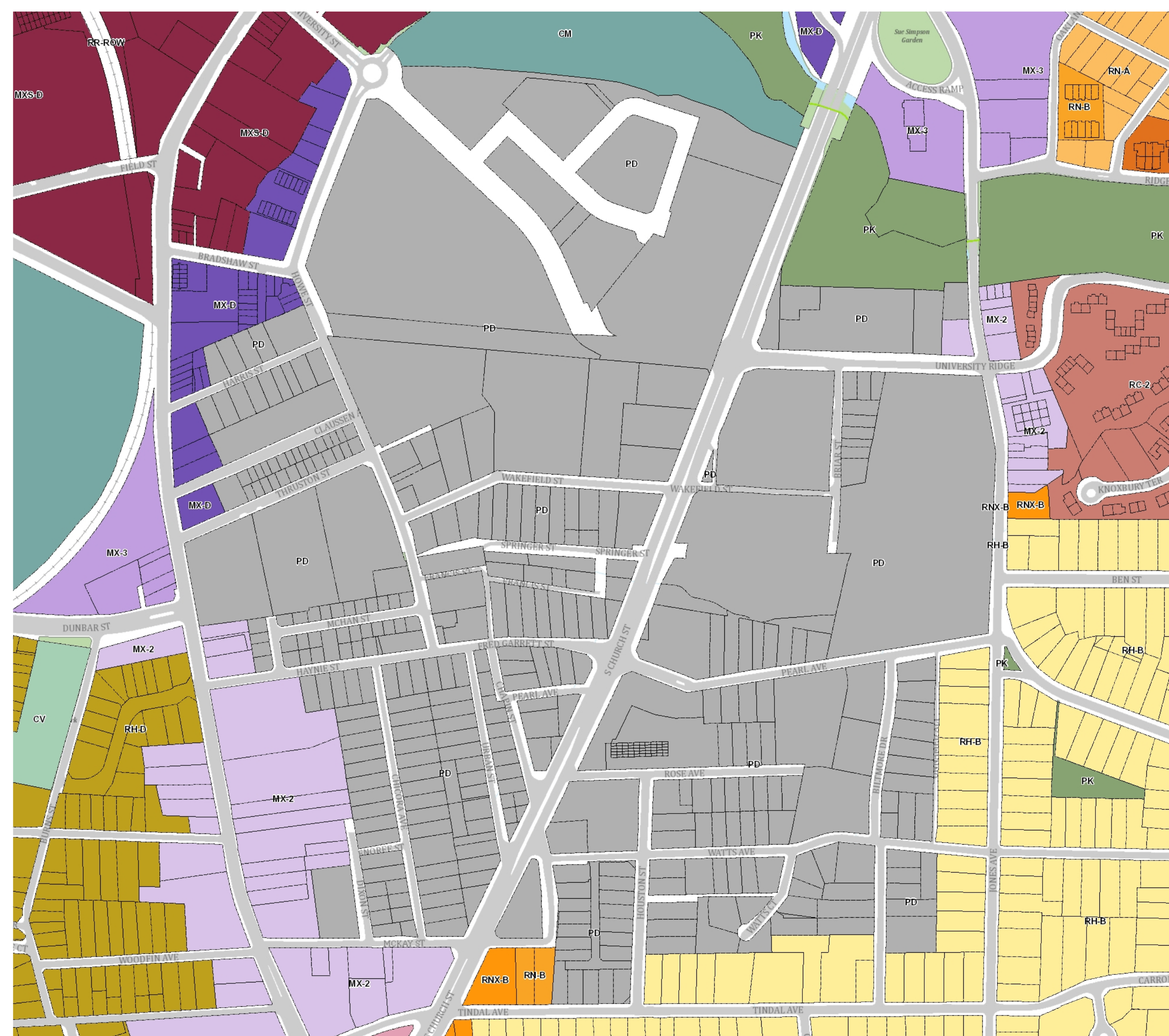
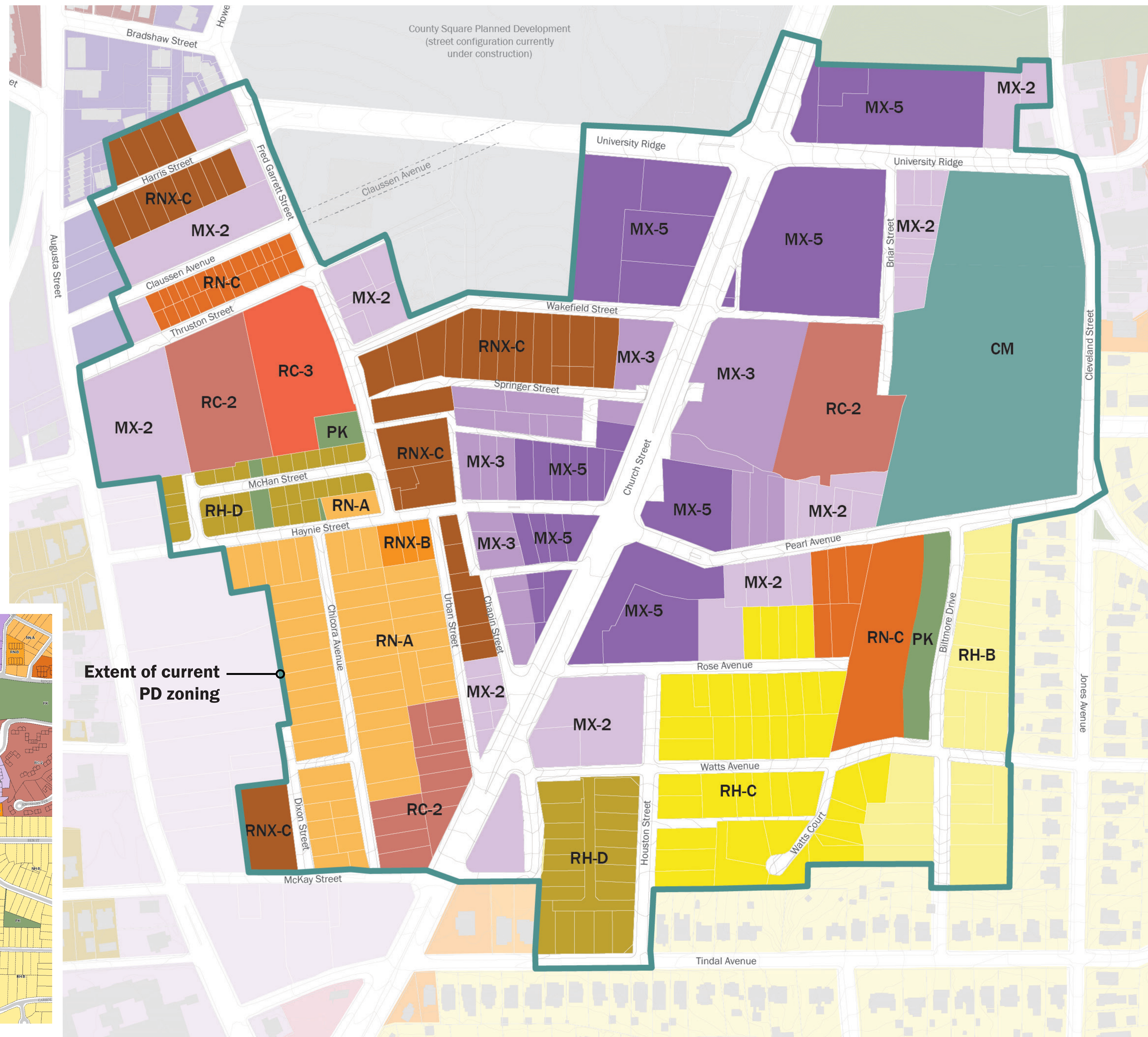
- 2.5 Stories
- 3 Stories
- 4 Stories
- 5 Stories
- 7 Stories

X Adjacent Allowed Height



Zoning Districts

	RH-A		MXS-2
	RH-B		MXS-3
	RH-C		MXS-5
	RH-D		MXS-D
	RN-A		BG
	RN-B		BH
	RNX-B		IX
	RN-C		IG
	RNX-C		CM
	RC-2		CV
	RC-3		PK
	RC-5		PD
	MX-2		
	MX-3		
	MX-5		
	MX-D		



Current Zoning Map

Use Category Specific Use	HOUSE-SCALE				NEIGHBORHOOD-SCALE				COMMUNITY-SCALE			MIXED USE			SHOPFRONT MIXED USE				BUSINESS		INDUSTRIAL		SPECIAL			Intensity	Use Standards
	RH-A	RH-B	RH-C	RH-D	RN-A	RN-B	RNX-B	RN-C	RNX-C	RC-2	RC-3	RC-5	MX-2	MX-3	MX-5	MXS-D	MXS-2	MXS-3	MXS-5	MXS-D	BG	BH	IX	IG	CV		
RESIDENTIAL USES																											

Use Category Specific Use	HOUSE-SCALE				NEIGHBORHOOD-SCALE				COMMUNITY-SCALE			MIXED USE			SHOPFRONT MIXED USE				BUSINESS		INDUSTRIAL		SPECIAL			Intensity	Use Standards		
	RH-A	RH-B	RH-C	RH-D	RN-A	RN-B	RN-C	RN-D	RC-2	RC-3	RC-5	MX-2	MX-3	MX-5	MX-D	MXS-2	MXS-3	MXS-5	MXS-D	BG	BH	IX	IG	CV	CM			PK	
Office																													
General office (up to 6,000 SF) ²	-	-	-	-	-	-	P	-	P	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	P	-	M	Sec. 3.4.4.F.	
General office (6,000+ SF) ³	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	P	P	P	P	P	S	P	P	P	P	-	M	Sec. 3.4.4.F.
Data center	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P	P	P	-	P*	-	M	Sec. 3.4.4.F.
Bail bond service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	-	P	-	-	M	
Parking																													
Commercial surface parking	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	-	-	-	-	P*	P*	P*	P*	P*	P*	-	H	Sec. 3.4.4.G.
Commercial structured parking	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	-	-	-	-	P*	P*	P*	P*	P*	P*	-	H	Sec. 3.4.4.G.
Remote Parking ³	-	-	-	-	-	-	S*	-	S*	P*	P*	P*	P*	P*	P*	P*	-	-	-	-	P*	P*	P*	P*	P*	P*	-	M	Sec. 3.4.4.G.
Personal Service																													
General personal service (up to 6,000 SF)	-	-	-	-	-	-	P	-	P	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	M	
General personal service (6,000+ SF)	-	-	-	-	-	-	-	-	-	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	M	
Animal Care, outdoor ²	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	P*	-	-	-	-	H	Sec. 3.4.4.H.
Tattoo Facility ²	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	-	-	-	-	H	Sec. 3.4.4.H.
Retail																													
General retail (up to 6,000 SF)	-	-	-	-	-	-	S	-	P	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	M	
General retail (6,000+ SF)	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	P	-	M	
Alternative financial service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	-	-	-	-	H	Sec. 3.4.4.I.
Liquor store	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	-	P*	P*	-	-	-	-	-	H	Sec. 3.4.4.I.
Pawnshop	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	H	
Sexually-oriented business	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S*	-	-	-	H	Sec. 3.4.4.I.
Smoke or Vape Shops ³	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	P*	-	-	-	H	Sec. 3.4.4.I.
Transportation																													
Passenger terminal	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	P	P	P	P	P	-	H	
Airport or heliport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	H	
Vehicle Sale and Service																													
Vehicle repair or service (up to 10,000 pounds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	P*	-	-	-	H	Sec. 3.4.4.K.
Vehicle repair or service (over 10,000 pounds) ⁴	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	P*	P*	-	-	H	Sec. 3.4.4.K.
Vehicle sale or rental (up to 10,000 pounds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	P*	-	-	-	H	Sec. 3.4.4.K.
Vehicle sale or rental (over 10,000 pounds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	-	-	H	Sec. 3.4.4.K.
Fueling station	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	-	-	-	-	-	P*	P*	P*	-	-	-	H	Sec. 3.4.4.K.
INDUSTRIAL USES																													
Industrial and Manufacturing																													
Low-impact industrial and manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	P	P	P	P	-	P	-	M	
High-impact industrial and manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	-	-	H	Sec. 3.4.5.A.
Research and development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	-	-	P*	S	S	P	P	-	P	-	M	Sec. 3.4.5.A.	
Warehouse and Distribution																													
General warehouse and distribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	-	-	-	H	Sec. 3.4.5.B.	
Distribution storage yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	H		
Self-service storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	H		
Vehicle storage yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	H		
Waste-Related Service																													
Waste disposal or treatment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	H		
Recycling drop-off center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	H	
ACCESSORY USES																													
Accessory dwelling unit ⁵	P*	P*	P*	P*																							-	Sec. 3.5.2.A.	
Drive-thru	-	-	-	-	-	-	-	-	-	-	-	S*	S*	S*	-	-	-	-	-	P*	P*	P*	-	-	-	-	-	Sec. 3.5.2.B.	
Drive-in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	Sec. 3.5.2.C.	
Home day care	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	P*	-	-	Sec. 3.5.2.D.	
Home occupation	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	-	-	P*	-	-	Sec. 3.5.2.E.	
Outdoor dining	-	-	-	-	-	-	P*	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	Sec. 3.5.2.F.	
Outdoor display	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	-	P*	P*	-	Sec. 3.5.2.G.	
Outdoor entertainment	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	Sec. 3.5.2.H.	
Outdoor storage	-	-	-	-	-	-	-	-	-	-	-	-	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	Sec. 3.5.2.I.	
Outdoor video screen ³	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P*	-	-	-	-	-	-	P*	-	-	-	-	Sec. 3.5.2.J.	

