

**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
- Accessory buildings limited to 15', except detached ADUs which may be up to 25'

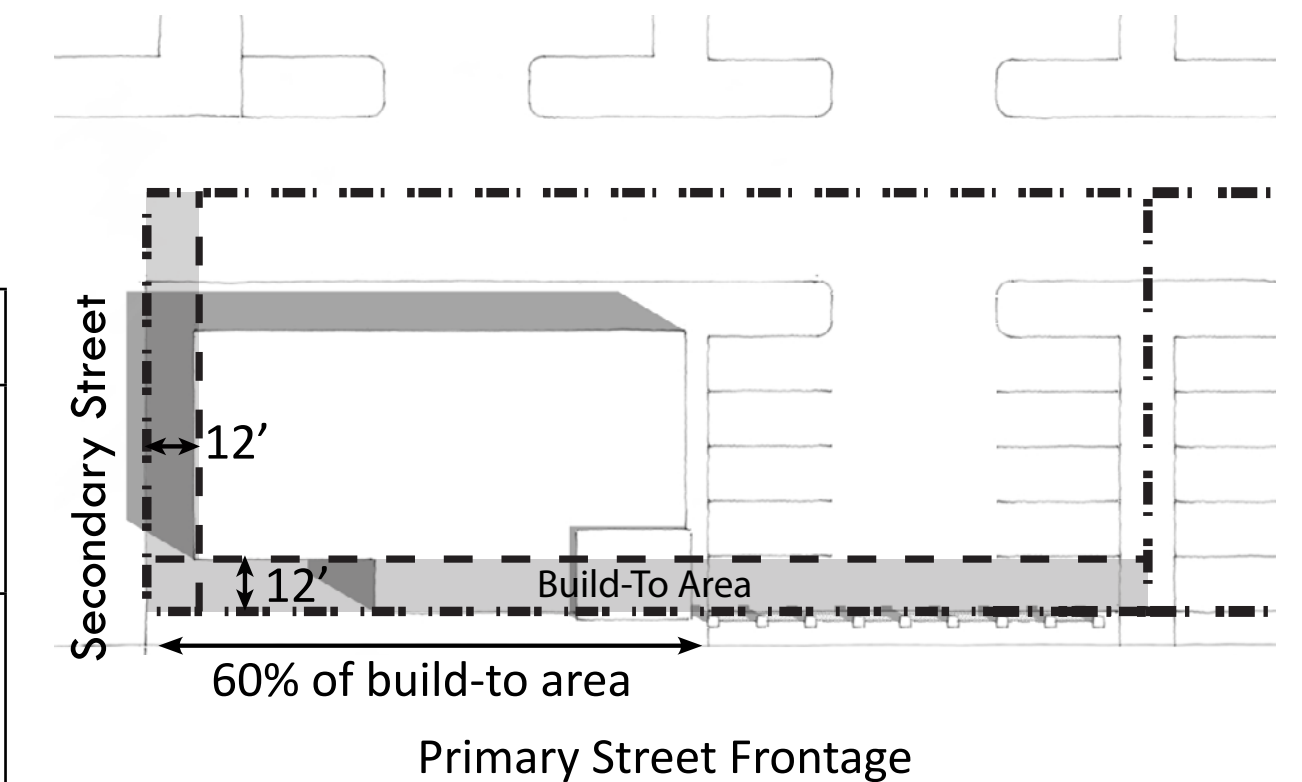
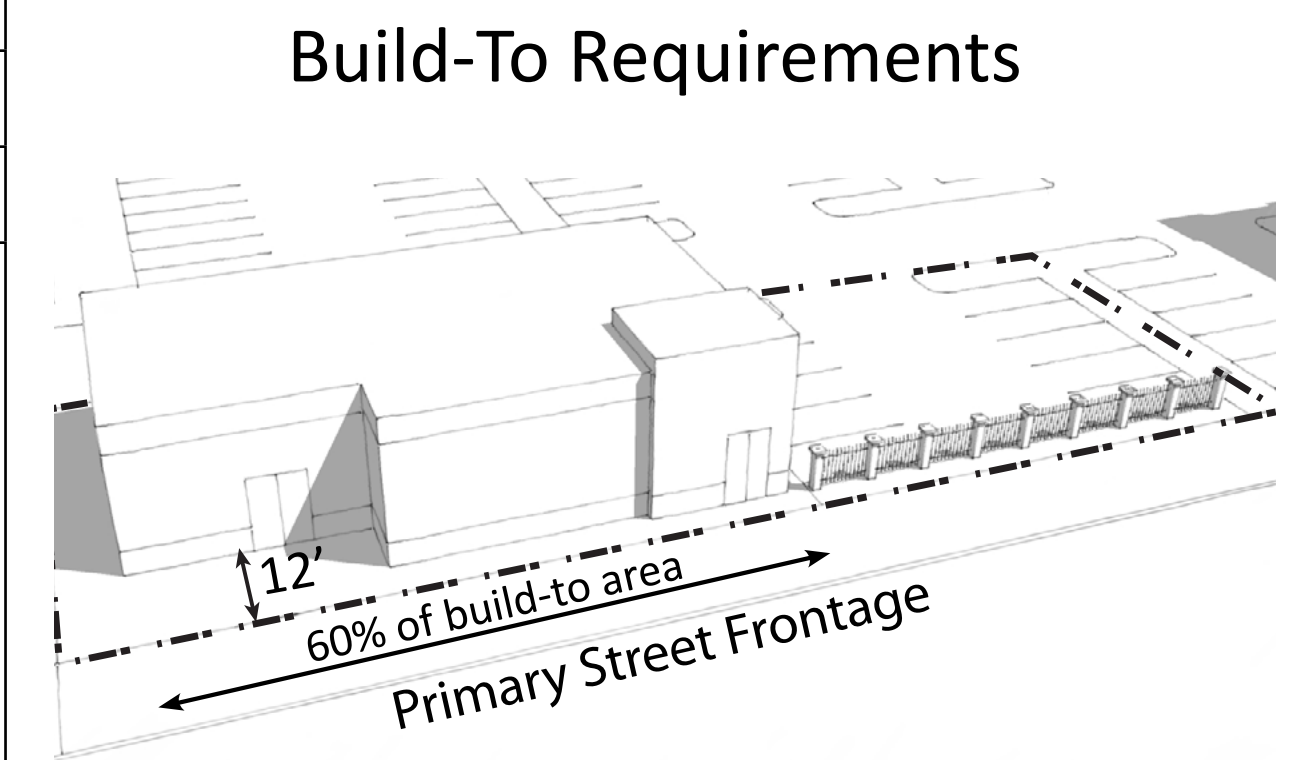
**SETBACKS AND BUILD-TO REQUIREMENTS**

