



Commercial and Mixed Use Districts

Introduction

The new zoning code will be structured so that each group of districts is organized in a separate chapter. Each of these chapters will include a common list of uses, other common standards, and a series of districts, each with its own dimensional standards. This draft also contains related elements that will end up in other sections, such as new definitions and standards for various uses.

Please note that:

- *Material in italics (like this introduction) is not part of the Code text; these are annotations.*
- *Sidebars are also used for longer comments.*
- *Highlights in the text or sidebars indicate changes or questions.*
- *Illustrations depict minimum or typical dimensional standards but if there is a conflict with the text, the text governs. Some illustrations are regulatory, where others are “illustrative.”*

Please also note that the format of this chapter is not the final format of the Code. All sections will be numbered and titled in a consistent manner, with input from the City Attorney. Also be aware that this is a first draft, and many additions and changes are likely following Committee review and public input.

General Provisions for Mixed Use and Commercial Districts

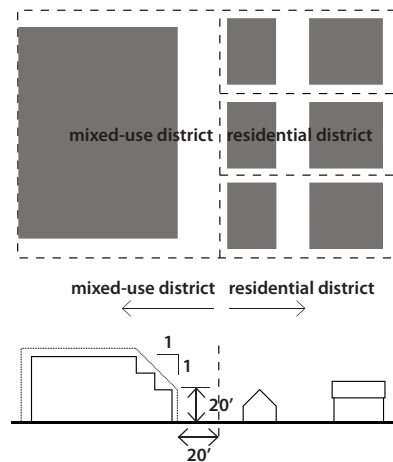
Yard encroachments and accessory building placement will likely be very similar to those established for residential districts, and are therefore not included in this draft. [Are there specific accessory uses that are specific to this group of districts?]

- A. **Rear yard height transitions to adjacent residential districts.** Where mixed use and commercial districts abut residential districts at the rear lot line, building height at the rear yard setback line shall not exceed 2 stories/25 feet. From this point, building height may increase at a ratio of 1 foot of rise to 1 foot of horizontal distance away from the property line, (a 45° angle) up to the maximum allowed height.

Design Standards

The following standards seem to be broadly applicable to most if not all the zoning districts within this category, although sometimes standards of this type are associated with “pedestrian-oriented districts.” We could use a matrix to show which standards apply where.

- A. **Compatibility with Traditional Buildings** *(see figure)*: New development shall relate to the design of identified traditional or historic buildings adjacent to the site, where present, in scale and character. This can be achieved by maintaining similar setbacks, facade divisions, roof lines, rhythm and proportions of openings, building materials and colors. Historic architectural styles need not be replicated.
- B. **Building Placement** *(see figure)*: Buildings shall be placed at or close to the sidewalk to the extent practical. At intersections, buildings shall “hold the corner,” that is, have front and side facades aligned at or near the sidewalks of both streets.



Rear Yard Height Transitions



A. Compatibility with Traditional Buildings



B. Building Placement

1. Front yard setback areas, where provided, should be designed to provide amenities such as outdoor seating and landscaping that will enhance the visual and pedestrian character of the street.
2. Buildings shall be aligned with facades parallel with the street to create a well-defined street edge.
3. Additions to existing buildings should bring the building closer to the street, to the extent practical.

C. Entrance Orientation (*see figure*). Primary building entrances on all new buildings shall be oriented to the primary abutting public street. Additional secondary entrances may be oriented to a secondary street or parking area. Entries shall be clearly visible and identifiable from the street, and delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features.



C. Entrance Orientation

D. Façade articulation.

1. Consistent with most traditional storefront buildings, a building width of 40 feet or less is encouraged. New buildings of more than 40 feet in width shall be divided into smaller increments, between 20 and 40 feet in width, through articulation of the facade. This can be achieved through combinations of the following techniques, and others that may meet the intent of this section.
 - a. Facade modulation (*see figure*) - stepping back or extending forward a portion of the facade.
 - b. Vertical divisions using different textures or materials (although materials should be drawn from a common palette).
 - c. Division into storefronts, with separate display windows and entrances.
 - d. Variation in roof lines by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval (*see figure*).
 - e. Arcades, awnings, window bays, arched windows and balconies at intervals equal to the articulation interval.
2. No blank walls shall be permitted to face the public street, sidewalks, or other public spaces such as plazas. Elements such as windows, doors, columns, changes in material, and similar details should be used to add visual interest.
3. Buildings shall be designed with a base, a middle and a top, created by variations in detailing, color and materials.
 - a. Articulated tops shall be considered in the design of all new buildings. This articulation might consist of pitched roofs, dormers, gable ends, cornice detailing, etc.
 - b. The base of the building shall include elements that relate to



D1a. Facade modulation



D1d. Variation in roof lines



D3. Base, middle, top

the human scale. These should include doors and windows, texture, projections, awnings and canopies, ornament, etc.

- E. Door and window openings.** Windows and doors or openings shall comprise at least fifty (50) percent of the length and at least thirty (30) percent of the area of the ground floor of the primary street facade. Window openings shall be located between two and 8 feet from ground level.

A minimum of 20% of the ground level of side and rear facades not fronting a public street shall consist of windows and door openings. On upper stories, window or balcony openings shall occupy a minimum of 20% of the upper-story wall area.

1. Windows shall be designed with punched and recessed openings, in order to create a strong rhythm of light and shadow.
2. Glass on windows and doors shall be clear or slightly tinted, allowing views into and out of the interior.
3. Window shape, size and patterns shall emphasize the intended organization of the facade and the definition of the building.

- F. Ground-floor residential uses.** Ground-floor residential uses fronting a public street or walkway, where present, shall generally be separated from the street by landscaping, steps, porches, grade changes, and low ornamental fences or walls in order to create a private yard area between the sidewalk and the front door.