What are Greenville's goals for 2040?

Community input during the GVL2040 planning process revealed that Greenville residents want their city to keep growing. This means absorbing a fair share of Greenville County's projected population growth and remaining the hub of the region's growing economy. But residents do not want growth to occur at the expense of quality of life. Instead, they want it to contribute to progress on several important fronts—especially on three priority issues.

OUR PRIORITIES AND THE OUTCOMES WE SEEK



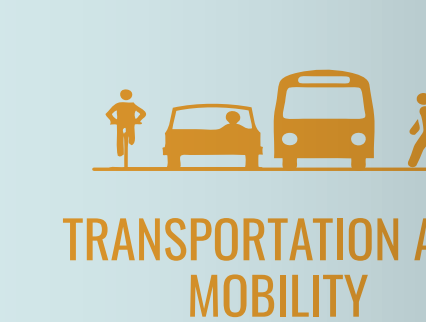
OPEN SPACE AND THE ENVIRONMENT

2,700 acres of vacant land remain in the City of Greenville, most of which is zoned for development. If Greenville keeps growing as it has been, very little vacant land will be left in 2040.



AFFORDABLE HOUSING OPPORTUNITIES

Home prices and rents have risen faster than inflation in recent years. While income growth has allowed some households to keep pace, many with lower incomes struggle to keep up and have diminishing options—especially for homeownership.



TRANSPORTATION AND MOBILITY

Traffic volumes have grown and the capacity of road systems to continue to absorb growth will diminish. Other mobility options, meanwhile, are too limited or inconvenient for most people to regularly use them unless they absolutely have to.

RECENT TRENDS

GOAL FOR 2040



Proactively preserve as much as 35% of Greenville's remaining vacant land as open space or parkland in order to bolster quality of life and protect environmental assets.



Make at least 10% of all new housing in Greenville income-restricted to preserve access to high-quality affordable housing—an increase from 8.5% of all current housing.



Make a range of appealing and safe mobility options possible along Greenville's major corridors to reduce dependence on cars.

Enterprising

Resourceful

Inclusive

Courageous

This overall goal of a community that grows its population and economy—and does so in ways that make it stronger—is rooted in core values that serve as the foundation for GVL2040 as a guide for consistent decision-making.

What will it take to achieve Greenville's goals?

Greenville's goals for 2040 are ambitious and bringing them to fruition will require commitments by the community.



Commitment to grow in a new way

Directing most of Greenville's new growth into higher density nodes or centers located throughout the city—and connected by major corridors—will make it possible for Greenville to grow in a way that will make its goals achievable.

Picture 'nodes' as mixed-use community hubs that feature housing, employment opportunities, and a wide variety of retail, services, and community functions. They would feature four- to six-story buildings and feel like traditional urban spaces.

Importantly, this type of development will generate more revenue than the lower density growth that has dominated Greenville outside of downtown—revenue that can support the achievement of GVL2040's goals.

Growth in this new way is necessary—but not sufficient—to achieve Greenville's goals. Other needed commitments include:



Commitment to preserve land

Reduction of the supply of development-ready land will be necessary to make higher-density development in nodes financially feasible—and it will advance the goal of preserving some of Greenville's remaining vacant land.



Commitment to support affordable housing

Higher density development—and the higher revenues it makes possible for private developers—can help pay for the inclusion of affordable housing units. But cost gaps will remain that need to be covered to make Greenville's aggressive affordable housing goal achievable.



Commitment to embrace expanded mobility options

Making walking, biking, and transit convenient and desirable alternatives to cars will be needed to make the higher density nodes function. The density itself will supply more users, but other commitments will be needed to make this happen.

What will this require of the community?

- Support updates to the City's Land Management Code to allow this new direction
- Accept higher densities in specific locations to absorb growth
- Preserve and strengthen existing residential neighborhoods

- Support the dedication of resources to acquire land or development rights, as well as the future management of that land as open space or parkland

- Support higher density development in nodes and the inclusion of affordable housing within nodes throughout Greenville
- Commit resources to cover cost gaps needed to pay for these units
- Support appropriate forms of infill within existing neighborhoods to make the housing stock more diverse

- Support the sharing of public rights-of-way by a variety of travel modes
- Commit resources to ensure that walking, biking, and taking transit feel safe and convenient—so that enough people begin to move around this way on a regular basis

2 GVL 2040 Comprehensive Plan for Greenville, SC | EXECUTIVE SUMMARY | czbLLC October 2020

GVL 2040 Comprehensive Plan for Greenville, SC | EXECUTIVE SUMMARY | czbLLC October 2020 3

How It Works:

- To receive a Development Bonus, a project must meet both **affordable housing** and **open space** requirements.
- Both base and bonus heights and density are “By-Right” entitlements, meaning if requirements are met, the development may move forward.

Affordable Housing Requirements:

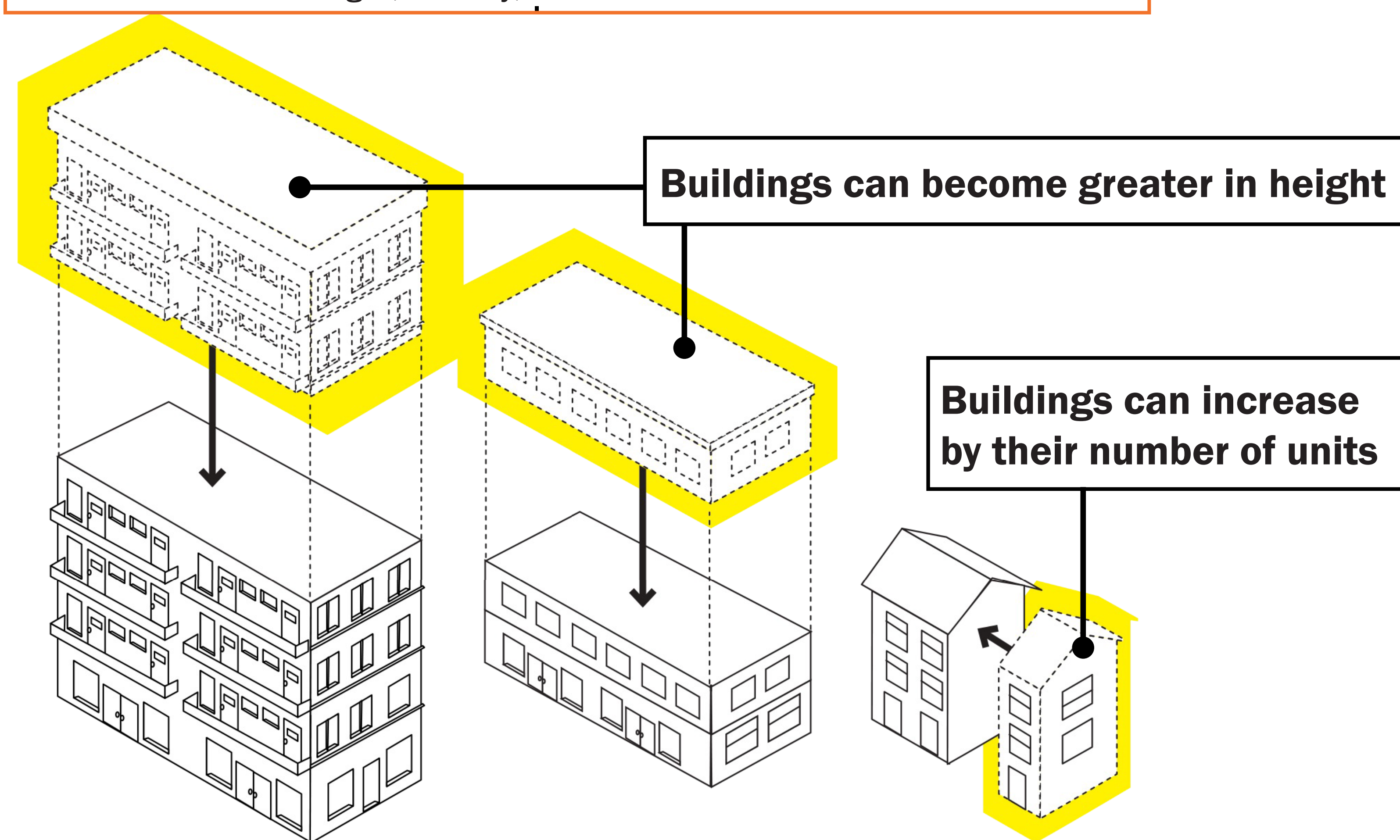
- Residential projects must provide at least **15% of all units at 80% AMI, or 10% at 60% AMI**. Averaging is optional to achieve deeper levels of affordability.
- In residential projects, affordable units must actually be constructed (no fee-in-lieu option).
- In nonresidential projects, a \$2.50 fee is applied per square foot of bonus area. This money is then used to assist with the construction of affordable housing units throughout the city.

Open Space Requirements:

- For residential and nonresidential projects, developers must contribute a \$2.50 open space mitigation fee per square foot of bonus area to assist with land acquisition and open space preservation throughout the city.
- Developers may donate on-site or off-site open space to reduce/remove open space fee.

Development Bonuses are available in the form of additional square footage in some locations to developers who help meet Affordable Housing goals as identified by the GVL2040 Comprehensive Plan.

Incentives include height, density, and width allowances in certain districts.



Height Bonus

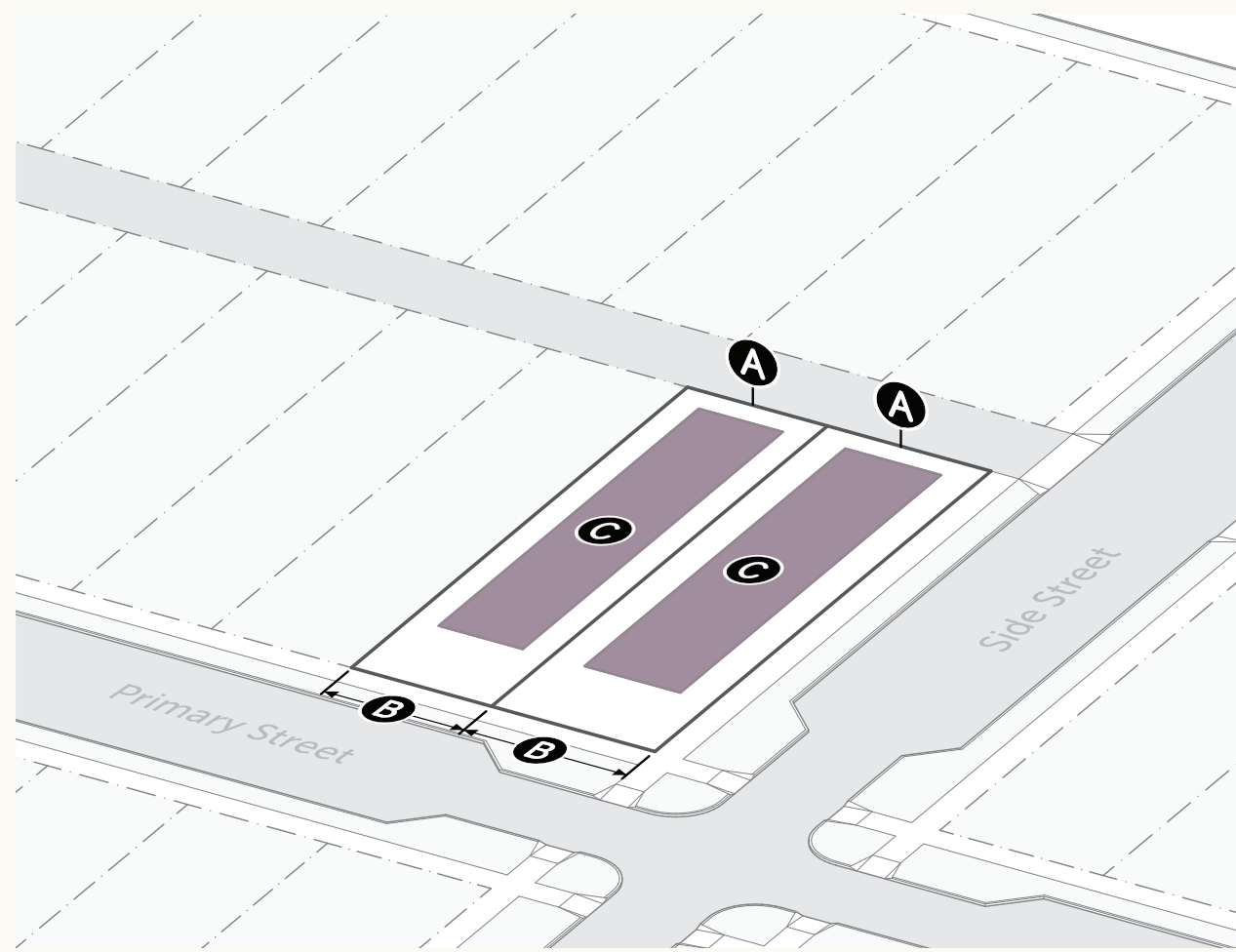
	Base Height (without affordable housing)	Bonus Height (with affordable housing)
Community Districts		
RC-2 (Community 2)	2 stories (max.)	4 stories (max.)
RC-3 (Community 3)	3 stories (max.)	5 stories (max.)
RC-5 (Community 5)	5 stories (max.)	7 stories (max.)
Mixed-Use Districts		
MX-2 (Mixed-Use 2)	2 stories (max.)	4 stories (max.)
MX-3 (Mixed-Use 3)	3 stories (max.)	5 stories (max.)
MX-5 (Mixed-Use 5)	5 stories (max.)	7 stories (max.)
Shopfront Districts		
MXS-2 (Shopfront 2)	2 stories (max.)	4 stories (max.)
MXS-3 (Shopfront 3)	3 stories (max.)	5 stories (max.)
MXS-5 (Shopfront 5)	5 stories (max.)	7 stories (max.)
Business Districts		
BG (Business General)	3 stories (max.)	5 stories (max.)
Industrial Districts		
IX (Industrial Flex)	3 stories (max.)	5 stories (max.)

