

7. **CBD - Central Business District.** All lots and buildings in the Central Business District shall meet the following dimensional requirements:

CBD - Central Business District	
Lot Area	No minimum lot area.
Lot Width	No minimum.
Front Yard	Minimum 0-foot, maximum 10-foot front yard setback. Townhouses shall be setback between 5 and 10 feet.
Building Frontage Requirements	Building façade shall occupy a minimum of 60% of the frontage length along Michigan Avenue between the min. and max. setback.
Side Yard	A zero side setback may be permitted where a fire wall is provided along the side lot line. Where a fire wall is not provided, buildings shall be spaced a minimum of 10 feet.
Rear Yard	Minimum 15-foot rear yard setback.
Building Height	Minimum 20-foot building height. Maximum 3 stories/40-foot building height. The first story shall be a minimum of 12 feet in height measured from floor to ceiling.
Accessory Buildings	Accessory buildings shall be subject to the requirements of Section 4.3.5.7.
Parking	No parking shall be allowed in the front yards facing Michigan Avenue, except for on-street parking. Side and rear yard parking are permitted. Up to 40% of the frontage to the side of the building may be occupied by off-street parking, provided a 3-foot tall screen wall is located between the sidewalk and parking lot.
Residential Density	Minimum 4,350 square feet of lot area for each dwelling unit in a residential building. In mixed-use buildings with upper floor apartments above ground floor commercial, there shall be no density limit.
Floor area	Minimum 550 square feet of floor area for each dwelling unit.

CBD Building Placement

