

# Commercial Node

**District Information:** (Refer to Chapter 50, Article 3: Zoning Districts for more information)

Commercial Nodes is a **new** district that supports the development and redevelopment of medium-sized commercial and mixed-use centers serving the adjacent neighborhood and other adjacent neighborhoods, as noted in the 2025 Master Plan.

Locations: The district is typically found at or near the intersection of major corridors, often on Commercial Business or Neighborhood Business Street Types. Their location follows the 2025 Master Plan, Future Land Use Plan, such as the areas near Whites Road, Oakland Drive, and Parkview Avenue and Cork Street and Lovers Lane. Typically these locations have bus service and have many patrons and employees who walk or cycle.

Uses: A wide range of retail, service, and office uses are permitted; residential uses are permitted, but not on the ground floor when facing a public street. This district is intended to support active, vibrant commercial and mixed use centers.

Standards: Most Commercial Node location were developed to serve customers traveling by personal car, though their location in neighborhoods and on key streets also support travel by bus, on foot, and/or bicycle. These standards take this into account, guiding future redevelopment and development to bring the buildings closer to the street. with clear entrances, and storefront windows

**Use Information:** (Refer to Chapter 50, Article 4: Uses for more information)

Permitted Uses: hotel/motel; assembly, library & musuem, indoor entertainment & sports, retail, service, and office uses

Permitted with Development Standards. These uses are permitted, but must follow a set of design standards, some which are noted.

- Residential uses may not be located on the ground floor facing a public street, but are permitted in all other locations
- Day Care Centers require a minimum quantity of outdoor space
- Packaged Liquor has a minimum distance required between other package liquor stores
- Craftman Industrial is a production use that requires a retail component, for example a bakery or candle making

# Zoning Standards

**Standards:** (Refer to Chapter 50, Article 5: Zoning Standards for more information)

This district follows traditional zoning standard requirements, except for buildings located within 15 feet of a street facing property line. Refer to Table 5.1-2 Dimension Standards by District for more details.

Building Location - Front & Corner Side: This district uses a build-to zone (BTZ), or a range of area measured from a property line, in which the front of the building must be location. Front BTZ is 5'-15' & Corner Side BTZ is 0-15'.

Height: Up to five (5) stories is permitted in these locations.

Parking & Driveways: Refer to Article 7 Parking & Loading Standards.

Facade Requirements: When buildings are located within 15' of the front and corner side property lines, entrance and transparency (ratio of windows to wall) are required. Refer to Article 5.5 Street Facing Facades for further information