- G. Equipment and service area screening.** If an outdoor storage, service or loading area is visible from adjacent residential uses or a public street or walkway, it shall be screened by a decorative fence, wall or screen of plant material at least six (6) feet in height. Fences and walls shall be architecturally compatible with the primary structure.

- H. Screening of rooftop equipment.** All rooftop equipment shall be screened from view from adjacent streets, public rights-of-way and adjacent properties. Rooftop equipment shall be screened by the building parapet, or shall be located out of view from the ground. If this is infeasible, the equipment shall be grouped within a single enclosure. This structure shall be set back a distance of one and one-half (1½) times its height from any primary facade fronting a public street. Screens shall be of durable, permanent materials (not including wood) that are compatible with the primary building materials. Exterior mechanical equipment such as ductwork shall not be located on primary building facades.

- I. Materials** [optional standard]. Nonresidential or mixed use buildings shall be constructed of high-quality materials such as brick, stone, textured cast stone, or tinted masonry units. The following materials are generally not acceptable:

1. Unadorned plain or painted concrete block;
2. Tilt-up concrete panels;
3. Pre-fabricated steel or sheet metal panels;



F. Ground floor residential uses

4. Reflective glass; and
5. Aluminum, vinyl, fiberglass, asphalt or fiberboard siding.

All building facades visible from a public street or walkway shall employ materials and design features similar to or complementary to those of the front facade.

K. **Parking structure design.** The ground floor of any parking structure abutting a public street or walkway shall be designed and architecturally detailed in a manner consistent with new commercial or mixed-use buildings.

1. Upper floors shall be designed so that sloped floors typical of parking structures do not dominate the appearance of the façade.
2. Windows or openings shall be provided that echo those of surrounding buildings.
3. Entrance drives to structured or underground parking shall be located and designed to minimize interference with pedestrian movement. Entrances should be on secondary streets where feasible.

[Standards for landscaping of surface parking will be included in "General Regulations"]



K. Parking Structure

Mixed Use and Commercial District Uses

Table __.1 lists all permitted and conditional uses in the residential districts.

- A. Uses marked as “P” are permitted in the districts where designated.
- B. Uses marked with a “C” are allowed as conditional uses in the districts where designated, in compliance with all applicable standards.
- C. Uses indicated as “P/C” may be permitted or conditional, depending on their size and scale, as specified.
- D. A “Y” in the “Standards” column means that specific standards must be complied with, whether the use is permitted or conditional. Standards are included in Subchapter __, Supplemental Regulations.

Mixed Use and Commercial Districts					
	NMX	TSS	MXC	CC-T	CC
Offices					
Artist, photographer studio, etc.	P	P	P	P	P
Insurance office, real estate office, sales office	P	P	P	P	P
Professional office	P	P	P	P	P
Medical Facilities					
Clinic, medical, dental or optical	P	P	P	P	P
Hospital			C	C	C
Medical laboratory			P	C	C
Physical, occupational or massage therapy	P	P	P	P	P
Veterinary clinic	P	P	P	P	P
Retail Sales and Services					
General retail ^a	P	P	P	P	P
Auction rooms		P	P	P	P
Bank, financial institution	P	P	P	P	P
Business sales and services	P	P	P	P	P
Drive-through sales and services, primary and accessory			C	C	C
Dry cleaning, commercial laundry				P	P
Farmers' market	C	P	P	P	P
Food and related goods sales ^b	P	P	P	P	P
Furniture and household goods sales	C	P	P	P	P
Garden center, outdoor				P	P
Greenhouse, nursery			P	P	P
Laundromat, self-service	P	P	P	P	P
Liquor store	P	P	P	P	P
Mortuary, funeral home	C	P	P	P	P
Outdoor uses, commercial				C	C
Package delivery service				P	P
Pawn shop??				C	C
Payday loan business				C	C
Photocopying	P	P	P	P	P
Post office	P	P	P	P	P
Service business ^c	P	P	P	P	P
Service business with showroom or workshop		C	C	P	P
Small appliance repair	C	C	P	P	P
Small engine repair, automotive bench work	C	C			
Sporting goods store, bait shop		C	P	C	P
Tattoo shop				P	P

Mixed Use and Commercial Districts					
	NMX	TSS	MXC	CC-T	CC
Tobacco shop		P	P	P	P
Food and Beverages					
Catering		P	P	P	P
Coffee shop, tea house	P	P	P	P	P
Restaurant (include restaurant-taverns with liquor sales <50% gross receipts)	P	P	P	P	P
Restaurant, carry-out, deli	P	P	P	P	P
Restaurant, outdoor eating areas	C	C	P	P	
Tavern (liquor sales >50% gross receipts), brewpub		P	P	P	P
Commercial Recreation, Entertainment and Lodging					
Bed and breakfast establishment	P	P	P	P	P
Golf course?					
Health/sports club	P	P	P	P	P
Hotel, inn, motel	C	P	P	P	P
Indoor recreation	C	C	C	P	P
Lodge, private club, reception hall	P	P	P	P	P
Outdoor recreation (i.e., mini-golf, driving range, etc.)				C	C
Theater, assembly hall, concert hall		P	P	P	P
Adult Entertainment					
Adult entertainment tavern				C	
Adult use					
Automobile Services					
Auto body shop	C	C	C	C	C
Auto convenience market	C	C	C	C	C
Auto service station	C	C	C	C	C
Auto repair station	C	C	C	C	C
Auto sales, indoor????			P	P	P
Auto sales and rental, outdoor				C	C
Car wash	C	C	C	C	C
Parking Facilities					
Parking facility, public	P	P	P	P	P
Parking facility, commercial	C	C	C	C	C
Transportation					
Bus or railroad passenger depot		C	P	P	P
Railroad right-of-way	P	P	P	P	P
Transit stop or station	P	P	P	P	P

