

DISTRICT INTENT: intended for neighborhood main streets commercial corridors, this district encourages medium density mixed use development. It allows for neighborhood-serving commercial and retail uses, as well as residential and civic land uses.

BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT	
Any building with residential use	35'
All other buildings	50'

- Building height limits match City Charter height restrictions

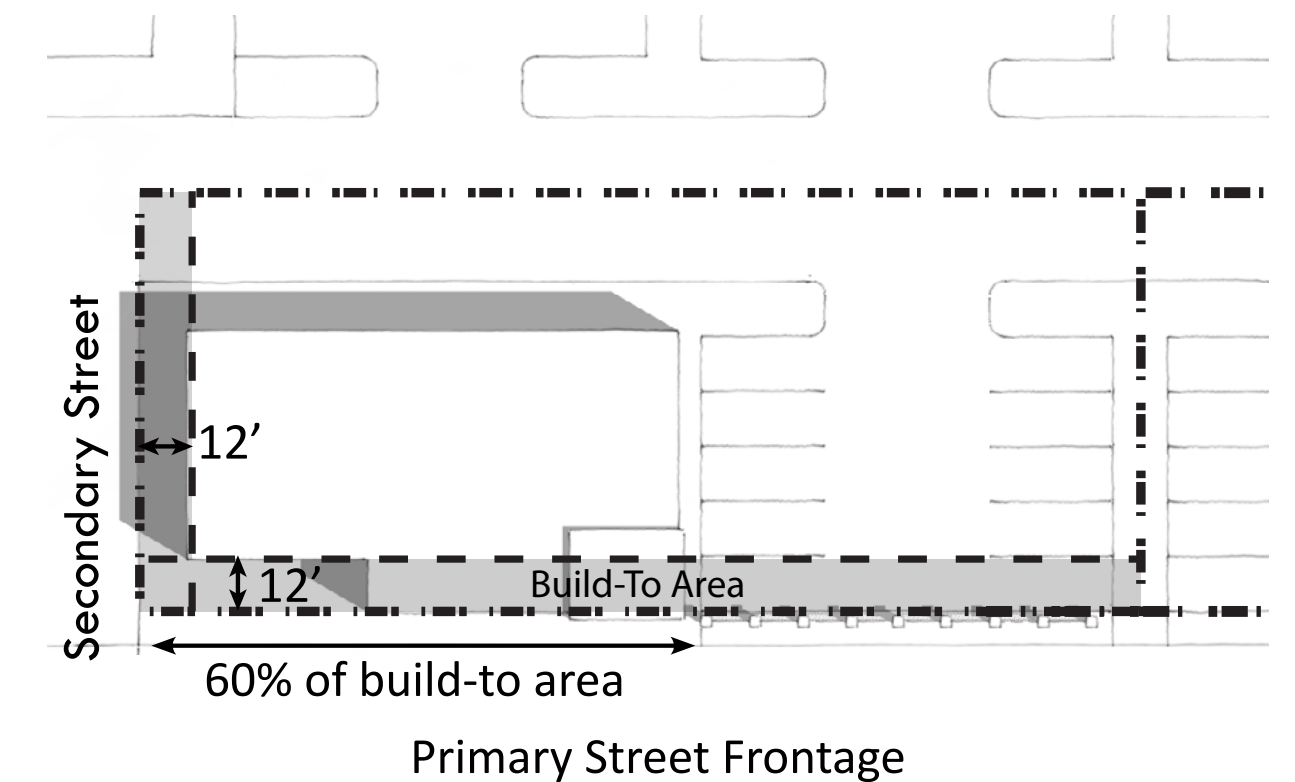
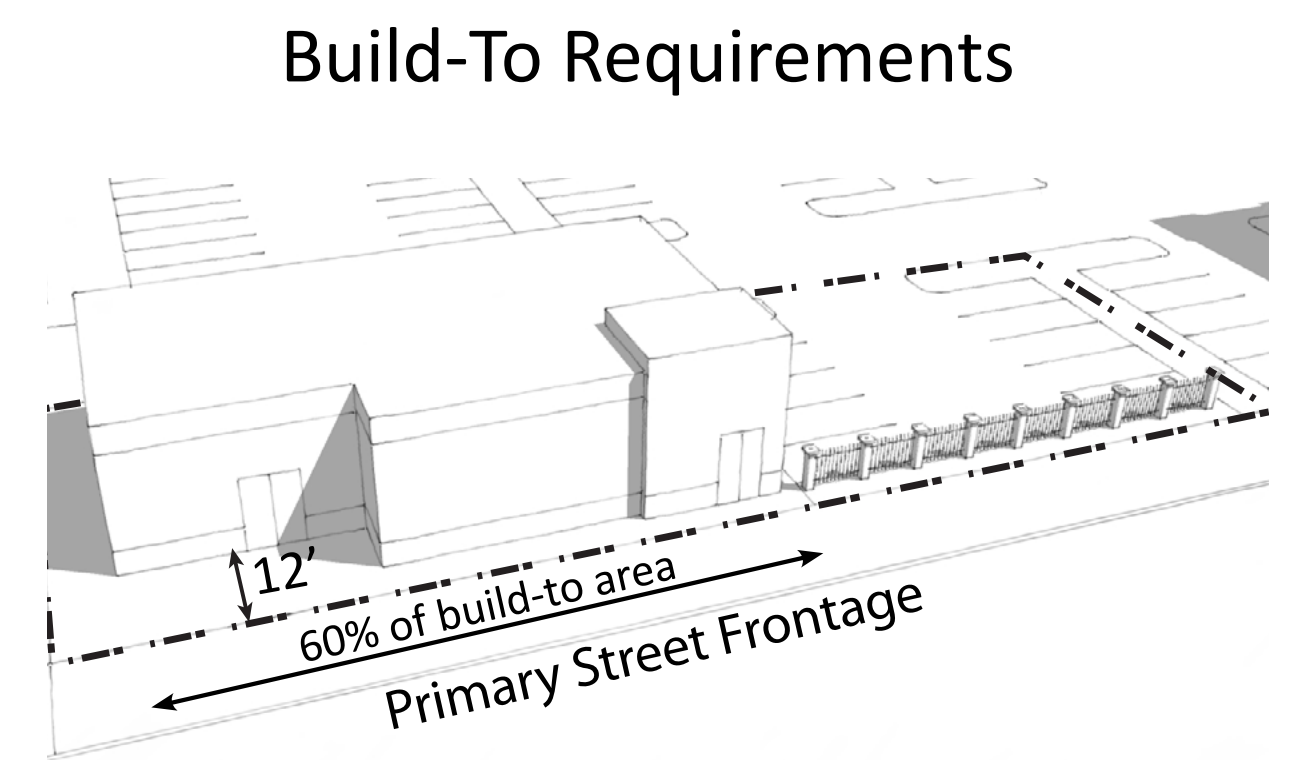
SETBACKS AND BUILD-TO REQUIREMENTS

