

ARTICLE 40.1-3: ZONING DISTRICTS
 Section 40.1-3.4 Business Base Zoning Districts
 Subsection (C): General Mixed-Use (GMU) District

(C) General Mixed-Use (GMU) District				
PURPOSE AND INTENT			TYPICAL BUILDING TYPES	
<p>The General Mixed-Use (GMU) district is established to provide a wide variety of professional offices, institutions, and a broad range of light- and moderate-intensity commercial uses proximate to residential and more intense business districts so as to satisfy the city's demand for services. These regulations are designed to encourage the formation and continuance of a quiet, compatible, and uncongested mixed-use environment intermingled with residential and institutional uses. Live/work, multi-family, upper-story residential, attached residential, and numerous institutional use types are allowed. Offices, community facilities, religious institutions, retail uses and personal services intended to serve the workers and residents in the district are also allowed.</p>				
DIMENSIONAL STANDARDS				
	STANDARD	ATTACHED RESIDENTIAL USES	ALL OTHER RESIDENTIAL USES	ALL OTHER USES
DENSITY	Density, Maximum (DU/A/C)	N/A	18	N/A
	Intensity, Maximum (I/A/C)	N/A		0.65
LOT AREA	Lot Size, Minimum (sf)	5,000	10,000 [1]	
	Lot Width, Minimum (ft)	50	100 [1]	100
	Building Coverage, Maximum (%)	55		
REQUIRED YARDS	Front, Minimum (ft) [2]	20	15	
	Side, Minimum [2]	10 ft	5 ft + 5 feet for each building story beyond 3	
	Rear, Minimum [2]	30 ft		
	Corner, Minimum (ft) [2]	20	15	
	Accessory Structure, Maximum (ft)	10 if 600 sf in size or smaller, otherwise same as principal use [3] [4]		
	Garage Setback, Minimum (ft)	5 feet behind front facade	N/A	

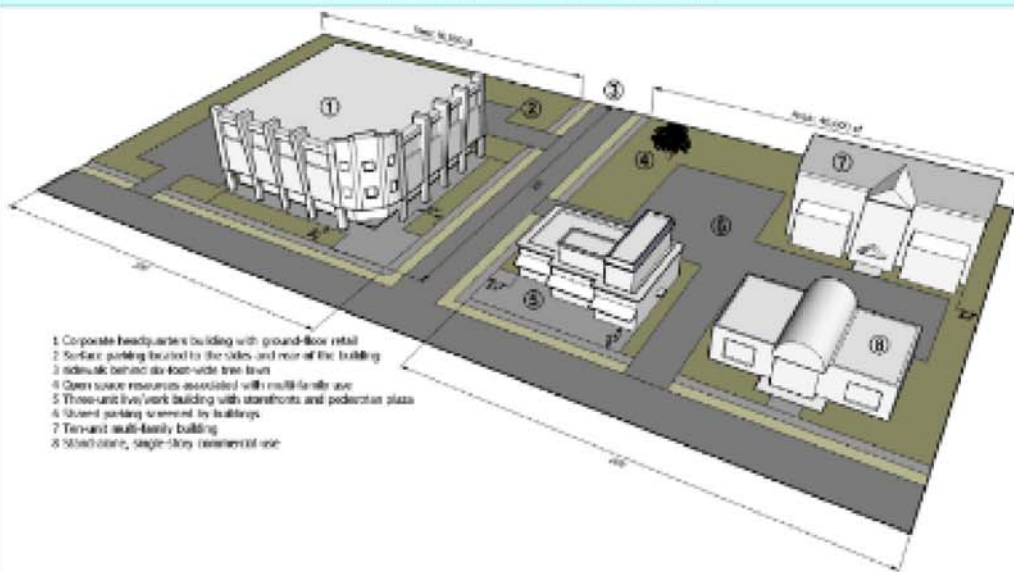
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Hrsg. Form	Height, Maximum (ft/stories) [5]	35/3	60/6	75/7
	Accessory Structure Size, Maximum	33% of principal use [8]		
Notes	"sf" = square feet; "ft" = feet; "FAR" = floor area ratio; "DU" = dwelling units; "AC" = acre			
	[1] Minimum lot size or lot width shall be applied to the entire development site for multi-family, single-family attached, townhome, and two-to four family dwellings.			
	[2] Yards abutting streets shall be configured to maintain at least 40 linear feet between the centerline of the street and any adjacent building.			
	[3] No accessory structure/building may be located between the principal.			
	[4] Accessory structures of two or more stories shall meet the minimum yard requirements for principal uses.			
	[5] Accessory structures of 600 sf in size or smaller may not exceed one story (12 ft) in height.			
[6] See Section 40.1-4.4(C)(1), Accessory Dwelling Units, for accessory dwelling unit dimensional requirements.				

~~Deleted:~~ Accessory structures are prohibited within front and corner side yards.

TYPICAL DEVELOPMENT CONFIGURATION



- 1 Corporate headquarters building with ground-floor retail
- 2 Surface parking located to the sides and rear of the building
- 3 sidewalk behind six-foot-wide tree lawn
- 4 Open space resources associated with multi-family use
- 5 Three-unit live/work building with storefronts and pedestrian plaza
- 6 Street parking screened by buildings
- 7 Tenant multi-family building
- 8 Small-scale, single-story commercial use

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