Mixed Use and Commercial Districts					
	NMX	TSS	MXC	CC-T	CC
Limited Production, Processing and Storage					
Bakery, wholesale				C	C
Limited production and processing ^d				C	C
Mail order house				C	C
Printing and publishing	C	P	P	P	P
Warehousing and storage					C
Wholesale establishment			C	C	C
Residential - Family Living					
Single-family detached dwellings ^e	P	P		P	
Two-family dwelling – two-flat ^e	P	P		P	
Two-family dwelling - twin ^e	P	P		P	
Three-family dwelling	C	P		P	
Single-family attached dwelling (3-8 dwelling units)	C	P	P	P	C
Single-family attached dwelling (> 8 dwelling units)	C	C	P	P	C
Multi-family dwelling (3-4 dwelling units)	P	P	P	P	C
Multi-family dwelling (3-8 dwelling units)	C	P	P	P	C
Multi-family dwelling (> 8 dwelling units)		C	C	C	C
Multi-family building complex				C	C
Accessory dwelling unit, attached or detached	To be determined				
Residential - Group Living					
Adult family home meeting separation requirements	P	P		P	
Adult family home not meeting separation requirements	C	C		C	
Cohousing community	To be determined				
Community living arrangement (up to 8 residents)	P	P		P	
Community living arrangement (> 8 residents)	C	C		C	
Co-operative housing	To be determined				
Dormitory				C	
Lodging house, fraternity or sorority				C	
Elderly housing: assisted living, congregate care			C	C	C
Hostel			C	C	
Religious community	P	P		P	

Mixed Use and Commercial Districts					
	NMX	TSS	MXC	CC-T	CC
Civic and Institutional					
Cemetery	C	C	C	C	C
Day care center in school or religious inst.	P	P	P	P	P
Day care center, nursery school	P	P	P	P	P
Educational, office and recreational uses in former public school buildings	P	P	P	P	P
Library, museum	P	P	P	P	P
Mission house in conjunction with religious institution	P	P	P	P	P
Parks and playgrounds	P	P	P	P	P
Place of worship	P	P	P	P	P
Public safety facilities (fire, police stations, etc.)	P	P	P	P	P
Schools, public and private	P	P	P	P	P
Schools, music, dance or trade	C	P	P	P	P
Accessory Uses					
Day care home, children or adults	P	P	P	P	
Dwelling units or lodging rooms for persons employed on the premises as night watchmen, etc. (nonresidential uses only)	P	P	P	P	P
Emergency electric generator	P	P	P	P	P
Home occupation	P/C	P/C	P/C	P/C	P/C
Garage, workshop, not exceeding maximum size	P	P	P	P	P
Garage, workshop, exceeding maximum size	C	C	C	C	C
Keeping of up to 4 chickens	P	P	P	P	
Lease of off-street parking space(s)	P	P	P	P	P
Management office for multi-family building or complex	P	P	P	P	P
Outdoor display					
Outdoor storage					
Parking lot accessory to a nonresidential use	P	P	P	P	P
Parking lot exceeding ____% above minimum required parking	C	C	C	C	C
Recreational facilities for multi-family building or complex	P	P	P	P	P
Restaurant within multi-family building	P	P	P	P	P
Limited retail within multi-family building	P	P	P	P	P
Towing and wrecker services for auto service businesses		C	C	C	P
Temporary Uses					
Dependency living arrangements	P	P	P	P	P
Real estate sales office	P	P	P	P	P
Temporary buildings for storage of materials and equipment	P	P	P	P	P
Yard sales (max. 4 per year)	P	P	P	P	P
Public Utility and Public Service Uses					
Electric substations	C	C	C	C	C

Mixed Use and Commercial Districts					
	NMX	TSS	MXC	CC-T	CC
Gas regulator stations, mixing and gate stations	C	C	C	C	C
Telecommunications towers and transmission equipment buildings	C	C	C	C	C
Sewerage system lift stations	C	C	C	C	C
Water pumping stations, water reservoirs	C	C	C	C	C

- a. See list of general retail uses, Section ____.
- b. See list of food and related goods sales, Section ____.
- c. See list of service uses, Section ____.
- d. See list of limited production uses, Section ____.
- e. Single-family and two-family dwellings existing as of the date of adoption of this ordinance shall be considered as permitted uses.

Neighborhood Mixed-Use District

Statement of Purpose

The NMX District is established to encourage and sustain the viability of small commercial nodes that serve the shopping needs of residents in adjacent neighborhoods. The district is also intended to:

- A. Encourage pedestrian, bicycle and transit use as a means of accessing these commercial areas.
- B. Encourage diversification of uses, including residential and civic uses, in order to enhance the vitality and appeal of these areas.
- C. Facilitate the development or redevelopment goals of adopted neighborhood, corridor or special area plans.

Relationship to Comprehensive Plan

The NMX District is intended to implement the objectives and policies of the Comprehensive Plan, including, but not limited to, the Objectives and Policies for Mixed-Use, Employment and Commercial Activity Centers: Objectives 59-60, and Objectives and Policies for Land Use/Transportation Linkages: Objective 68.

Building Standards

The following standards shall apply to new buildings and additions exceeding 50% of original building's floor area.

- A. Maximum size: Buildings shall not exceed 5,000 square feet of gross floor area for an individual establishment or 10,000 square feet gross floor area for a building containing two or more uses. Buildings exceeding this size may be allowed as conditional uses.
- B. Parking shall not be placed between the front façade of a building and the abutting street. Parking shall be located to rear or side of principal building; parking abutting the primary street frontage is limited to 70 feet in width or 50% of lot frontage, whichever is less.
- C. No outdoor storage or display of goods shall be allowed except for outdoor dining accessory to restaurants and coffee shops. Periodic "sidewalk sales" may be allowed as a temporary use.
- D. No drive-through uses are allowed.