SETBACKS	
Minimum Side Setback	0'
Minimum Rear Setback	5'
Side and rear setback where abutting single- or two-family residential	1-2 story building = 10' 3 story building = 15' 4 story building or higher = 20'

Setback = required minimum distance between a building and the nearest property line

BUILD-TO AREAS	
Primary Street Frontage Build-to Area = 0' - 12'	At least 60% of the build-to area must contain building facade
Secondary Street Frontage Build-to Area = 0' - 12'	At least 30% of the build-to area must contain building facade

Build-to Area = required area along the street/sidewalk that must be filled with a building (see image to right)



AUTO-ORIENTED USES

Drive-Up and Drive-Thru Uses	Allowed as a Conditional Use with separation requirements. Fast food drive-thrus (including coffee shops) must be located at least 500 ft apart from another fast food drive-thru. Other drive-thru uses, such as a bank or pharmacy, must be located at least 500 ft from one another. <i>Note: separation requirements do not apply to drive-thru uses in place prior to MU-N zoning.</i>
Car Repair Car Sales	Allowed as a Conditional Use. No overnight outdoor storage. Outdoor sales lots not allowed. Allowed as a Conditional Use with indoor showrooms only.
Gas Stations	Allowed as a Conditional Use with separation requirements. Must be at least 1,000 ft from another gas station. <i>Note: separation requirements do not apply to gas stations in place prior to MU-N zoning.</i>