Density & Building Width Bonus

	Base Density & Building Width (without affordable housing)	Bonus Density & Building Width (with affordable housing)
Neighborhood Districts		
RN-B (Neighborhood B)	8 units 60' width (max.)	10 units 80' width (max.)
RNX-B (Neighborhood Flex B)	8 units 60' width (max.)	10 units 80' width (max.)
RN-C (Neighborhood C)	12 units 100' width (max.)	16 units 125' width (max.)
RNX-C (Neighborhood Flex A)	12 units 100' width (max.)	16 units 125' width (max.)

RH-D | HOUSE D

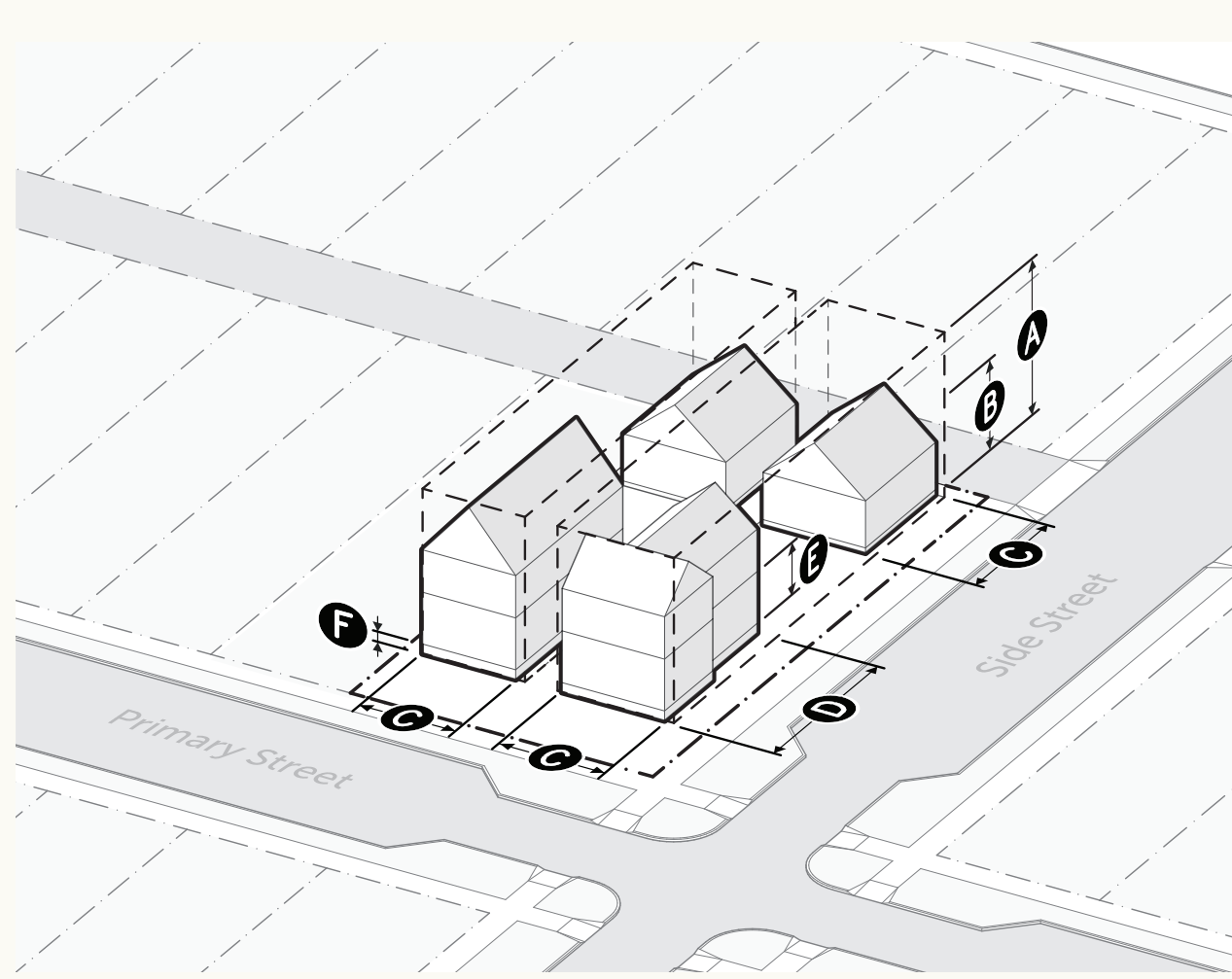
A. SITE



1. LOT SIZE	Sec. 2.11.2.
A Area (min)	3,000 SF
B Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	
Primary units	1
Accessory Dwelling units	1
3. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	50%

4. BUILDING SETBACKS ⁴	Sec. 2.11.5.
D Primary street lot line (min)	Setback Range or 20'*
Primary structure	
Accessory structure	50'
E Side street/side alley lot line (min)	
Primary structure	7'
Accessory structure	15'
F Side lot line (min)	5'
G Rear/rear alley lot line (min)	4'
5. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	30'
Side street (min)	10'
6. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type E 6'

B. BUILDING



1. HEIGHT	Sec. 2.11.10.
A Overall height (max stories/feet)	
Primary structure ⁴	2.5 / 32'
Accessory structure ⁴	2 / 20'
B Side wall (max)	
Primary structure	25'
Accessory structure	16'
2. MASSING	Sec. 2.11.11.
C Building width (max)	35'
D Building depth (max)	60'
3. GROUND STORY	Sec. 2.11.12.
E Story height (min)	9'
F Finish floor elevation (min/max)	0' / 5'

4. TRANSPARENCY		Sec. 2.11.13.	
G	Ground story (min)	25%	20%
H	Upper story (min)	15%	15%
I	Blank wall width (max)	10'	20'
5. ENTRANCES		Sec. 2.11.14.	
J	Street-facing entry spacing (avg)	20'	40'
	Entry feature	Yes	No

NOTES: ⁴

* If a Setback Range cannot be established, a 20' minimum primary street lot setback shall be used.

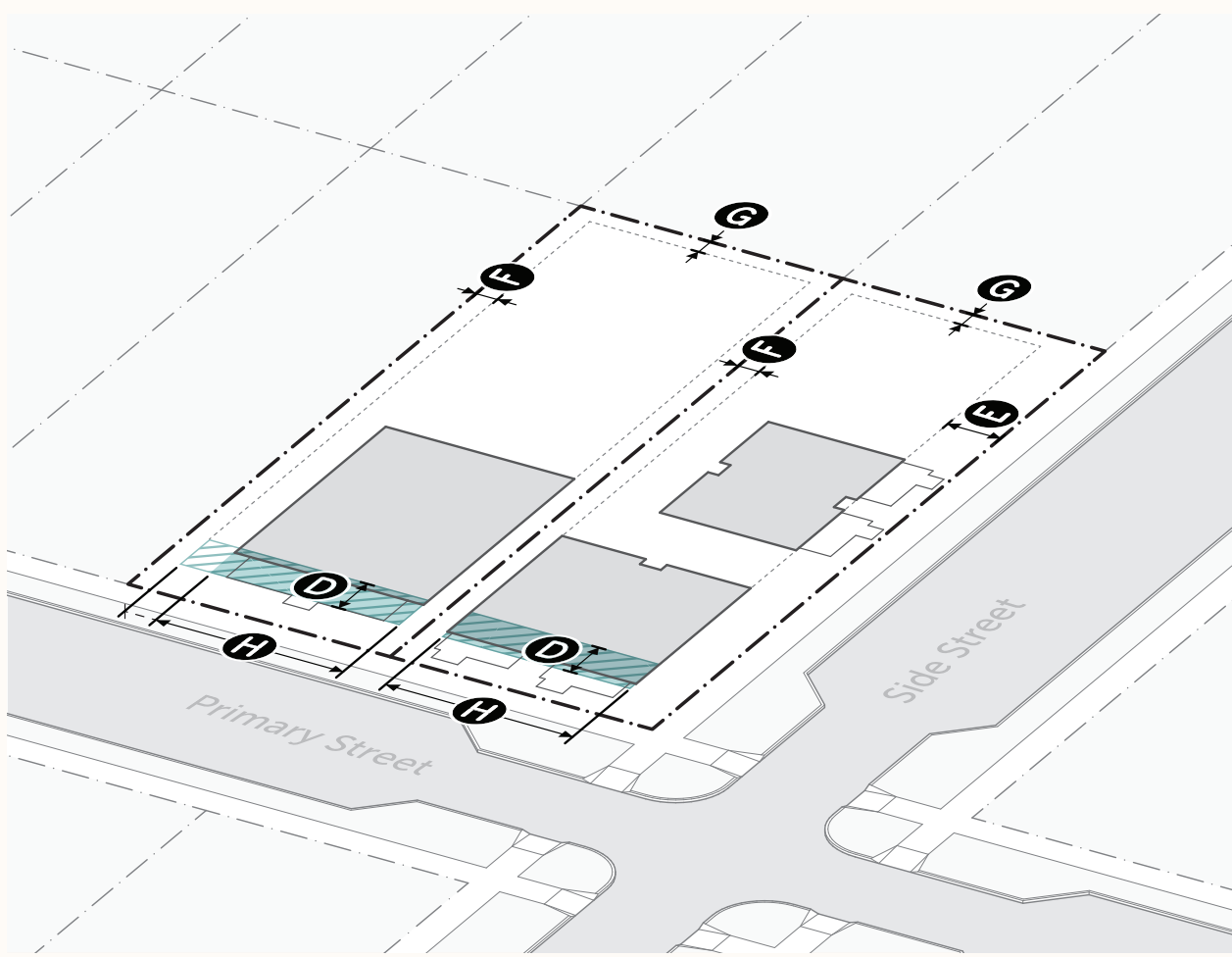
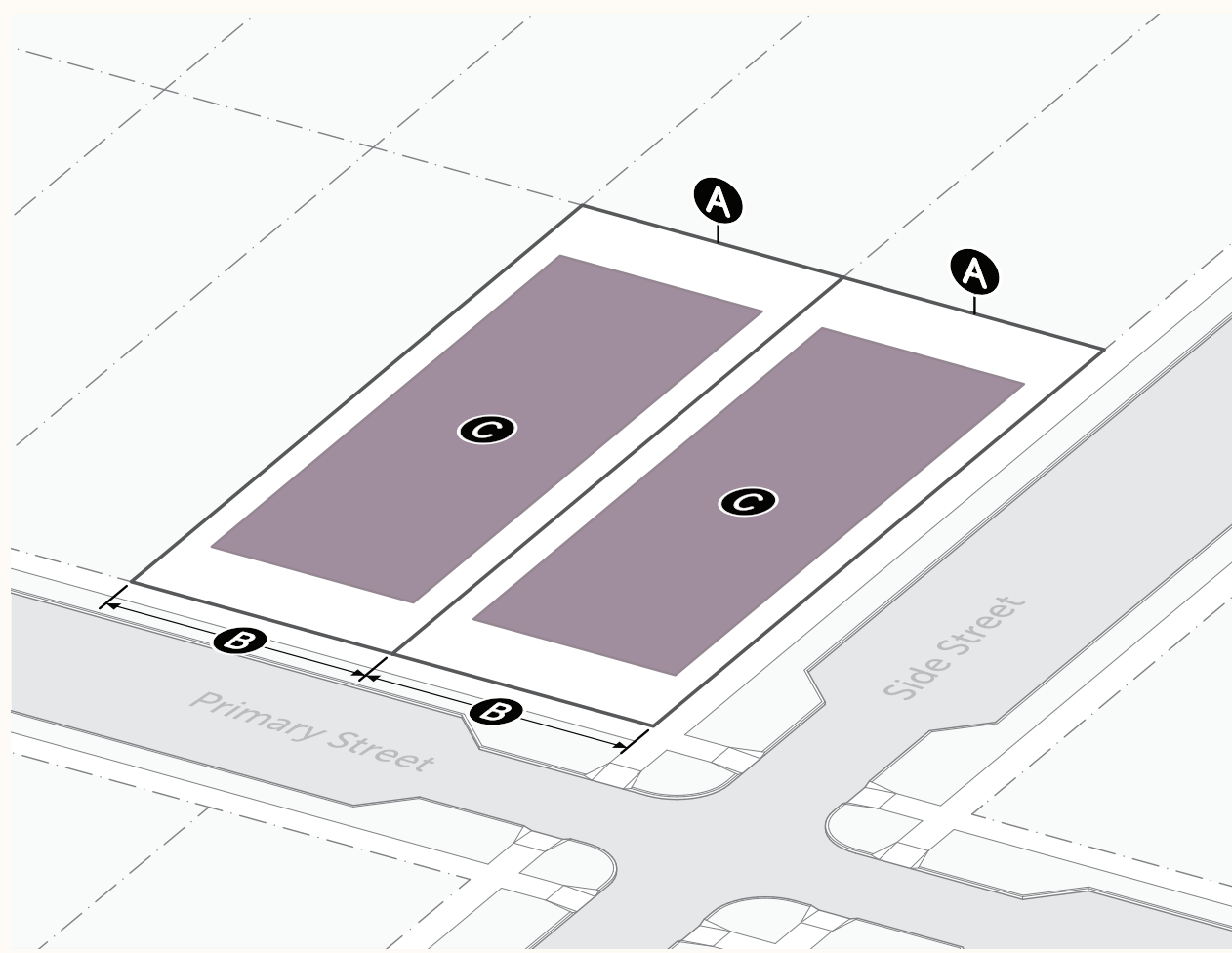
** Additional standards apply to all lots within the Neighborhood Revitalization Overlay District.

