

## ZONING ADMINISTRATOR INTERPRETATION

**DATE:** April 6, 2006

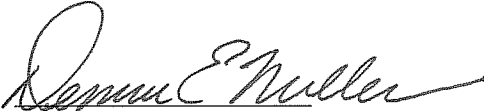
**CODE SECTION:** Section 17.30.040 and Table 3-2 – CD General Development Standards

**QUESTION NEEDING INTERPRETATION:** Does the 15-foot minimum ground floor requirement for commercial and mixed use projects in the Central District apply to the ground floor of the entire building or only to non-residential portions of the building?

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### **INTERPRETATION:**

Table 3-2 of Section 17.30.040 of the Zoning Code (Central District Specific Plan, General Development Standards) includes a requirement stating, "The minimum height of the ground floor of all non-residential buildings (including mixed-use projects) shall be 15 ft..." The intent of the minimum ground floor requirement is to provide adequate height for a range of non-residential uses. As such, the portions of the ground floor of the building that are a non-residential use are the only portions that must have a minimum 15-foot high ground floor. Portions of the ground floor of the building that are devoted exclusively to residential or parking uses are not required to adhere to this requirement, because this height is deemed not necessary for the viability of these uses.

  
Denver E. Miller  
Zoning Administrator