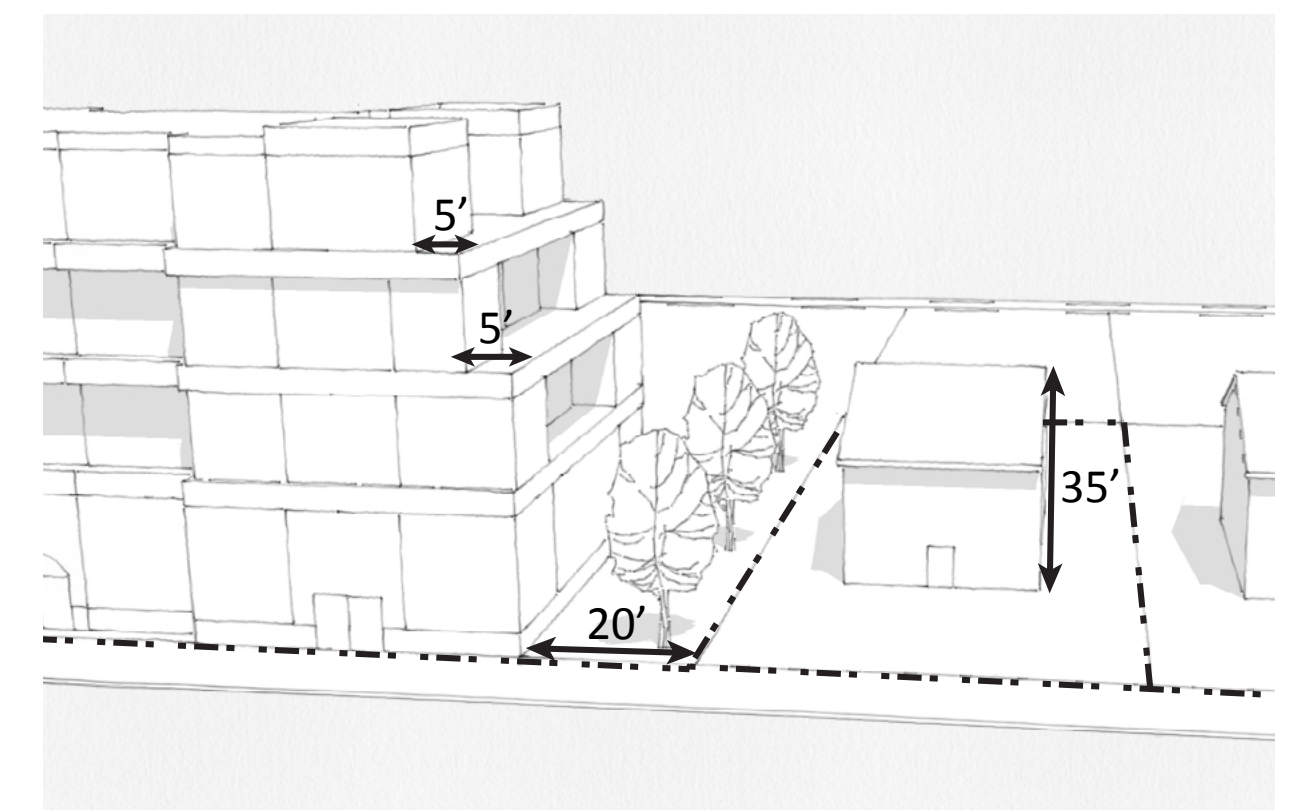
Design Requirements for Drive-Thrus and Drive-Ups:

- Maximum number of 1 drive-up lane. Drive-up lanes visible from the street must be screened by a screen wall, at least 36" tall, and a 4' wide landscape buffer
- Drive-up window shall be at the side or rear of the building and not facing a street corner
- Drive-up lane shall not be located between the building and the primary street

RESIDENTIAL TRANSITIONS

Requirements for New Development Adjacent to Residential Uses	
Landscape Buffers and Screen Walls	6' buffer, in combination with 6' screen wall or fence, required for surface parking lots and drive-thrus that are adjacent to a residentially-zoned lot
Setbacks/Landscape Buffers (side and rear where adjacent to single- or two-family residential)	1-2 story building = 10' 3 story building = 15' 4 story building or higher = 20'
Upper-Story Stepbacks (where adjacent to single- or two-family residential)	5' stepback per story for stories 3-4 (see image to right)

Residential Transition:
Upper Story Stepbacks



OPEN SPACE REQUIREMENTS

Minimum Open Space Requirements	
Mixed use development	10% of development site
Single use development	15% of development site

- Open space includes planted areas as well as hardscaped areas, such as a plaza
- Green roofs may count toward open space requirements
- Private yards may not count towards *usable* open space requirement, but may count towards overall open space requirement

DEVELOPMENT REVIEW

- All sites are subject to administrative review only, through the site plan review process. No public hearings are required for development review.
- Sites over 10 acres in size, or that have more than one phase of development, must submit a concept plan prior to site plan review. Sites over 10 acres require a neighborhood meeting prior to submittal of the Concept Plan
- Conditional Uses must go through an administrative review to meet specific criteria related to the impacts of that use and may be reviewed concurrently with a site plan.