



89-14 “CM” Commercial Mixed

Purpose: the “CM” district implements the Commercial/ Office future land use category of PlanLafayette. This district provides for compact development patterns and pedestrian friendly design features.

The “CM” districts are divided into two types:

- *CM-1, which is smaller in scale, and is compatible in massing and buildout with nearby single-family neighborhoods, and*
- *CM-2, which accommodates a more intense mix of uses and taller, or “high-rise,” residential with an urban form.*

Each district has type “A” (urban) and type “B” (suburban) development types, as described and permitted in § 89-6.



(a) Permitted Uses. See § 89-21.

(b) Dimensional Standards.

Development Type		CM-1		CM-2	
		A	B	A	B
Lot Requirements					
1	Lot size (<i>min</i>)	n/a	n/a	n/a	n/a
2	Density (<i>max</i>) <i>* applies to mixed-use or residential uses only</i>	n/a	25	n/a	35
3	Open space (<i>min</i>)	n/a	15%	n/a	10%
Setbacks (<i>principal buildings</i>)					
4	Front / corner street (<i>min</i>)	n/a	n/a	n/a	n/a
5	Front / corner street (<i>max</i>)	15'	80'	15'	35'
6	Frontage buildout (<i>min</i>)	65%	35%	75%	45%
7	Side (<i>min</i>)	n/a	n/a	n/a	n/a
8	Rear-common property line or alley (<i>min</i>)	5'	5'	5'	5'
Height (<i>See 89-27</i>)					
9	Bulk Plane (<i>from RS boundary</i>)	3	2	4	3
The Bulk Plane number above indicates the maximum stories for the first 50' from the front, side or rear lot line, then 1 additional story for each additional 50 feet from the setback line. This requirement does not apply beyond 200' from any lot line bordering the RS district.					
10	Building Height (<i>max stories</i>)	4	n/a	5	n/a



- (c) Whenever a setback greater than the maximum setback established by this Section is required under § 89-38(e), the setback requirements of § 89-38(e) shall supersede the maximum setback established in this Section. In that case, the setback required under § 89-38(e) shall be the maximum setback.
- (d) The minimum frontage buildout established by this Section may be reduced to the extent necessary to satisfy any other requirement of this Chapter.
- (e) For frontages on Minor Arterials, Collectors, or local streets: if the width of the front lot line is one hundred (100') feet or less, the buildout requirement is reduced by ten (10%) percentage points.
- (f) For frontages on Major Arterials: the frontage buildout requirement is reduced to 40% for corner lots.
- (g) Corner lot developments will use highest classified road, as determined by LCG, when determining frontage buildout and setback requirements.

(h) Parking Reduction for “A” Development Types. The following provisions apply:

- (1) The number of parking spaces required by § 89-39(g) is reduced by fifty (50%) percent.
- (2) The Administrator may further reduce the number of spaces as needed to accommodate reductions in space attributable to the placement of buildings required by the front/corner street setback and minimum frontage buildout.

☞ *Note: For permitted and conditional uses in the CM (CM-1 and CM-2) districts, see [§ 89-21](#). See Article 3 for specific rules, measurement standards, and alternatives for development standards such as open space, setbacks, bulk plane, and buffers and landscaping (in particular, see § 89-36 for alternative standards relative to tree distribution in vehicular use areas, reduced parking lot landscaping requirements, tree preservation credits, increased buffer thresholds and reduced buffer widths). Refer to § 89-80 for standards for drive-in and drive-through establishments.*