[View the Neighborhood Revitalization Overlay District Map](#)

[View the Neighborhood Revitalization Overlay District Design Standards](#)

RN-A | NEIGHBORHOOD A

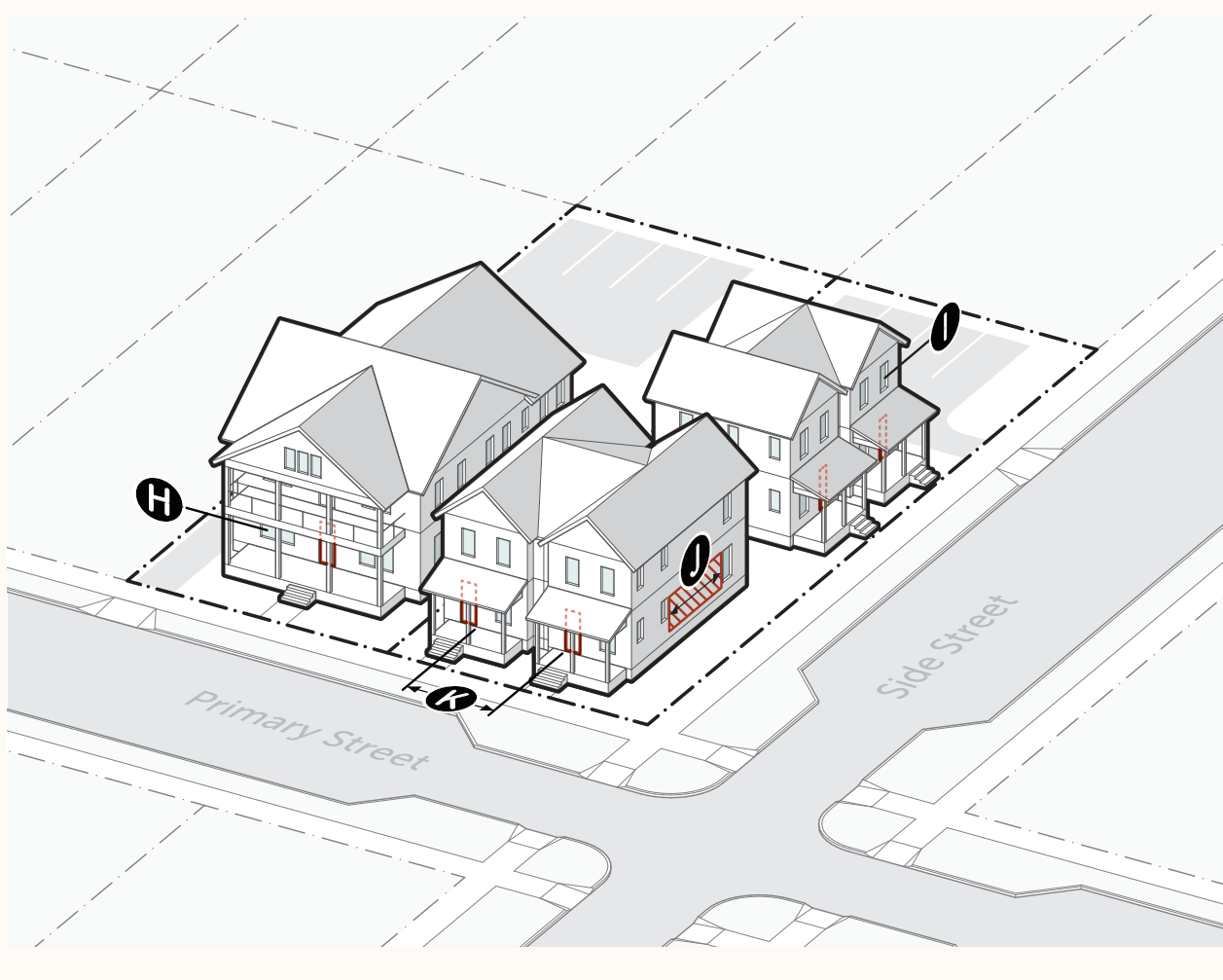
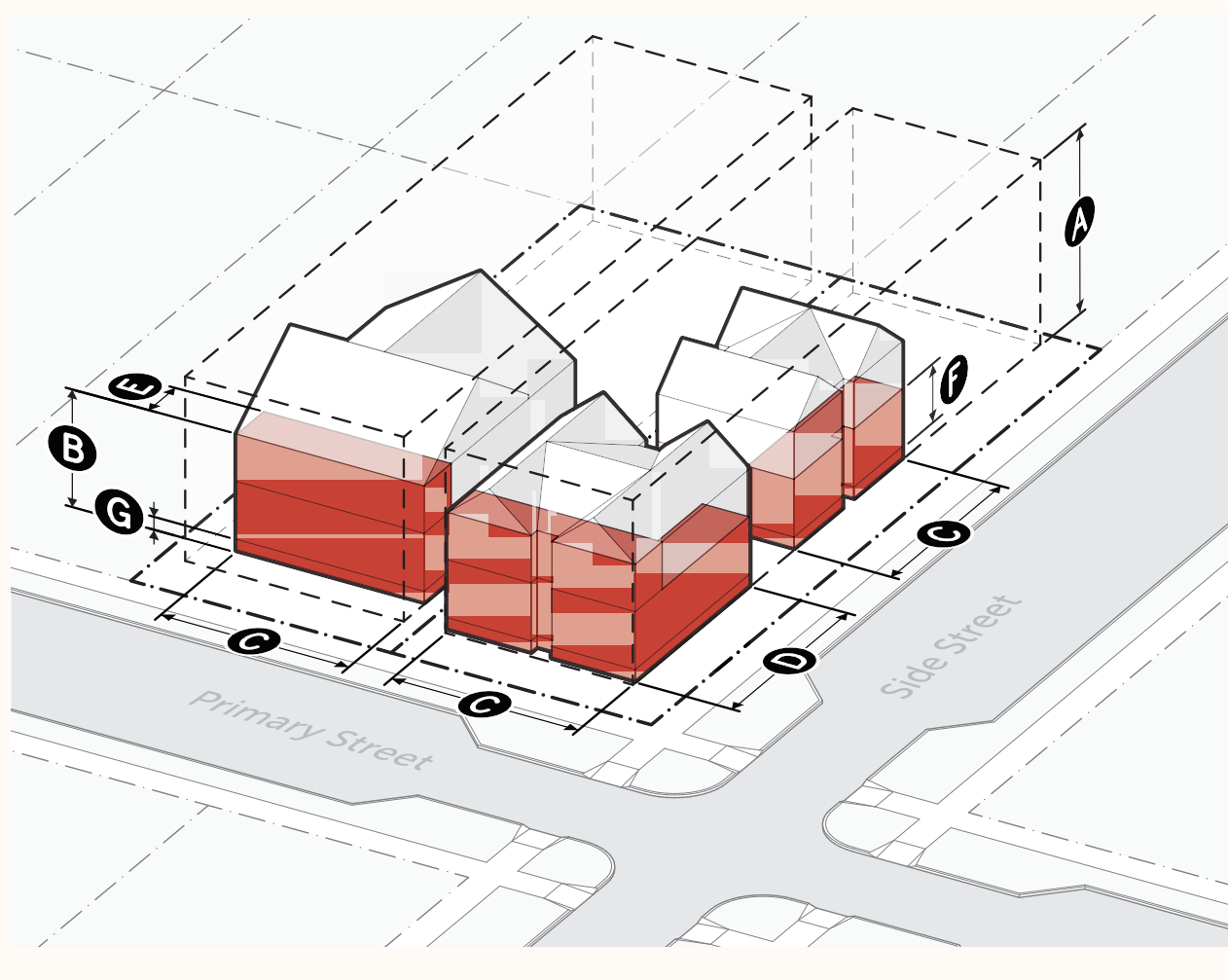
A. SITE



1. LOT SIZE	Sec. 2.11.2.
A Area (min)	2,000 SF
B Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	4
3. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	60%

4. BUILDING SETBACKS ⁴	Sec. 2.11.5.
D Primary street lot line (min)	Setback Range*
E Side street/side alley lot line (min)	10'
F Side lot line (min)	5'
G Rear/rear alley lot line (min)	4'
5. BUILD-TO	Sec. 2.11.7.
Build-to width (min)	
H Primary street	50%
Side street	None
6. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	30'
Side street (min)	5'
7. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type E 6'

B. BUILDING



1. HEIGHT	Sec. 2.11.10.
A Overall height (max stories/feet) ¹	2.5 / 32'
B Side wall (max)	25'
2. MASSING	Sec. 2.11.11.
C Building width (max)	40'
D Building depth (max)	70'
E Active depth (min)	9'
3. GROUND STORY	Sec. 2.11.12.
F Story height (min)	9'
G Finish floor elevation (min/max)	0' / 5'

4. TRANSPARENCY		Sec. 2.11.13.	
H	Ground story (min)	25%	20%
I	Upper story (min)	15%	15%
J	Blank wall width (max)	10'	20'
5. ENTRANCES⁴		Sec. 2.11.14.	
K	Street-facing entry spacing (avg)	30'	50'
Entry feature		Yes	Yes

NOTES: ⁴

* If a Setback Range cannot be established, a 10' minimum/20' maximum primary street lot setback shall be used.