Specific Building Types

The following building types are considered appropriate for the NMX District. Other building types may be acceptable provided that they meet the lot, height, frontage requirements and design standards of this Section.

- Storefront/Commercial Block Building
- Residential – Commercial Conversion
- Live-Work Building
- Single-family Attached Building
- Small Apartment Building

- Courtyard Apartment Building
- Large Apartment Building, Stacked Flats
- Civic or Institutional Building

Frontage Requirements

For areas where frontage types have been defined:

- Fixed Frontage.** Within the “fixed frontage” areas shown on the zoning map, buildings shall be placed between 0 and 5 feet from the edge of sidewalk (see illustration).
- Flexible Frontage.** Within the “flexible frontage” areas shown on the zoning map, buildings shall be placed between 0 and 25 feet from the edge of sidewalk. In general, nonresidential and mixed use buildings will typically be placed close to the street, while residential buildings will be placed farther back (see illustration).

For areas where frontage types have not been defined:

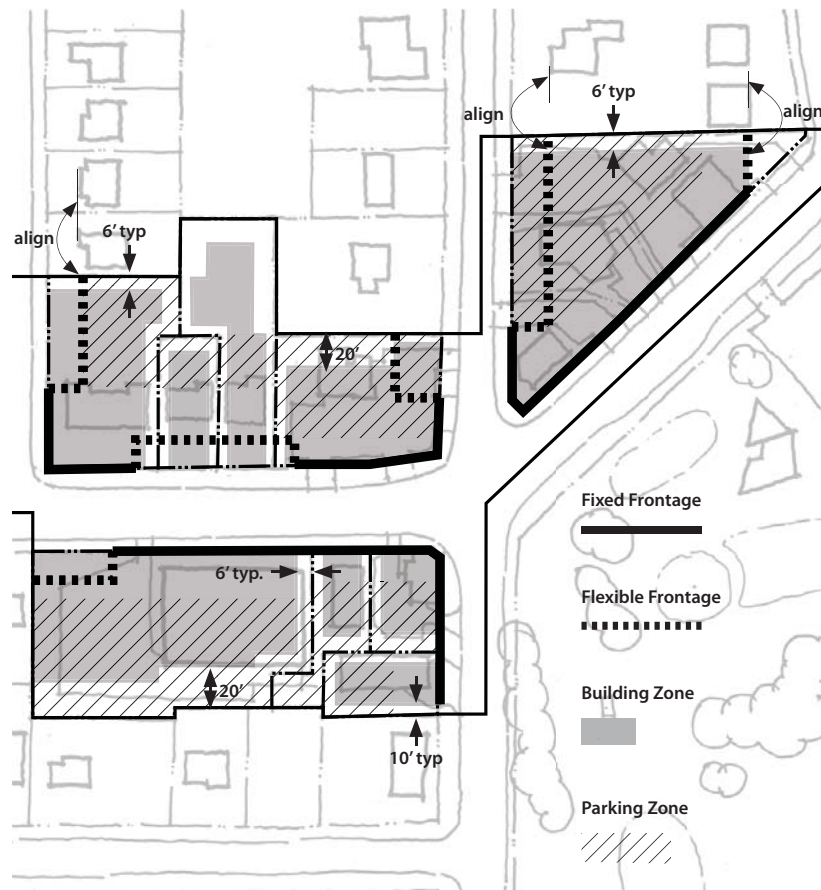
- Frontage Not Defined.** In locations where frontages have not been defined on the zoning map, buildings at corner locations shall be located within 5 feet of the front lot line on either street for a distance of at least 30 feet from the corner. Buildings in other locations on the block shall be placed between 0 and 25 feet from the edge of sidewalk.

Dimensional Standards

Neighborhood Mixed Use District	
Side yard setback : Where buildings abut residentially-zoned lots at side lot line.	Minimum side yard required in the adjacent residential district
Side yard setback : Where proposed buildings or abutting buildings have window openings in side wall(s) within 6 feet of lot line	One-story: 5', Two-story: 6', Lot width <40': 10% lot width
Other cases [<i>i.e., infill between party wall storefront buildings</i>]	None, unless needed for access
Rear yard setback	20% of lot depth, but no less than 20 feet
Maximum lot coverage	75%
Maximum height	3 stories / 40 feet (see below)
Usable open space – residential only	400 sq. ft./unit

- Structured parking height bonus.** If more than 60% of all off-street parking provided is structured or underground, maximum building height shall be increased to 4 stories/ 45 feet. The fourth story shall be stepped back a minimum of 20 feet behind the plane of the building's front façade.

Zoning Plate: Midvale Speedway Neighborhood Mixed Use



Sample Zoning Map For Typical Neighborhood Mixed Use District

	Non Residential Building Types	Residential Building Types	BUILDING ZONE Buildings are placed within shaded areas
FIXED FRONTAGE	<p>storefront</p> <p>0-5'</p>	<p>stoop or common entry</p> <p>0-5'</p>	
FLEXIBLE FRONTAGE	<p>plaza or patio</p> <p>5'-25'</p>	<p>porch</p> <p>5'-25'</p>	PARKING ZONE Parking may be placed within the hatched areas with landscaping and buffers as specified in Section ____

Traditional Shopping Street District

Statement of Purpose

The TSS District is established to encourage and sustain the viability of Madison's mixed-use corridors, which sustain many of the City's traditional neighborhoods. The district is also intended to:

- A. Encourage pedestrian, bicycle and transit use as a means of accessing and moving through these corridors.
- B. Encourage diversification of uses, including residential and civic uses, in order to enhance the vitality and appeal of these areas.
- C. Maintain the viability of existing residential buildings located within or adjacent to these corridors.
- D. Encourage appropriate transitions between higher-intensity uses within TSS districts and adjacent lower-density residential districts.
- E. Facilitate the development or redevelopment goals of adopted neighborhood, corridor or special area plans.

