



# CAC: Community Activity Center/Corridor District

## Purpose

The purpose of the Community Activity Center/Corridor (CAC) District is to provide lands that accommodate moderate-density, walkable, and medium-scale mixed-use development, and commercial development that serves multiple neighborhoods. Some auto-oriented uses are allowed, but the design and location of those uses must be compatible with and support pedestrian-oriented development. Allowed uses include live/work and multi-family dwellings, mixed-use, offices, recreation/entertainment, cultural facilities, restaurants, and drinking establishments. \*No minimum parking.

## Intensity and Dimensional Standards

Standard	Multi-family and Mixed-Use	All Other Uses
Lot Area, min. (sf.)	10,000	5,000
<b>1</b> Lot Width, min. (ft.)	75	50
Lot Coverage, max. (% of site area)	N/A	
Density, max. (du/acre)	N/A	
<b>2</b> Front Yard Setback, (ft.)	Min.	5 [1]
	Max.	15 [1]
<b>3</b> Side Yard Setback, min. (ft.)	0 to 5	
<b>4</b> Rear Yard Setback, min. (ft.)	20	
<b>5</b> Building Height, max. (ft.)	75	

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] In lieu of this standard, the Zoning Administrator may approve a front yard setback that is within 90 percent and 110 percent of the average front yard setback for properties on the same block face, if more than 50 percent of the lots on the block face have buildings.

## Use Standards

Uses are presented below for convenience. Please refer to 17-4.2 through 17-4.4 for complete regulations for principal, accessory, and temporary uses. <sup>1</sup> Conditional Use <sup>2</sup> Special Exception

### PRINCIPAL USES PERMITTED

Dwelling, live-work <sup>1</sup>	Broadcasting studio	Public safety facility
Dwelling, mixed-use	Newspaper or periodical publishing establishment	Social services facility
Dwelling, multifamily	Community recreation center	College or university
Continuing care retirement community (CCRC) <sup>1</sup>	Cultural facility	Elementary, middle, or high school
Dormitory, public	Day care facility <sup>1</sup>	School, business or trade
Fraternity or sorority house <sup>2</sup>	Government office	Hospital
Residential care facility <sup>2</sup>	Library	Laboratory, medical or dental
Rooming house or boardinghouse <sup>2</sup>	Membership organization facility	Medical or dental clinic/office
	Place of worship <sup>1</sup>	Nursing care facility
		Arboretum or botanical garden

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Cemetery	Performing arts center
Park or greenway <sup>1</sup>	Recreation facility, indoor, not elsewhere listed
Park and ride	Recreation facility, outdoor, not elsewhere listed
Parking lot <sup>1</sup>	Recreation facility, outdoor, not elsewhere listed
Parking structure <sup>1</sup>	Consumer goods store
Passenger terminal, surface transportation	Convenience store <sup>2</sup>
Utility facility, major <sup>2</sup>	Farmers' market
Utility facility, minor	Grocery store or food market
Kennel <sup>1</sup>	Liquor store <sup>2</sup>
Veterinary hospital or clinic <sup>1</sup>	Pawn shop <sup>2</sup>
Self-service storage <sup>1</sup>	Gasoline sales and service station <sup>1</sup>
Eating establishment only <sup>1</sup>	Personal vehicle repair and maintenance <sup>1</sup>
Eating and drinking establishment, Type 1 <sup>1</sup>	Vehicle equipment supplies sales and rentals
Eating and drinking establishment, Type 2 <sup>2</sup>	Hotel or motel
Funeral home or mortuary	Community garden <sup>1</sup>
Business/Professional office	Manufacturing, assembly, or fabrication, light
Contractor's office	
Bank, retail	
Beauty salon or barbershop	
Body piercing or tattoo establishment <sup>1</sup>	
Dry cleaning pick-up <sup>1</sup>	
Laundry, coin-operated	
Nail salon	
Repair of personal goods	
Car wash	
Banquet hall	

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