** Additional standards apply to all lots within the Neighborhood Revitalization Overlay District.

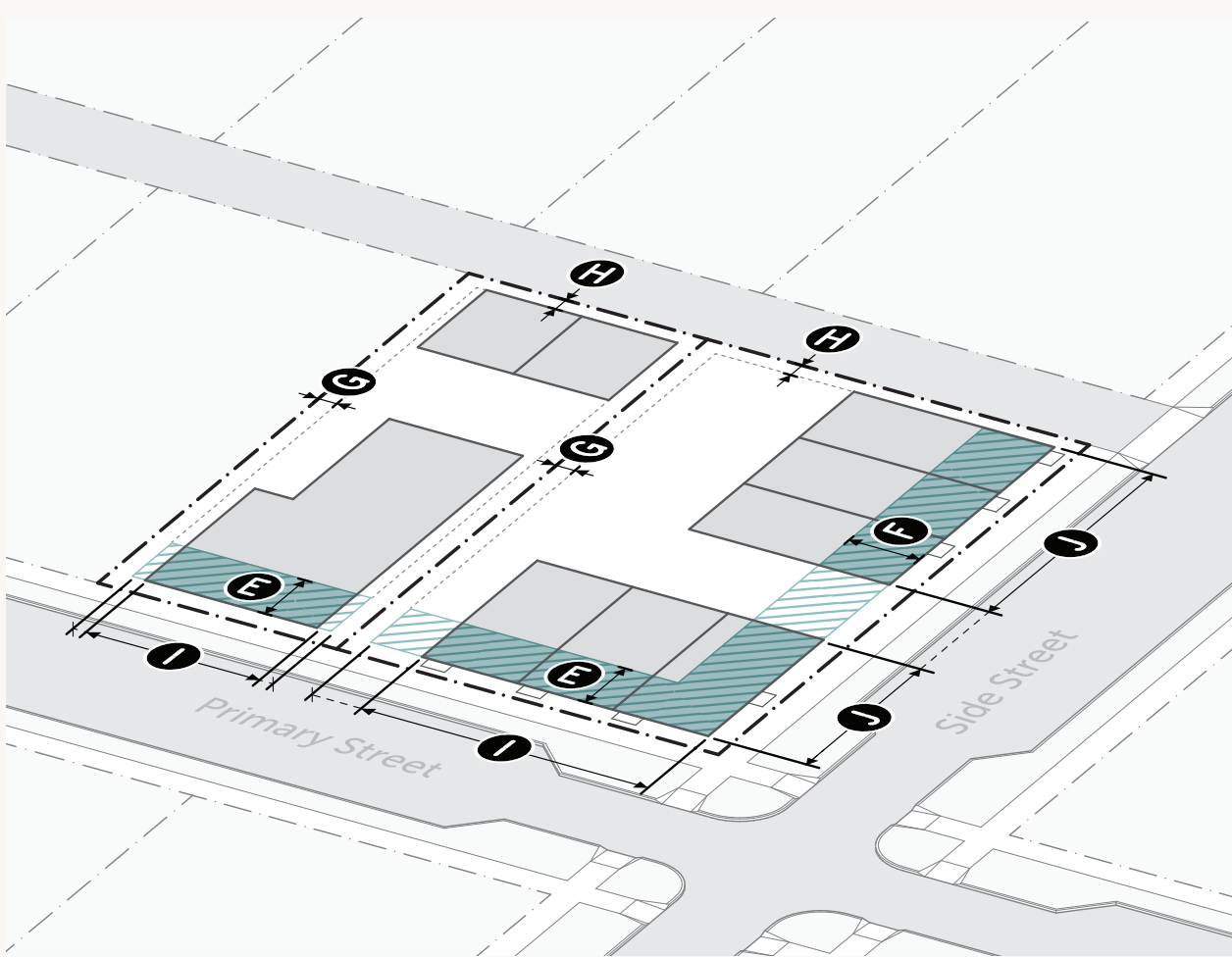
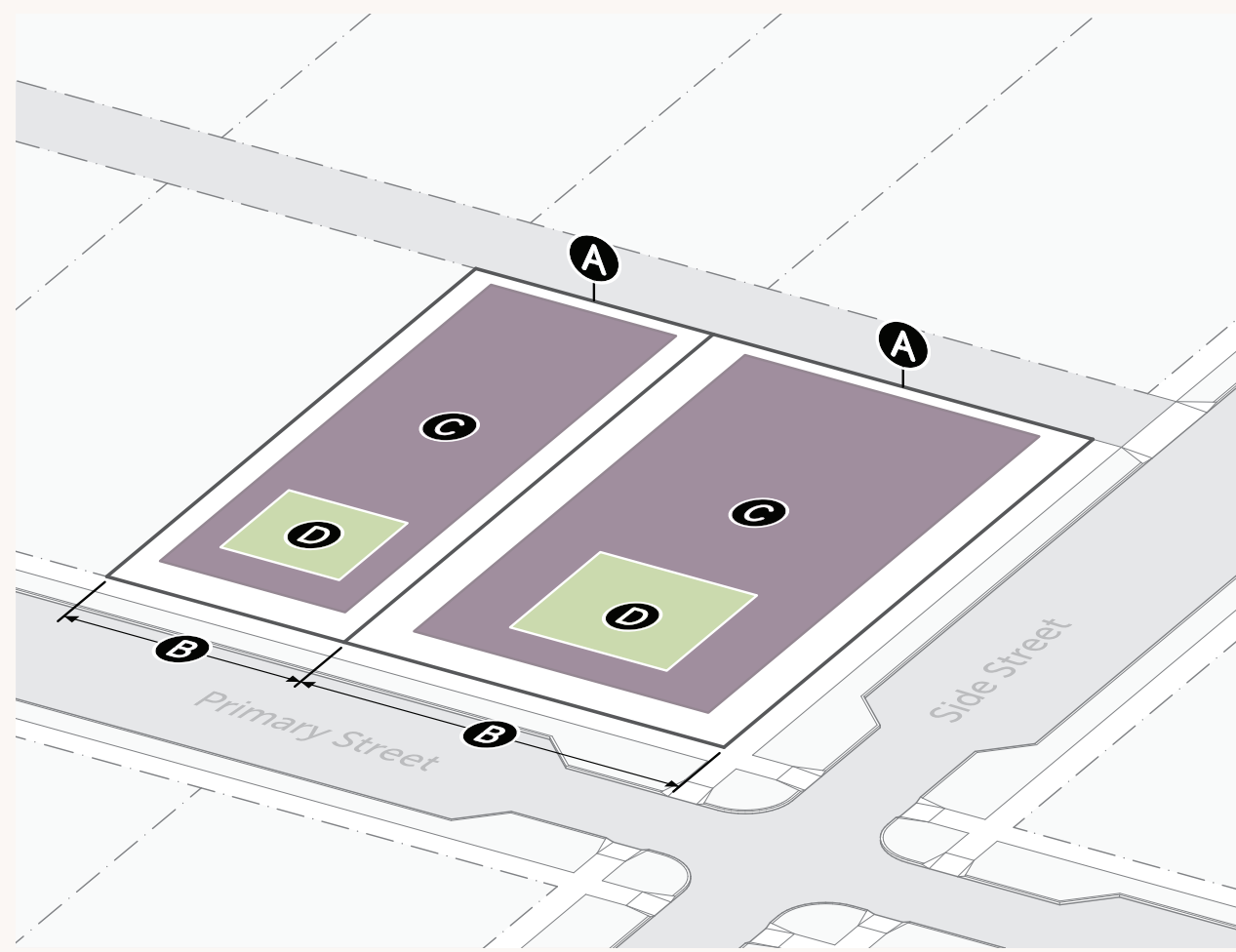
[View the Neighborhood Revitalization Overlay District Map](#)

[View the Neighborhood Revitalization Overlay District Design Standards](#)

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All District Pages can be found in Art. 19-2 of the GDC.

RNX-C | NEIGHBORHOOD FLEX C

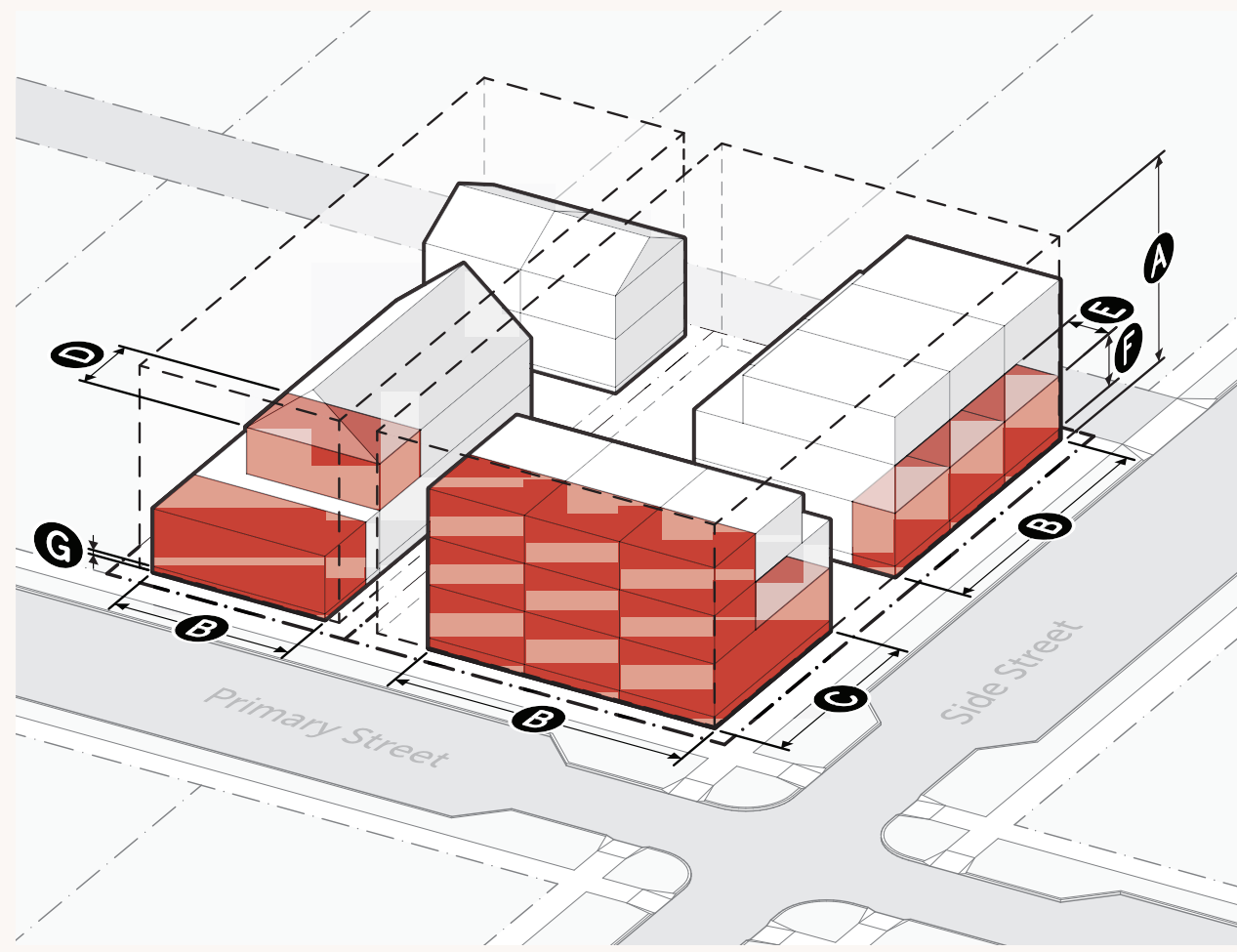
A. SITE



1. LOT SIZE	Sec. 2.11.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side/rear access	25'
2. DENSITY	Sec. 2.11.3.
Dwellings per lot (max)	
Base	12
Bonus	16
3. COVERAGE ²	Sec. 2.11.4.
C Building coverage (max)	
0 to 12 units and Nonresidential	70%
13 to 16 units	75%
D Outdoor amenity space (min)	10%

4. BUILDING SETBACKS	Sec. 2.11.5.
E Primary street lot line (min/max)	5' / 20'
F Side street lot line (min/max)	5' / 20'
G Side lot line (min)	4'
H Rear/alley lot line (min)	4'
5. TRANSITIONS	Sec. 2.11.6.
Transition type	Type A
6. BUILD-TO	Sec. 2.11.7.
Build-to width (min)	
I Primary street	65%
J Side street	40%
7. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	20'
Side street (min)	5'
8. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type E 6'

B. BUILDING



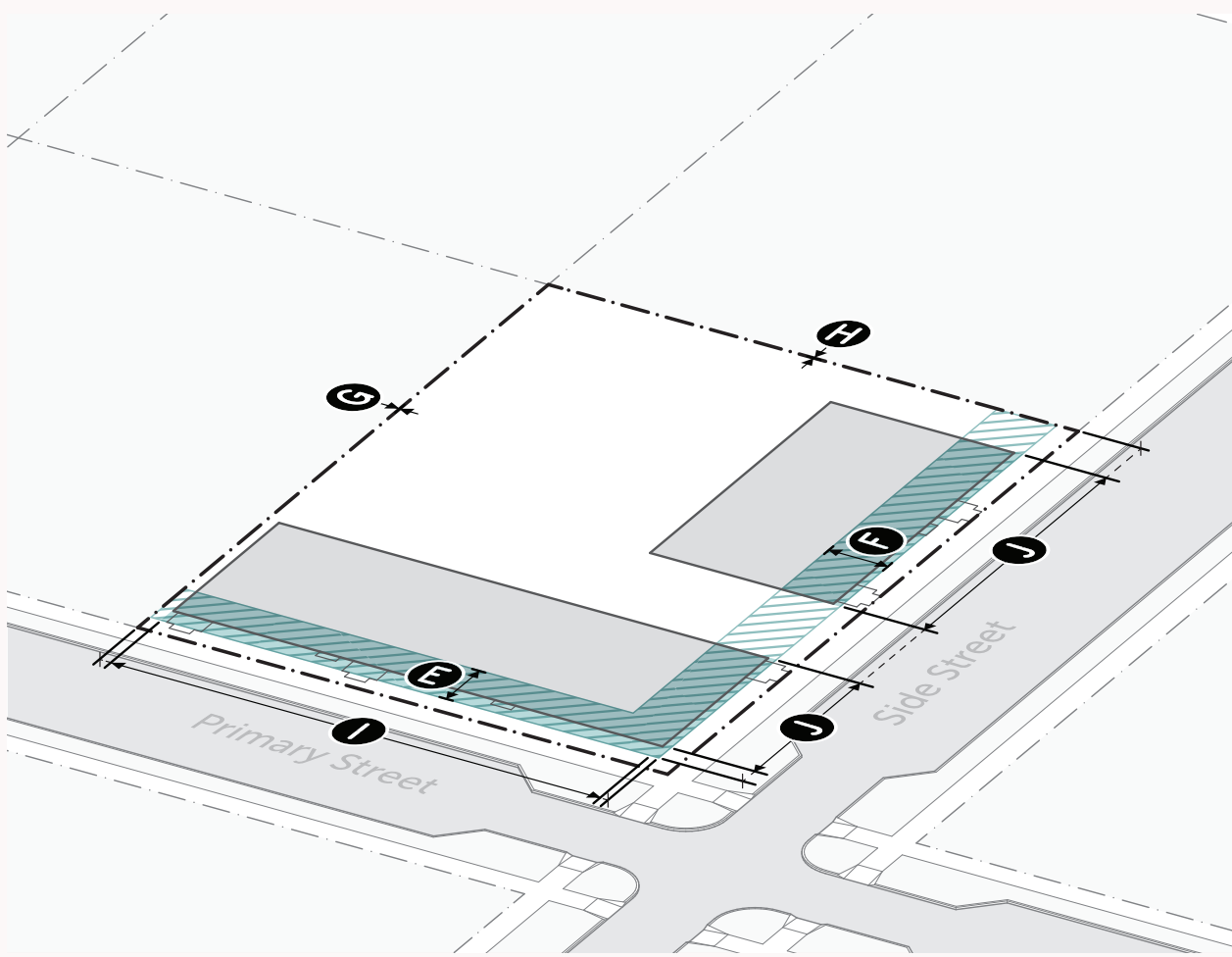
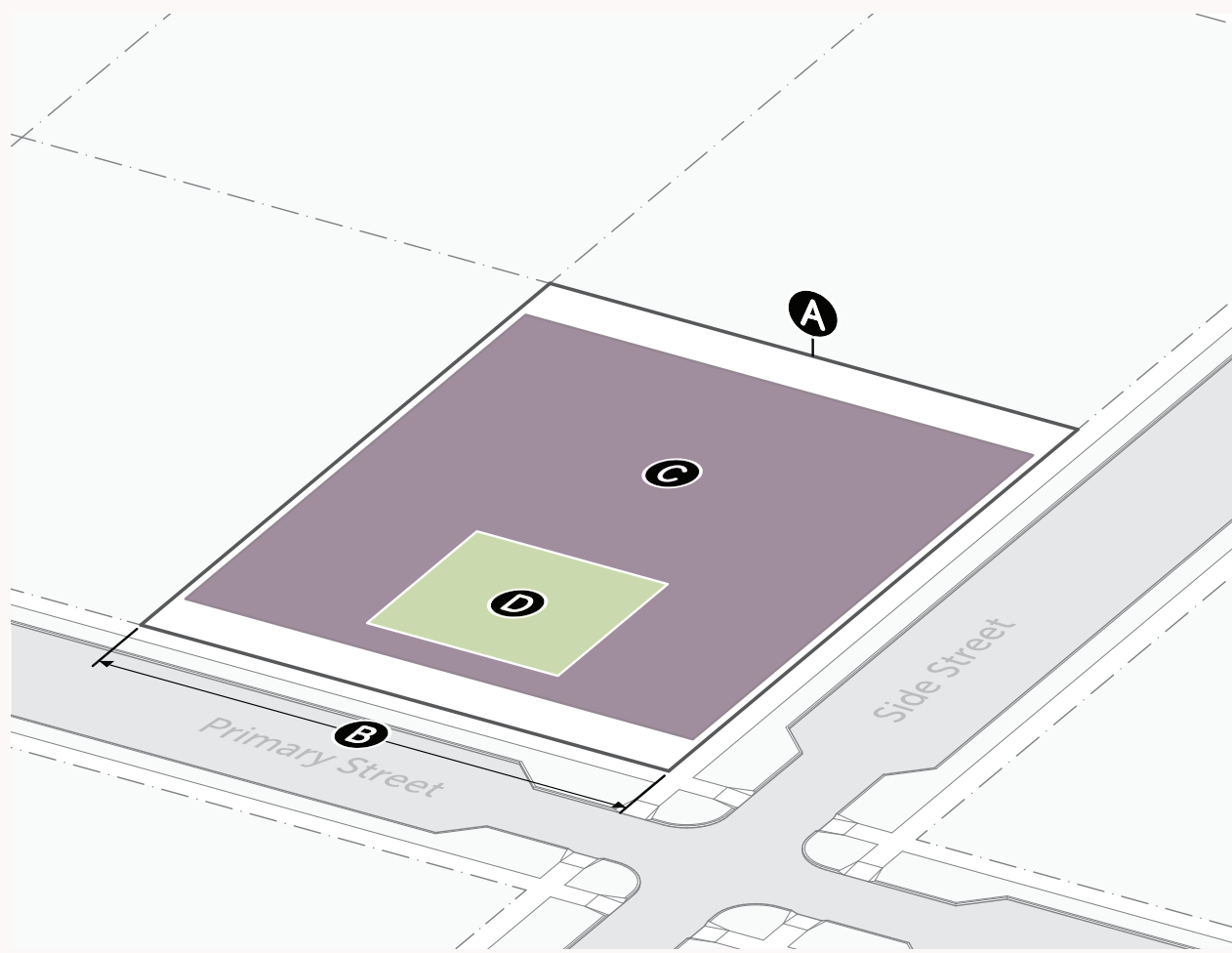
1. HEIGHT	Sec. 2.11.10.
A Overall height (max stories/feet)	3 / 42'
2. MASSING ⁴	Sec. 2.11.11.
B Building width (max)	
Base	100'
Bonus	125'
C Building depth (max)	100'
Active depth (min)	
D Primary street	15'
E Side street	9'
3. GROUND STORY	Sec. 2.11.12.
F Story height (min)	10'
G Finish floor elevation (min/max)	
Residential	0' / 5'
Nonresidential	-2' / 5'