Relationship to Comprehensive Plan

The TSS District is intended to implement the objectives and policies of the Comprehensive Plan, including, but not limited to, the Objectives and Policies for Mixed-Use, Employment and Commercial Activity Centers: Objectives 59-60, and Objectives and Policies for Land Use/Transportation Linkages: Objective 68.

Building Standards

The following standards are applicable to new buildings and additions exceeding 50% of original building's floor area.

- A. **Maximum size:** Buildings shall not exceed 10,000 square feet gross floor area for an individual establishment or 25,000 square feet gross floor area for a mixed-use or multi-tenant building. Buildings exceeding this size may be allowed as conditional uses, meeting the standards of Section ____.
- B. Parking shall not be placed between the front façade of a building and the abutting street. Parking shall be located to rear or side of principal building; parking abutting primary street frontage is limited to 40% of lot frontage.
- C. No outdoor storage or display of goods shall be allowed except for outdoor dining accessory to restaurants and coffee shops. Periodic "sidewalk sales" may be allowed as a temporary use.
- D. No drive-through uses are allowed.
- E. Parking buildings shall be designed with ground-floor retail or office uses fronting primary streets. Upper floors devoted solely to parking shall be stepped back from the principal façade and designed with materials and proportions similar to new commercial or mixed-use buildings.

Specific Building Types.

The following building types are considered appropriate for the TSS District. Other building types may be acceptable provided that they meet the lot, height, frontage requirements and design standards of this Section.

- Storefront/Commercial Block Building
- Parking / Liner Buildings
- Residential – Commercial Conversion
- Live-Work Building
- Single-family Attached Building
- Small Apartment Building
- Courtyard Apartment Building
- Large Apartment Building, Stacked Flats
- Civic or Institutional Building

Frontage Requirements

For areas where frontage types have been defined:

- A. Fixed Frontage. Within the “fixed frontage” areas shown on the zoning map, buildings shall be placed within 5 feet of the edge of sidewalk.
- B. Flexible Frontage. Within the “flexible frontage” areas shown on the zoning map, buildings shall be placed between 0 and 25 feet from the edge of sidewalk. In general, nonresidential and mixed use buildings will typically be placed close to the street, while residential buildings will be placed farther back.

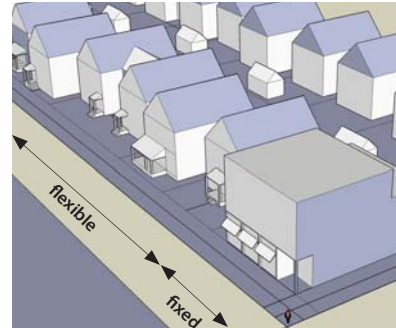
For areas where frontage types have not been defined:

- C. Frontage Not Defined. In locations where frontages have not been defined on the zoning map, buildings at corner locations shall be located within 5 feet of the edge of sidewalk for a distance of at least 30 feet from the corner. Buildings in other locations on the block

shall be placed between 0 and 25 feet from the edge of sidewalk.

Dimensional Standards

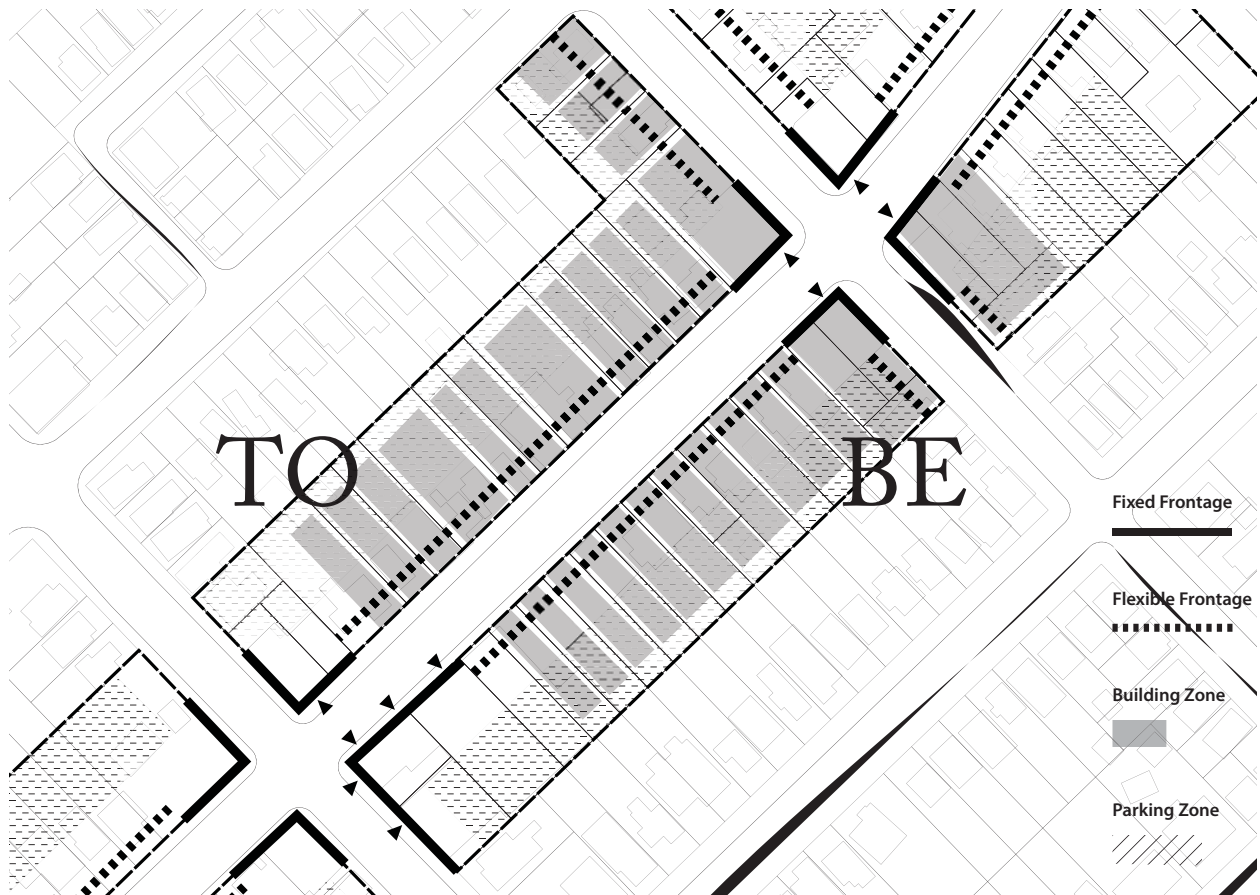
Traditional Shopping Street District	
Side Yard Setback: Where buildings abut residentially-zoned lots at side lot line.	Minimum side yard required in the adjacent residential district
Side Yard Setback : Where proposed buildings or abutting buildings have window openings in side wall(s) within 6 feet of lot line	One-story: 5', Two-story: 6', Lot width <40': 10% lot width
Other cases [<i>i.e., infill between party wall storefront buildings</i>]	None, unless needed for access
Rear yard setback	20% of lot depth, but no less than 20 feet
Maximum lot coverage	85%
Maximum height	3 stories / 40 feet (see below)
Usable open space – residential only	160 sq. ft. per lodging room or 1-bedroom unit, 320 sq. ft. for >1-bedroom units



