



## MIXED USE ZONES (Chapter 18.12)

### 1. What is considered a mixed use project?

A development with two or more different land uses on the same site (i.e., a combination of residential, office, manufacturing, retail, public, or entertainment) in a single or physically integrated group of structures. Integration can be either vertical or horizontal or a mixture of the two.

### 2. What are the permitted uses in a mixed use zone?

The EPA Zoning Ordinance identifies 3 types of mixed use zones:

- **MUC – Mixed Use Corridor Zone:** This zone provides for vertical and horizontal mixed use developments along arterial roads and other high-activity areas. The MUC zone further specifies two subzones: MUC-1 and MUC-2. MUC-1:
  - The MUC-1 subzone allows residential uses only above the ground floor; (intended for central/northern part of University Ave corridor).
  - MUC-2: The MUC-2 subzone provides that the ground floor shall be reserved for retail uses; with no residential, office, or service uses allowed, generally located at specified corners. On all floors above the ground floor allowed uses include residential (intended for central/northern part of University Ave corridor).
- **MUL – Mixed Use Low Zone:** This zone provides for areas with a wide variety of existing residential and commercial uses. Residential uses shall be small-scale multiple-family or attached single-family dwellings. Commercial uses shall serve the retail, shopping, and service needs of adjacent residential neighborhoods. Appropriate land uses include multiple-family residential, attached single-family residential, office, restaurant, retail, service, park/plaza/open space, cultural, education, public assembly, and public uses.
- **MUH – Mixed Use High Zone:** This zone is intended to support new enlivened, thriving districts by accommodating multiple-story mixed-use structures. Residential only developments are not allowed; however, a horizontal mix of residential and non-residential uses within a single development is allowed. At least 35 percent of the ground floor space of each structure shall be retail space. In areas where retail is removed for the construction of new structures, the new retail space shall be greater than 85 percent of existing retail space. Appropriate land uses include multiple-family residential, attached single-family residential, office, research and development, retail, and service uses.

### 3. What are the development standards for a mixed use zone?

PARCEL DIMENSIONS				
	MUC	MUL	MUH	
Standard	Requirement			Code Section
Parcel Area	12,000 square feet	12,000 square feet	12,000 square feet	Table 2-4
Parcel Width	100 feet	100 feet	100 feet	
Parcel Depth	120 feet	120 feet	120 feet	
Density Range	22 – 65 du/acre	0 – 22 du/acre	43 – 86 du/acre	
FAR – Mixed Use	1.75 FAR (No more than 0.5 FAR may be in office, retail, and/or service uses)			
FAR – Commercial Only				
FAR – Nonresidential Only		0.35 FAR		
FAR – Residential Only		1.0 FAR	0.25 FAR	

<b>SETBACKS</b>				
	<b>MUC</b>	<b>MUL</b>	<b>MUH</b>	
<b>Standard</b>	<b>Requirement</b>			<b>Code Section</b>
Front	Non required, but shall not exceed 10 feet			Table 2-4
Side (Each)	5 feet	5 feet	5 feet	
Side (Adjoining a residential district)	20 feet	20 feet	20 feet	
Rear	5 feet	5 feet	5 feet	
Rear (Adjoining a residential district)	20 feet	20 feet	20 feet	

<b>HEIGHT LIMITS</b>			
<b>MUC</b>	<b>MUL</b>	<b>MUH</b>	
<b>Requirement</b>			<b>Code Section</b>
5 stories or 60 feet, whichever is greater	3 stories or 36 feet, whichever is greater	8 stories or 100 feet, whichever is greater	Table 2-4

For more information, please refer to Chapter 18.12 of the Zoning Ordinance.