4. TRANSPARENCY		Sec. 2.11.13.	
H	Ground story (min)		
	Residential	35%	30%
	Nonresidential	50%	30%
I	Upper story (min)	20%	20%
J	Blank wall width (max)	10'	20'
5. ENTRANCES⁴		Sec. 2.11.14.	
K	Street-facing entry spacing (avg) ¹	40'	50'
	Entry feature	Yes	Yes

NOTES: ⁴
* Additional standards apply to all lots within the Neighborhood Revitalization Overlay District.
[View the Neighborhood Revitalization Overlay District Map](#)
[View the Neighborhood Revitalization Overlay District Design Standards](#)

RC-2 | COMMUNITY 2

A. SITE



1. LOT SIZE	Sec. 2.11.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side/rear access	15'
2. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	80%
D Outdoor amenity space (min)	10%

3. BUILDING SETBACKS	Sec. 2.11.5.
E Primary street lot line (min/max)	5' / 20'
F Side street lot line (min/max)	5' / 15'
G Side lot line (min)	0'
H Rear lot line (min)	0'
Alley lot line (min)	5'
4. TRANSITIONS	Sec. 2.11.6.
Transition type	Type A
5. BUILD-TO	Sec. 2.11.7.
Build-to width (min)	
I Primary street	75%
J Side street	45%
6. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	20'
Side street (min)	5'
7. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type E 6'

B. BUILDING



1. HEIGHT	Sec. 2.11.10.
A Overall height (max stories/feet)	
Base	2 / 30'
Bonus	4 / 54'
2. MASSING	Sec. 2.11.11.
B Building width (max)	175'
C Active depth (min)	9'
3. GROUND STORY	Sec. 2.11.12.
D Story height (min)	10'
E Finish floor elevation (min/max)	0' / 5'

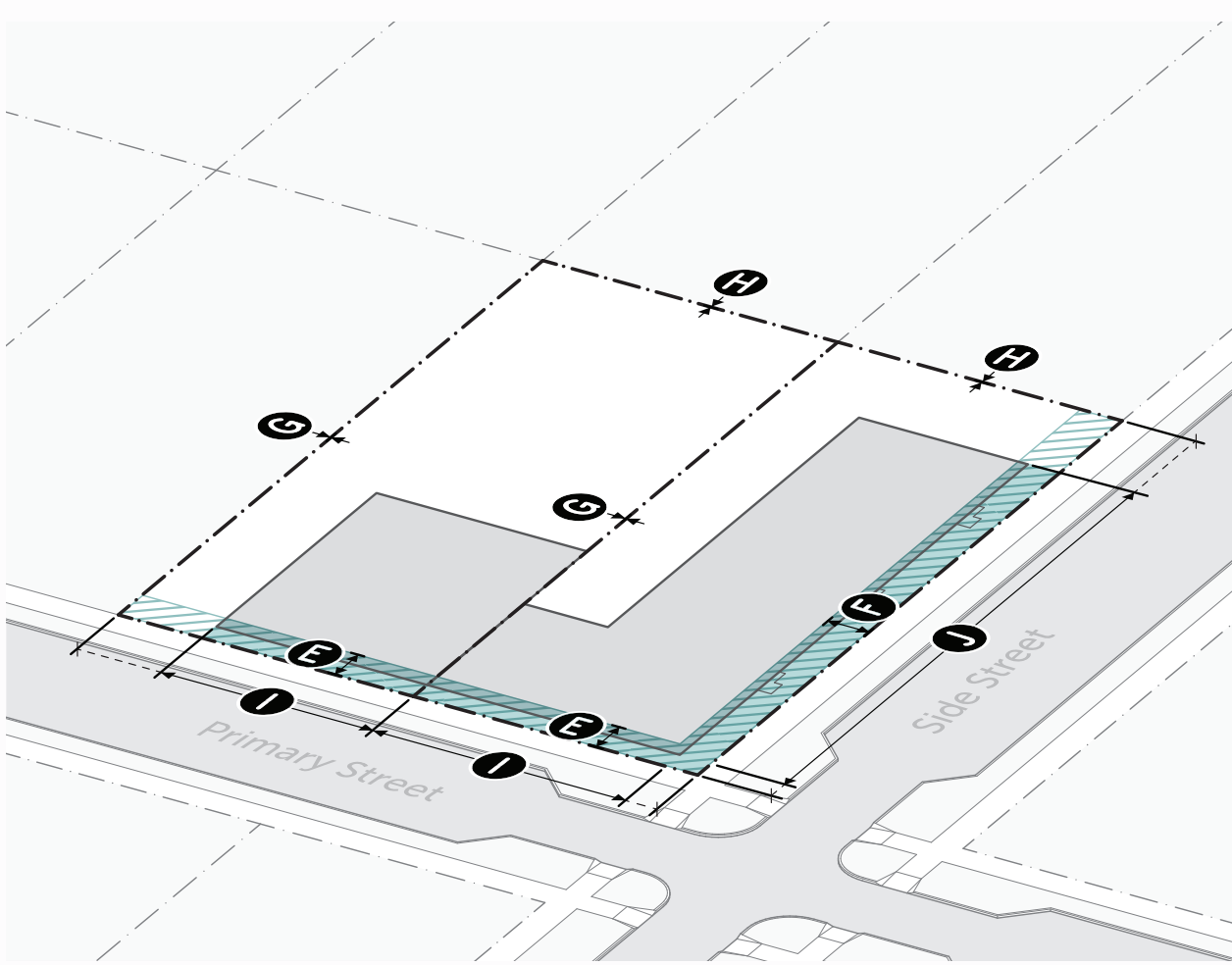
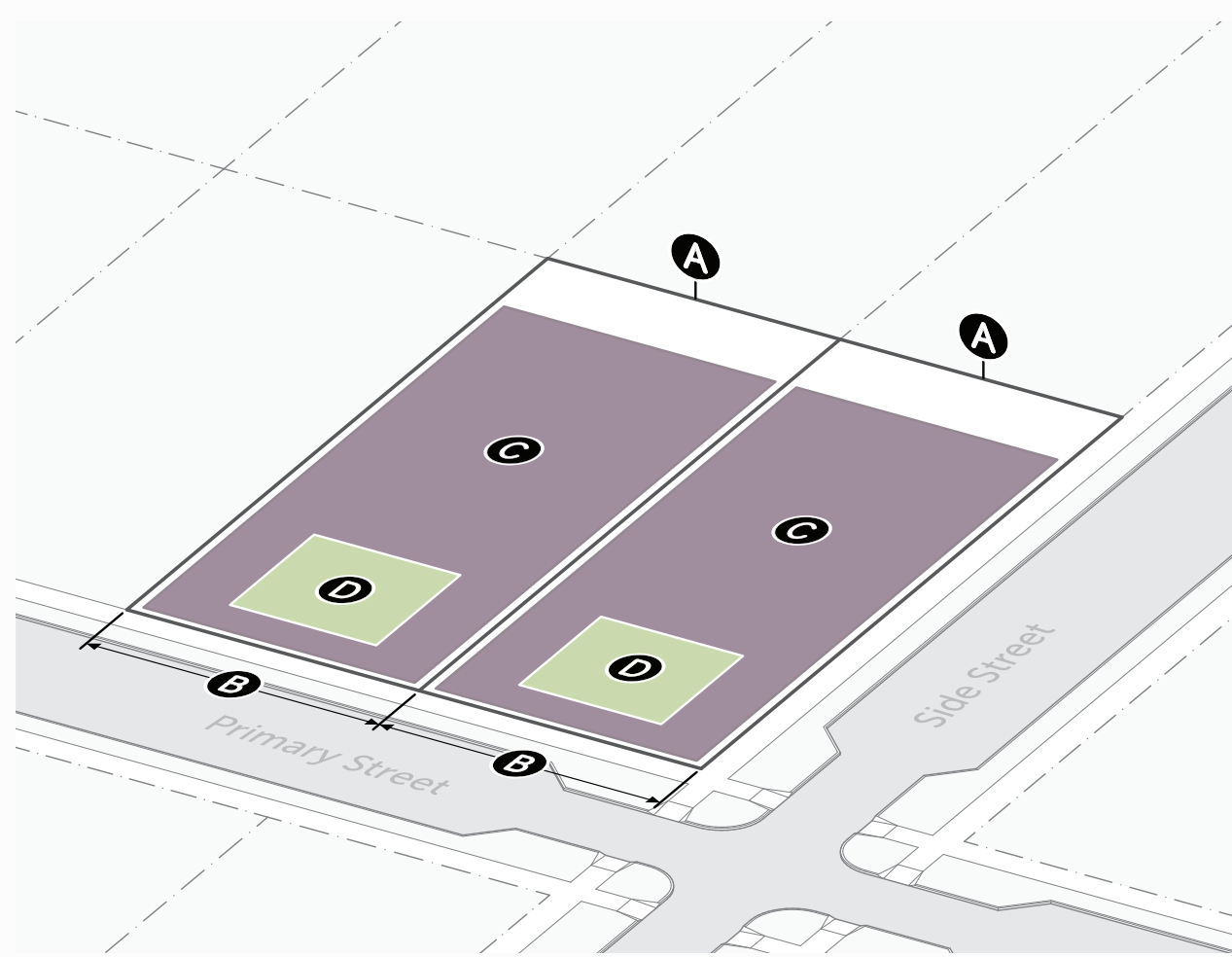
4. TRANSPARENCY		Sec. 2.11.13.	
F	Ground story (min)	35%	30%
G	Upper story (min)	20%	20%
H	Blank wall width (max)	15'	25'
5. ENTRANCES⁴		Sec. 2.11.14.	
I	Street-facing entry spacing (avg)	40'	60'
	Entry feature	Yes	Yes