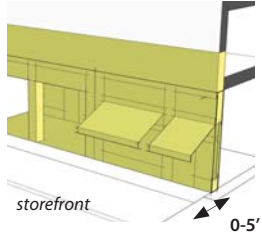
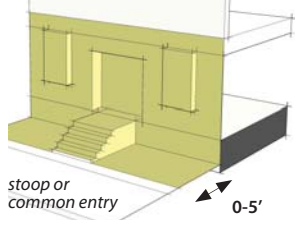
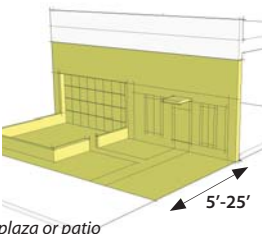
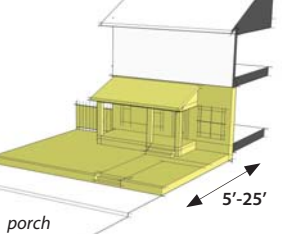
Example of Fixed and Flexible Frontage

- A. Structured parking height bonus. If more than __% of all off-street parking is structured or underground, maximum building height shall be increased to 4 stories/ 45 feet. The fourth story shall be stepped back a minimum of 20 feet behind the plane of the building's front façade.
- B. Bonus story. An additional story above the specified height limit, up to a maximum height of 5 stories/54 feet (if combined with the structured parking height), may be allowed as a conditional use if either of the following bonus provisions are met:
 - [affordable housing?]
 - [historic preservation – building within 200 feet?]
 Stories above 3 shall be stepped back a minimum of 20 feet behind the plane of the building's front façade.
- C. Rear yard height transitions to adjacent residential districts. Building height at the rear yard setback line shall not exceed 2 stories/25 feet. From this point, building height may increase at a ratio of 1 foot of rise to 1 foot of horizontal distance away from the property line, (a 45° angle) up to the maximum allowed height.

Zoning Plate: Williamson Street Traditional Shopping Street District



Sample Zoning Map For Typical Neighborhood Mixed Use District

	Non Residential Building Types	Residential Building Types	
FIXED FRONTAGE	 <p>storefront</p> <p>0-5'</p>	 <p>stoop or common entry</p> <p>0-5'</p>	<p>BUILDING ZONE</p> <p>Buildings are placed within shaded areas.</p>
FLEXIBLE FRONTAGE	 <p>plaza or patio</p> <p>5'-25'</p>	 <p>porch</p> <p>5'-25'</p>	<p>PARKING ZONE</p> <p>Parking may be placed within the hatched areas with landscaping and buffers as specified in Section ____.</p>

Mixed Use Center District

Statement of Purpose

The MXC District is established to encourage the development or redevelopment of mixed use centers that combine new or existing retail development with a variety of housing, offices, studios, live-work space, civic buildings, and other complementary uses which combine to create a lively pedestrian-oriented environment. Typically, the MXC District would be established through a rezoning of an existing commercial or industrial area. The district is also intended to:

- A. Encourage pedestrian, bicycle and transit use as a means of accessing and moving through mixed use centers.
- B. Encourage appropriate transitions between higher-intensity uses within mixed use centers and adjacent lower-density residential districts.
- C. Facilitate the development or redevelopment goals of adopted neighborhood, corridor or special area plans.

Relationship to Comprehensive Plan

The MXC District is intended to implement the objectives and policies of the Comprehensive Plan, including, but not limited to, the Objectives and Policies for Conventional Suburban-Style Commercial Development: Objective 65, and Objectives and Policies for Land Use/Transportation Linkages: Objective 68.

Required Mix of Uses

On any development site [zoning lot?] larger than one acre, new development must include uses from at least two of the following categories:

- Commercial uses, including retail, service and office uses
- Residential – family and group living categories
- Civic and institutional uses
- Any development site greater than 5 acres in size must also include common open space designed and improved as a plaza, square or green, comprising a minimum of 5 percent of the development site.

Building Standards

The following standards are applicable to new buildings and additions exceeding 50% of original building's floor area.

