

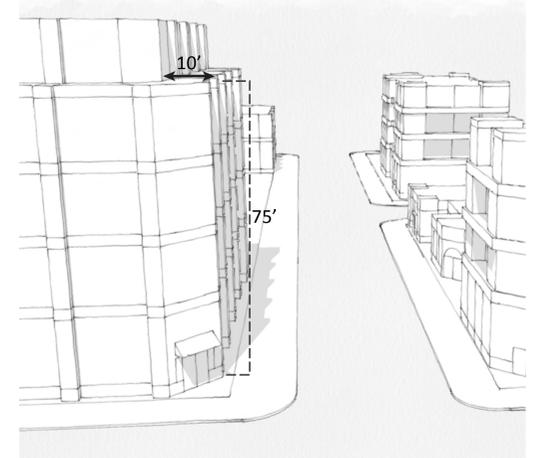
DISTRICT INTENT: for properties that are within 1/2 mile of rail or light rail stations. Generally follows the Mixed Use-Commercial district, allowing for a wide range of uses, but is specifically designed to allow densities that support transit ridership and to encourage land uses, site design, and building form that enhance connections to transit.

BUILDING HEIGHT

Minimum Height - Any Building	20'
Maximum Height - Mixed Use Building	8 stories (118')
Maximum Height - Single Use Building	6 stories (90')

- Whatever is more restrictive, maximum height or maximum feet, applies
- 4-story height limit for any portion of a building within 100 feet of single- or two-family residential
- For buildings over 75' tall, a 10' stepback is required for any façade that faces a public street or open space (see image to right)

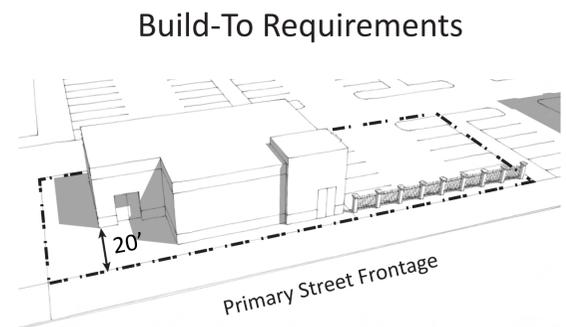
Upper Story Stepbacks



SETBACKS AND BUILD-TO REQUIREMENTS

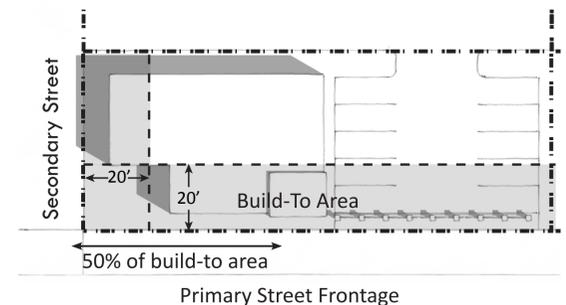
SETBACKS	
Minimum Side Setback	0'
Minimum Rear Setback	5'
Side and rear setback where abutting single- or two-family residential	1-2 story building = 10' 3 story building = 15' 4 story building or higher = 20'

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



BUILD-TO AREAS	
Primary Street Frontage Build-to Area = 0' - 20'	At least 50% of the build-to area must contain building facade
Secondary Street Frontage Build-to Area = 0' - 20'	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 AND INDUSTRIAL USES

Drive-Up and Drive-Thru Uses	Allowed as a Conditional Use with separation requirements. Fast food drive-thrus must be located at least 500 ft apart from another fast food drive-thru. Other drive-thru uses, such as a coffee shop or bank, 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-C TOD zoning.</i>
Car Repair	Allowed as a Conditional Use. No overnight outdoor storage.
Car Sales	Outdoor sales lots not allowed. Allowed as a Conditional Use with indoor showrooms.
Gas Stations	Not permitted.
Office-warehouse, restricted light industrial uses, and wholesale	Allowed as a Conditional Use. No outdoor storage allowed.

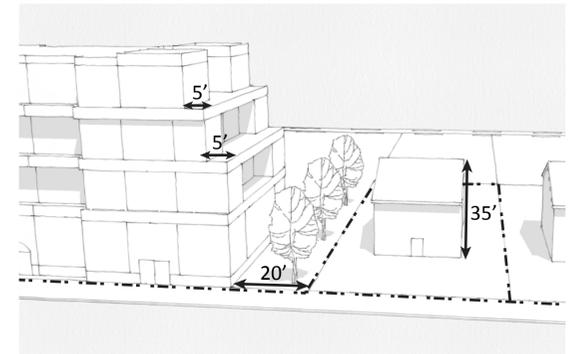
Design Requirements for Drive-Thrus and Drive-Ups:

- Maximum number of 1 drive-up lane. Drive-up lanes visible from the street must be screened by a screen wall, at least 42" 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

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 2-4 (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

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.