NOTES: ⁴
* Additional standards apply to all lots within the Neighborhood Revitalization Overlay District.
[View the Neighborhood Revitalization Overlay District Map](#)
[View the Neighborhood Revitalization Overlay District Design Standards](#)

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MX-2 | MIXED-USE 2

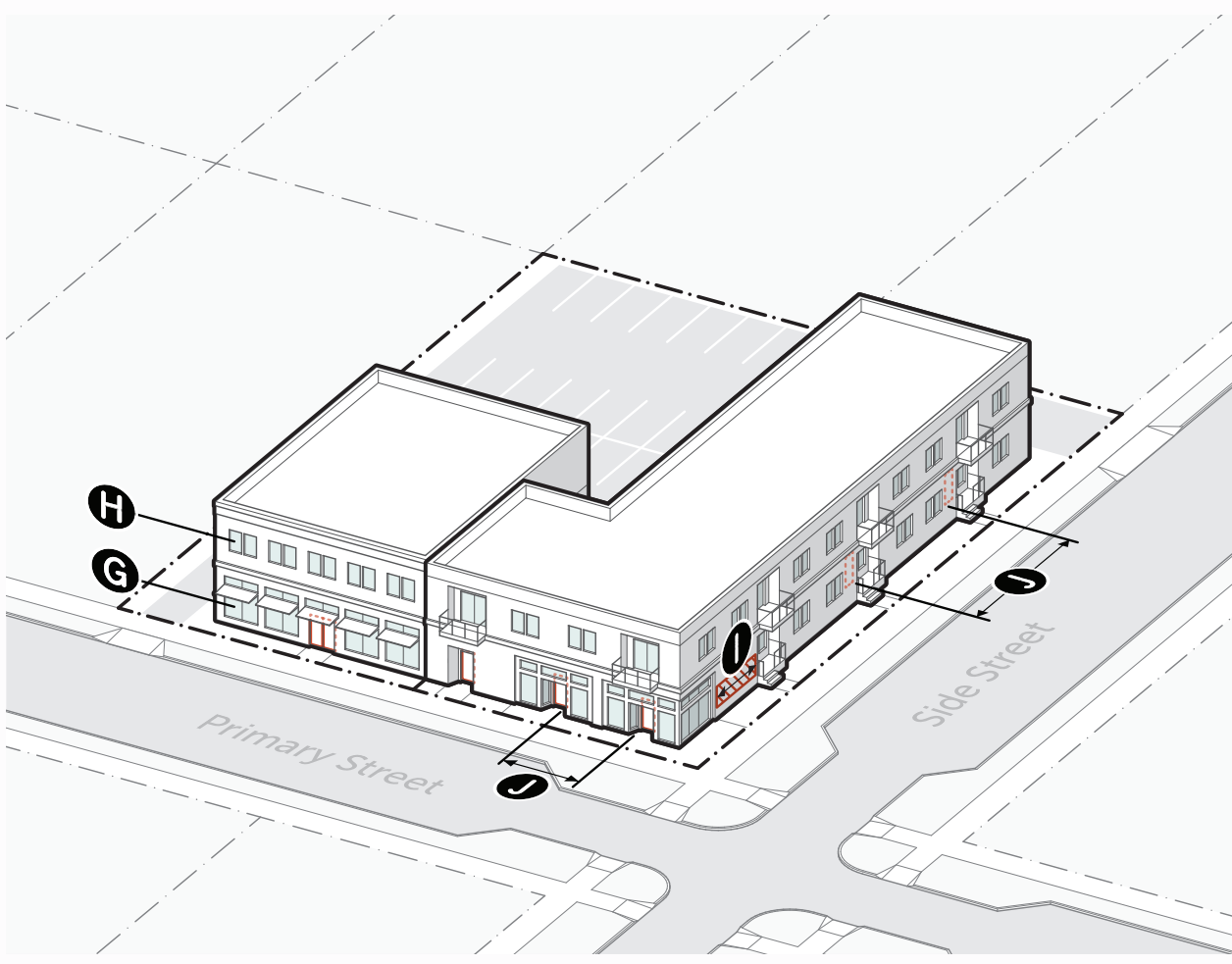
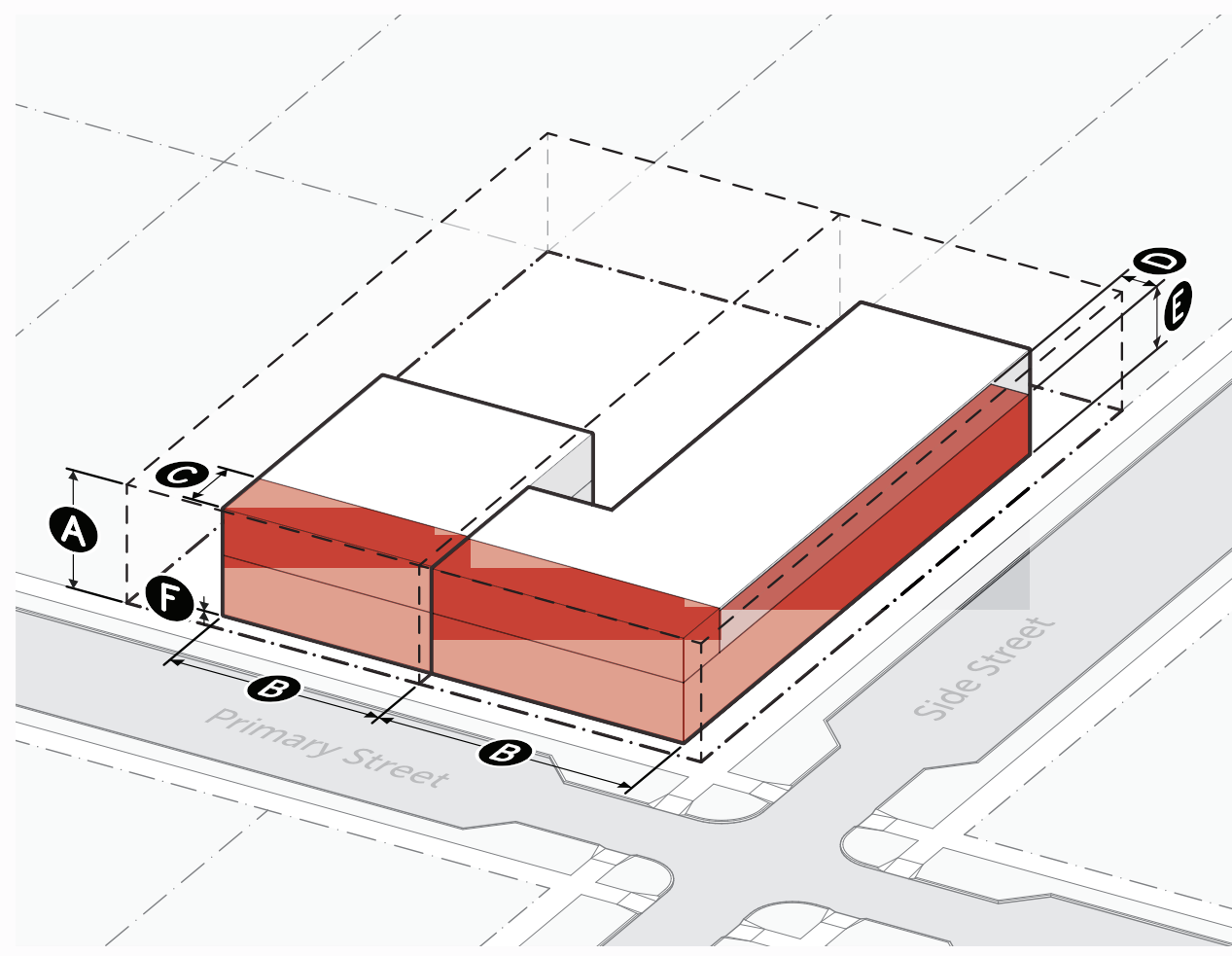
A. SITE



1. LOT SIZE	Sec. 2.11.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side/rear access	15'
2. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	80%
D Outdoor amenity space (min)	10%

3. BUILDING SETBACKS	Sec. 2.11.5.
E Primary street lot line (min/max)	0' / 10'
F Side street lot line (min/max)	0' / 10'
G Side lot line (min)	0'
H Rear lot line (min)	0'
Alley lot line (min)	5'
4. TRANSITIONS	Sec. 2.11.6.
Transition type	Type A
5. BUILD-TO	Sec. 2.11.7.
Build-to width (min)	
I Primary street	75%
J Side street	45%
6. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	20'
Side street (min)	5'
7. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type F 8'

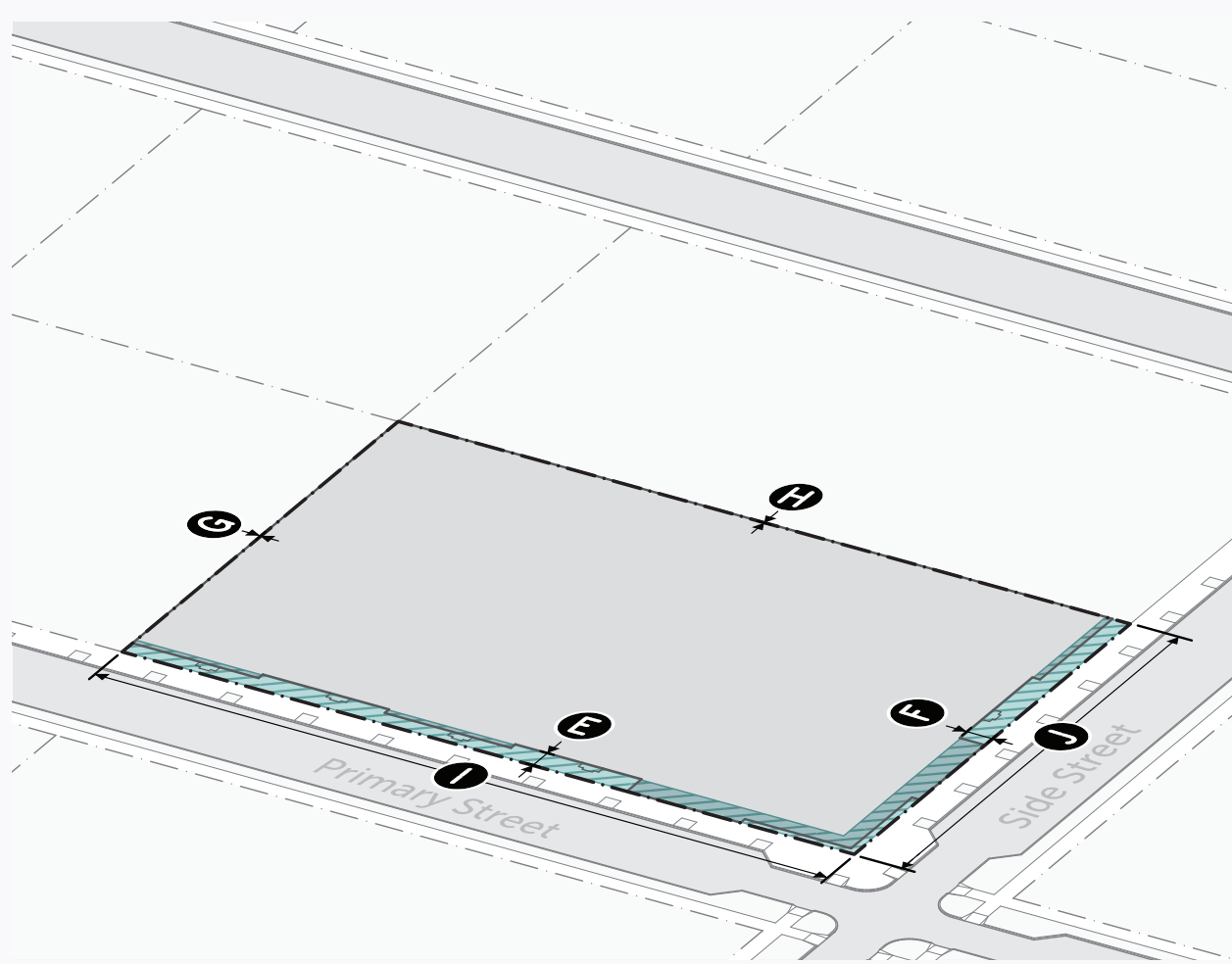
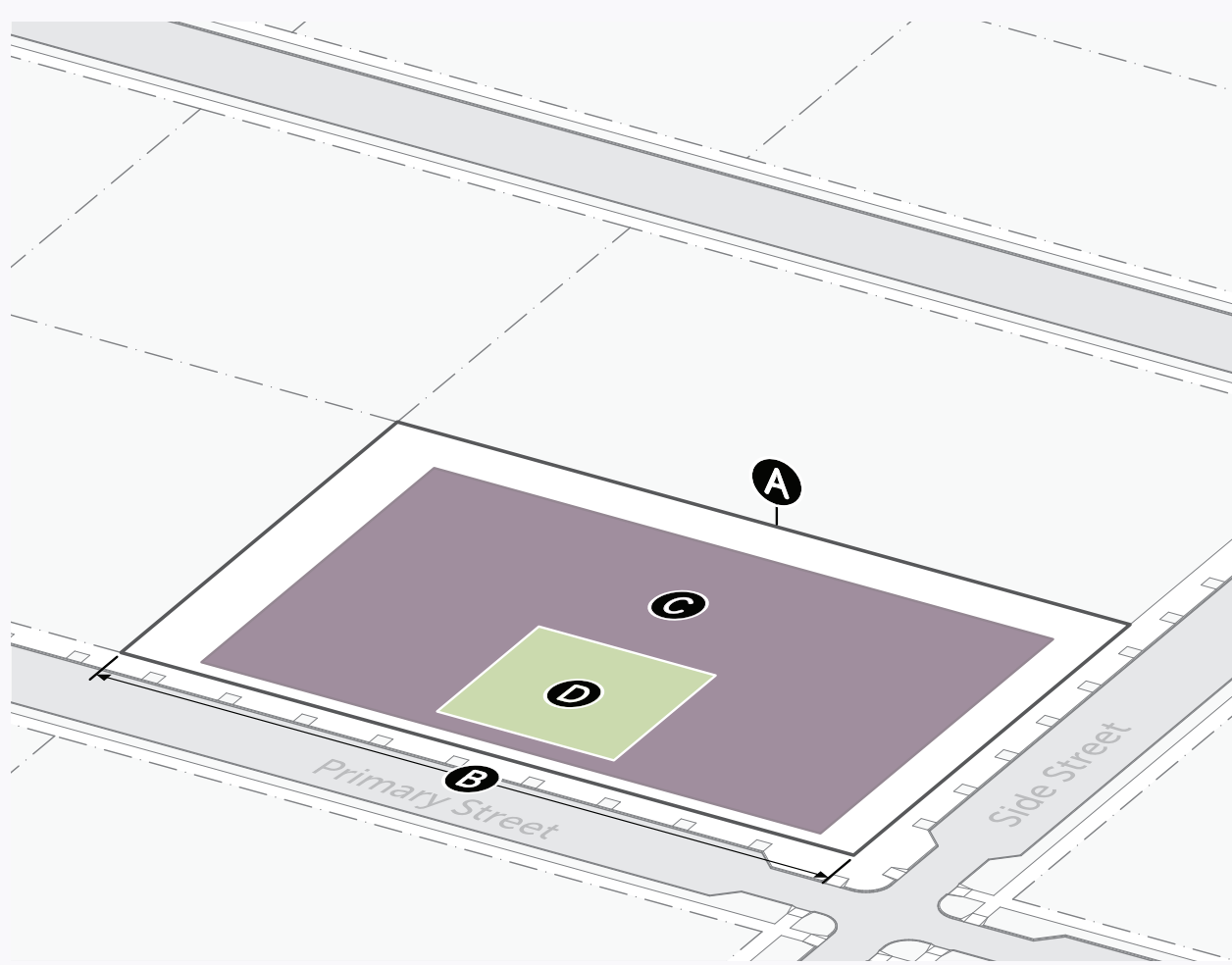
B. BUILDING