- A. Maximum size: Buildings shall not exceed 25,000 square feet gross floor area for an individual establishment or 40,000 square feet gross floor area for a mixed-use or multi-tenant building. Buildings exceeding this size may be allowed as conditional uses, meeting the standards of Section ____.
- B. Buildings shall be oriented to the primary abutting street or to an internal street, court, walkway or plaza.

- C. All building facades visible from a public street or walkway shall employ materials and design features similar to or complementary to those of the front facade.
- D. Structured parking is encouraged. Surface parking shall not be placed between the front or side façade of a building and the primary abutting street.
- E. Surface parking shall be divided into separate modules no greater in size than 100 spaces; modules shall be separated by buildings, landscaped open space areas, internal streets or landscaped pedestrian pathways at least 20 feet in width.
- F. Parking abutting the primary street frontage shall be limited to 40% of the total lot frontage.
- G. Parking buildings shall be designed with ground-floor retail or office uses fronting primary streets. Upper floors devoted solely to parking shall be stepped back from the principal façade and designed with materials and proportions similar to new commercial or mixed-use buildings
- H. No outdoor storage or display of goods shall be allowed except for outdoor dining accessory to restaurants and coffee shops. Periodic “sidewalk sales” may be allowed as a temporary use.
- I. Drive-through uses may be allowed as conditional uses meeting the standards in Section ____.

Internal Streets and Blocks

An internal system of streets, walkways, lanes and blocks is strongly encouraged on large sites, and may be required as a condition of approval for conditional uses. Street standards should be consistent with those of the Traditional Neighborhood Development District. *[to be determined]*

Specific Building Types

The following building types are considered appropriate for the MXC District. Other building types may be acceptable provided that they meet the lot, height, frontage requirements and design standards of this Section.

- Storefront/Commercial Block Building
- Parking / Liner Buildings
- Residential – Commercial Conversion
- Live-Work Building
- Single-family Attached Building
- Small Apartment Building
- Courtyard Apartment Building
- Large Apartment Building, Stacked Flats
- Podium Building
- Flex Building
- Civic or Institutional Building

Frontage Requirements

Frontage areas shall include both existing perimeter streets and new or existing internal streets.

- A. Perimeter streets. A minimum of 50% of the lot frontage on the primary abutting street shall be occupied by buildings placed within 30 feet of the street right-of-way and with front or side facades oriented to the street.
- B. Internal streets. A minimum of 50% of the lot frontage on internal streets shall be occupied by buildings placed within 25 feet of the street right-of-way or sidewalk edge, and with front or side facades oriented to the street.

Dimensional Standards

Mixed Use Center District	
Front yard setback	See above (0 to 25 or 30 feet)
Side yard setback: Where buildings abut residentially-zoned lots at side lot line.	Minimum side yard required in the adjacent residential district
Side yard setback : Where proposed buildings or abutting buildings have window openings in side wall(s) within 6 feet of lot line	One-story: 5', Two-story: 6', Lot width <40': 10% lot width
Other cases [<i>i.e., infill between party wall storefront buildings</i>]	None, unless needed for access
Rear yard setback	20% of lot depth, but no less than 20 feet
Maximum lot coverage	85%
Maximum height	4 stories / 45 feet (see below)
Usable open space – residential only	160 sq. ft. per lodging room or 1-bedroom unit, 320 sq. ft. for >1-bedroom units

- A. Structured parking height bonus. If more than 60% of all off-street parking is structured or underground, maximum building height shall be increased to 5 stories/ 54 feet.
- B. Rear yard height transitions to adjacent residential districts. Where the MXC District abuts a residential district, building height at the rear yard setback line shall not exceed 2 stories/25 feet. From this point, building height may increase at a ratio of 1 foot of rise to 1 foot of horizontal distance away from the property line, (a 45° angle) up to the maximum allowed height.

Commercial Corridor - Transitional District

Statement of Purpose

The CC-T District is established to recognize the many commercial corridors within the City that remain largely auto-oriented, and to encourage their transformation into mixed use corridors that are equally conducive to pedestrian, bicycle, transit and motor vehicle activity. The district is also intended to:

- A. Improve the quality of landscaping, site design and urban design along these corridors.
- B. Maintain the viability of existing residential uses located along predominantly commercial corridors.
- C. Encourage appropriate transitions between higher-intensity uses along commercial corridors and adjacent lower-density residential districts.
- D. Facilitate the development or redevelopment goals of adopted neighborhood, corridor or special area plans.

Relationship to Comprehensive Plan

The CC-T District is intended to implement the objectives and policies of the Comprehensive Plan, including, but not limited to, the Objectives and Policies for Conventional Suburban-Style Commercial Development: Objective 65, and Objectives and Policies for Land Use/Transportation Linkages: Objective 68.

Building Standards

The following standards are applicable to new buildings and additions exceeding 50% of original building's floor area.

- A. Maximum size: Buildings shall not exceed 25,000 square feet gross floor area for an individual establishment or 40,000 square feet gross floor area for a multi-tenant building. Buildings exceeding this size may be allowed as conditional uses, meeting the standards of Section —.
- B. Buildings shall be oriented to the primary abutting street or to an internal street, court, walkway or plaza.
- C. All building facades visible from a public street or walkway shall employ materials and design features similar to or complementary to those of the front facade.
- D. Structured parking is encouraged. Surface parking shall not be placed between the front or side façade of a building and the primary abutting street.
- E. Surface parking shall be divided into separate modules no greater in size than 100 spaces; modules shall be separated by buildings, landscaped open space areas, internal streets or landscaped pedestrian pathways at least 20 feet in width.

- F. Parking abutting the primary street frontage shall be limited to 50% of the total lot frontage.

Specific Building Types

The following building types are considered appropriate for the CC-T District. Other building types may be acceptable provided that they meet the lot, height, frontage requirements and design standards of this Section.