SETBACKS	
Minimum Side Setback	0'
Minimum Rear Setback	5'
Side and rear setback where abutting single- or two-unit residential	1-2 story building = 10' 3 story building = 15' 4 story building or higher = 20' Accessory bldg = 5', except 2-story ADU which is 10'

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:

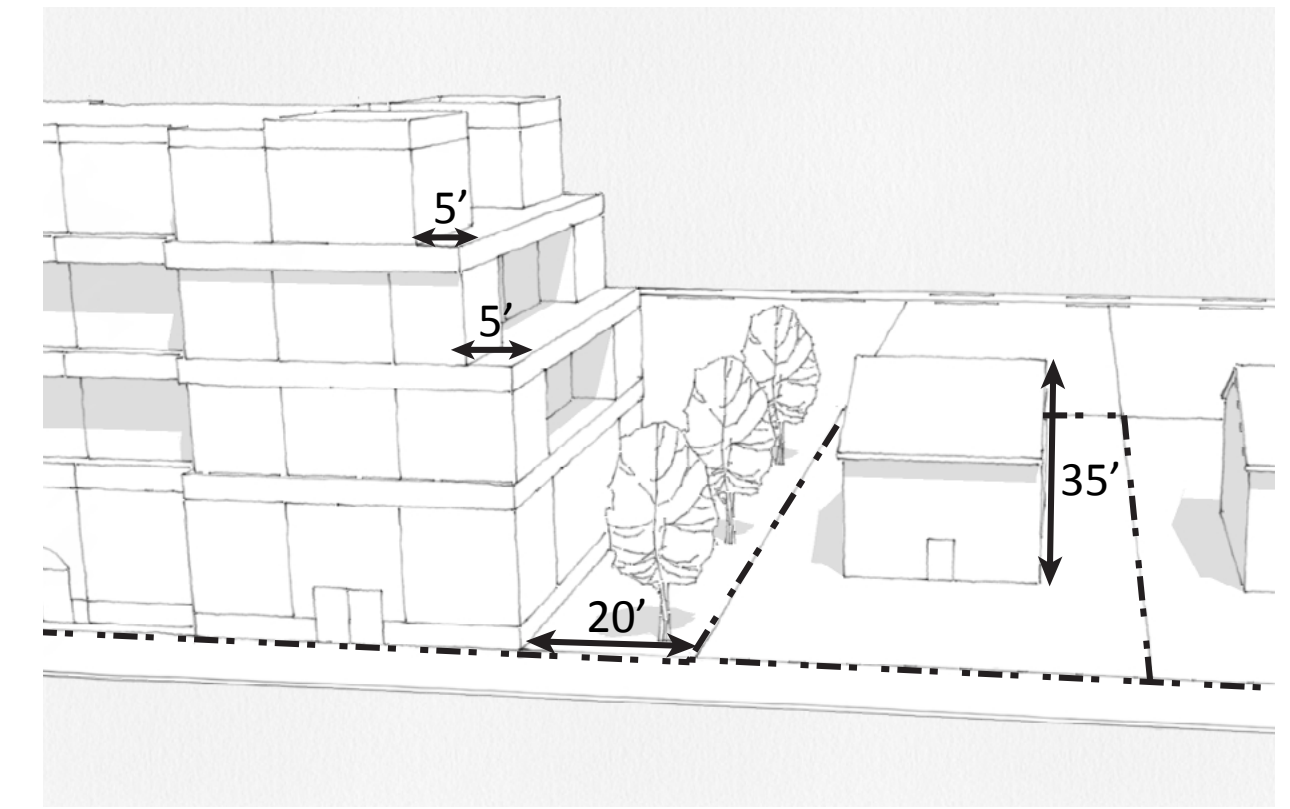
- Maximum number of 1 drive-up lane. Drive-up lanes visible from the street must be screened by a screen wall, at least 36" tall, and a 4' wide landscape buffer
- Drive-up window shall be at the side or rear of the building and not facing a street corner
- Drive-up lane shall not be located between the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