1. HEIGHT ⁴	Sec. 2.11.10.
A Overall height (max stories)	
Base	2
Bonus	4
2. MASSING	Sec. 2.11.11.
B Building width (max)	275'
Active depth (min)	
C Primary street	15'
D Side street	9'
3. FLOOR HEIGHTS ⁴	Sec. 2.11.12.
GROUND STORY	
E Story height (min/max)	
Residential	10' / 18'
Nonresidential	12' / 18'
F Finish floor elevation (min/max)	
Residential	2' / 5'
Nonresidential	-2' / 2'
UPPER STORY	
Story height (max)	15'

4. TRANSPARENCY	Sec. 2.11.13.
G Ground story (min)	
Residential	35% 30%
Nonresidential	50% 30%
H Upper story (min)	20% 20%
I Blank wall width (max)	15' 25'
5. ENTRANCES ⁴	Sec. 2.11.14.
J Street-facing entry spacing (avg)	40' 60'
Entry feature	Yes Yes

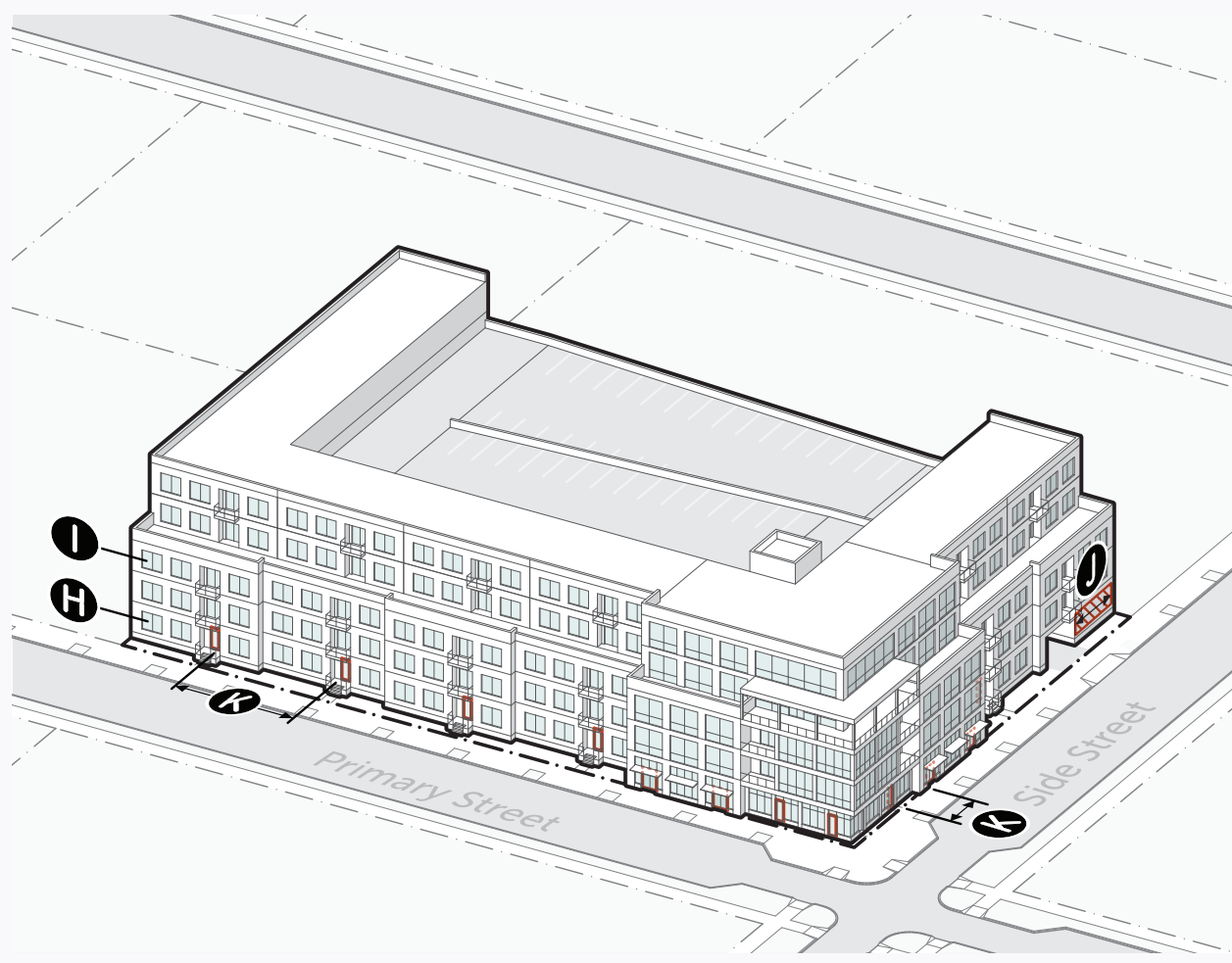
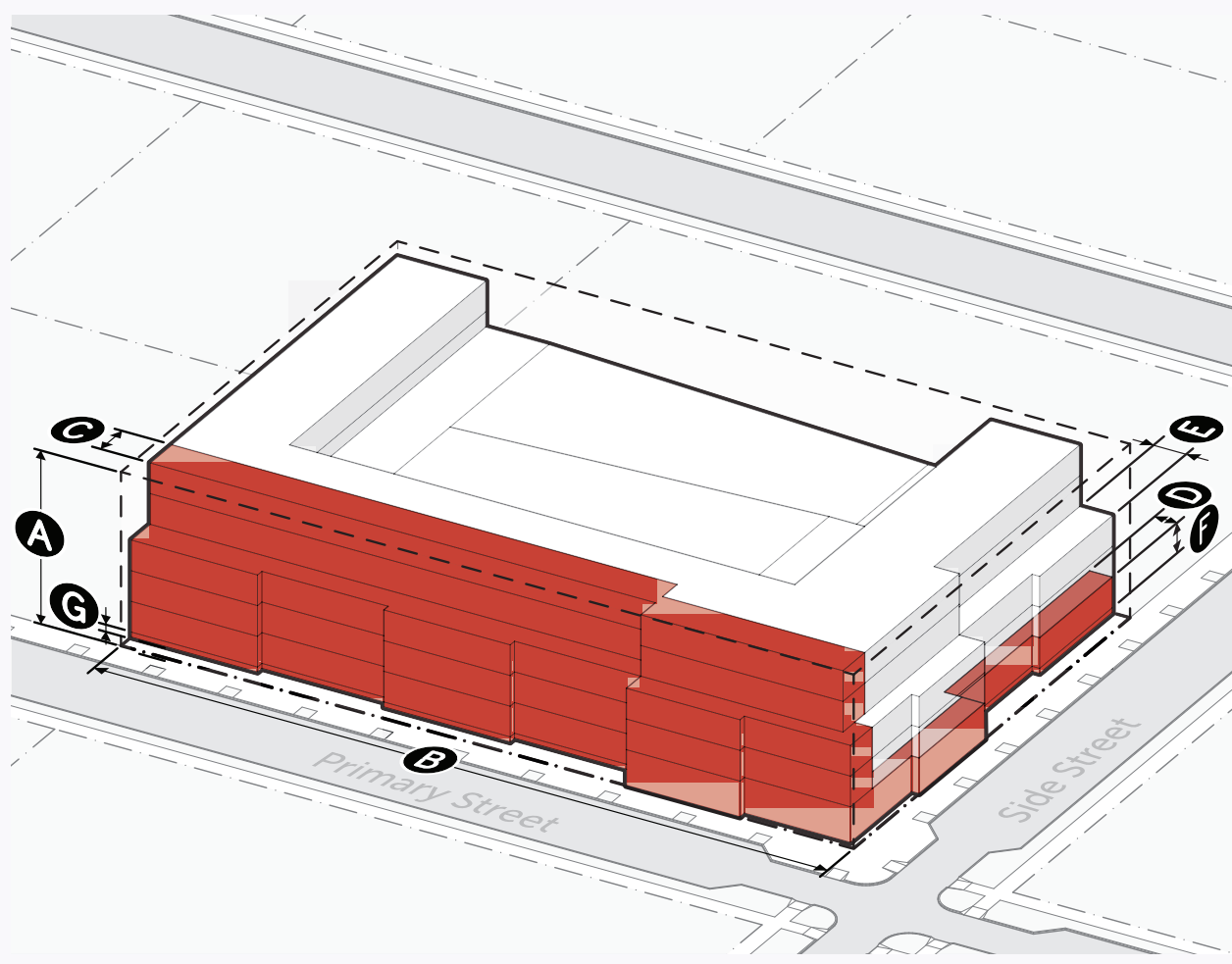
A. SITE



1. LOT SIZE	Sec. 2.11.2.
A Area (min)	None
B Width (min)	
Front access	40'
Side/rear access	15'
2. COVERAGE	Sec. 2.11.4.
C Building coverage (max)	None
D Outdoor amenity space (min)	10%

3. BUILDING SETBACKS	Sec. 2.11.5.
E Primary street lot line (min/max)	0' / 10'
F Side street lot line (min/max)	0' / 10'
G Side lot line (min)	0'
H Rear lot line (min)	0'
Alley lot line (min)	5'
4. TRANSITIONS	Sec. 2.11.6.
Transition type	Type A, B
5. BUILD-TO	Sec. 2.11.7.
Build-to width (min)	
I Primary street	75%
J Side street	45%
6. PARKING SETBACKS	Sec. 2.11.8.
Primary street (min)	20'
Side street (min)	5'
7. FENCES AND WALLS	Sec. 2.11.9.
Front yard height (max)	Type B 3'
Side street yard height (max)	Type C 6'
Side/rear yard height (max)	Type F 8'

B. BUILDING



1. HEIGHT ⁴	Sec. 2.11.10.
A Overall height (max stories)	
Base	5
Bonus	7
2. MASSING	Sec. 2.11.11.
B Building width (max)	275'
Active depth (min)	
C Primary street	15'
D Side street	9'
Street step-backs	
Stories without step-back (max)	3
E Step-back depth (min)	10'
3. FLOOR HEIGHTS ⁴	Sec. 2.11.12.
GROUND STORY	
F Story height (min/max)	
Residential	10' / 18'
Nonresidential	14' / 18'
G Finish floor elevation (min/max)	
Residential	2' / 5'
Nonresidential	-2' / 2'

UPPER STORY	
Story height (max)	15'
	Primary St. Side St.
4. TRANSPARENCY	Sec. 2.11.13.
H Ground story (min)	
Residential	35% 30%
Nonresidential	50% 30%
I Upper story (min)	20% 20%
J Blank wall width (max)	15' 25'
5. ENTRANCES ⁴	Sec. 2.11.14.
K Street-facing entry spacing (avg)	40' 60'
Entry feature	Yes Yes

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