- Storefront/Commercial Block Building
- Parking / Liner Buildings
- Residential – Commercial Conversion
- Live-Work Building
- Podium Building
- Flex Building
- Single-family Attached Building
- Small Apartment Building
- Courtyard Apartment Building
- Large Apartment Building, Stacked Flats
- Civic or Institutional Building

Frontage Requirements

A minimum of 50% of the lot frontage on the primary abutting street shall be occupied by buildings placed within 25 feet of the street right-of-way and with front or side facades oriented to the street.

- A. Fixed Frontage. Within the “fixed frontage” areas shown on the zoning map, buildings shall be placed within 5 feet of the edge of sidewalk.
- B. Flexible Frontage. Within the “flexible frontage” areas shown on the zoning map, a minimum of 50% of the lot frontage on the primary abutting street shall be occupied by buildings placed within 30 feet of the street right-of-way and with front or side facades oriented to the street. In general, nonresidential and mixed use buildings will typically be placed close to the street, while residential buildings will be placed farther back.
- C. Frontage Not Defined. In locations where frontages have not been defined on the zoning map, buildings at corner locations shall be located within 5 feet of the edge of sidewalk for a distance of at least 30 feet from the corner. Buildings in other locations on the block shall meet the “Flexible Frontage” standard of item B above.

Dimensional Standards

Commercial Corridor - Transitional District	
Side yard setback: Where buildings abut residentially-zoned lots at side lot line.	Minimum side yard required in the adjacent residential district
Side yard setback: Where proposed buildings or abutting buildings have window openings in side wall(s) within 6 feet of lot line	One-story: 5', Two-story: 6', Lot width <40': 10% lot width
Other cases [<i>i.e., infill between party wall storefront buildings</i>]	None, unless needed for access
Rear yard setback	20% of lot depth, but no less than 20 feet
Maximum lot coverage	85%
Maximum height	3 stories / 35 feet (see below)
Usable open space – residential only	160 sq. ft. per lodging room or 1-bedroom unit, 320 sq. ft. for >1-bedroom units

- A. Structured parking height bonus. If more than 60% of all off-street parking provided for a building or group of buildings is structured or underground, maximum building height shall be increased to 4 stories/ 45 feet.
- B. Rear yard height transitions to adjacent residential districts. Where the CC-T District abuts a residential district, building height at the rear yard setback line shall not exceed 2 stories/25 feet. From this point, building height may increase at a ratio of 1 foot of rise to 1 foot of horizontal distance away from the property line, (a 45° angle) up to the maximum allowed height.

Commercial Center District

Statement of Purpose

The CC District is established to recognize the existing large-format retail and office sites within the City that remain largely auto-oriented, and to encourage their transformation into mixed use centers that are equally conducive to pedestrian, bicycle, transit and motor vehicle activity. The district is also intended to:

- A. Improve the quality of landscaping, site design and urban design within commercial centers.
- B. Encourage diversification of land use in commercial centers.
- C. Encourage appropriate transitions between higher-intensity uses and adjacent lower-density residential districts.
- D. Facilitate the development or redevelopment goals of adopted neighborhood, corridor or special area plans.

Relationship to Comprehensive Plan

The CC District is intended to implement the objectives and policies of the Comprehensive Plan, including, but not limited to, the Objectives and Policies for Conventional Suburban-Style Commercial Development: Objective 65, and Objectives and Policies for Land Use/Transportation Linkages: Objective 68.

Building Standards

The following standards are applicable to new buildings and additions exceeding 50% of original building's floor area.

- A. Maximum size: Buildings shall not exceed 25,000 square feet gross floor area for an individual establishment or 40,000 square feet gross floor area for a multi-tenant building. Buildings exceeding this size may be allowed as conditional uses, meeting the standards of Section —.
- B. Buildings shall be oriented to the primary abutting street or to an internal street, court, walkway or plaza.
- C. All building facades visible from a public street or walkway shall employ materials and design features similar to or complementary to those of the front facade.
- D. Surface parking shall be divided into separate modules no greater in size than 100 spaces; modules shall be separated by buildings, landscaped open space areas, internal streets or landscaped pedestrian pathways at least 20 feet in width.

Specific Building Types

The following building types are considered appropriate for the CC District. Other building types may be acceptable provided that they meet the lot,

height, frontage requirements and design standards of this Section.

- Storefront/Commercial Block Building
- Parking / Liner Buildings
- Live-Work Building
- Podium Building
- Flex Building
- Single-family Attached Building
- Small Apartment Building
- Courtyard Apartment Building
- Large Apartment Building, Stacked Flats
- Civic or Institutional Building

Frontage Requirements

Buildings are encouraged to be located with a direct relationship to primary abutting streets or to new internal streets. New buildings shall be placed with front or side facades oriented to and within 30 feet of an external or internal street.

Dimensional Standards

Commercial Center District	
Side yard setback Where buildings abut residentially-zoned lots at side lot line.	Minimum side yard required in the adjacent residential district
Side yard setback : Other cases	One-story: 5' Two-story: 6'
Rear yard setback	20% of lot depth, but no less than 20 feet
Maximum lot coverage	85%
Maximum height	3 stories / 35 feet (see below)
Usable open space – residential only	160 sq. ft. per lodging room or 1-bedroom unit, 320 sq. ft. for >1-bedroom units

- A. Structured parking height bonus. If more than 60% of all off-street parking provided for a building or group of buildings is structured or underground, maximum building height shall be increased to 4 stories/ 45 feet.
- B. Rear yard height transitions to adjacent residential districts. Where the CC District abuts a residential district, building height at the rear yard setback line shall not exceed 2 stories/25 feet. From this point, building height may increase at a ratio of 1 foot of rise to 1 foot of horizontal distance away from the property line, (a 45° angle) up to the maximum allowed height.