

## 23-4D-4070 Mixed-Use 1B (MU1B) Zone

- (A) **Purpose.** Mixed-use 1B (MU1B) zone is intended to allow housing, office or service employment, and retail and entertainment within walking distance of low intensity residential neighborhoods, or to maintain an area with an existing pattern of commercial uses in house-scale buildings.
- (B) **Overview.** This zone allows residential, office, and a broad array of commercial uses in detached house scale buildings. It can be summarized as:
  - (1) eligible for affordable housing bonus programs; and
  - (2) the compatibility effects of this zone may require additional setbacks but do not require height stepbacks.
- (C) **Requirements.** A lot zoned mixed-use 1B shall comply with the requirements of this subsection, which are established in the following tables:
  - (1) Table (A) (Lot Size and Intensity);
  - (2) Table (B) (Building Placement);
  - (3) Table (C) (Building Form);
  - (4) Table (D) (Height);
  - (5) Table (E) (Encroachments);
  - (6) Table (F) (Parking);
  - (7) Table (G) (Frontages);
  - (8) Table (H) (Impervious Cover); and
  - (9) Table (I) (Open Space).



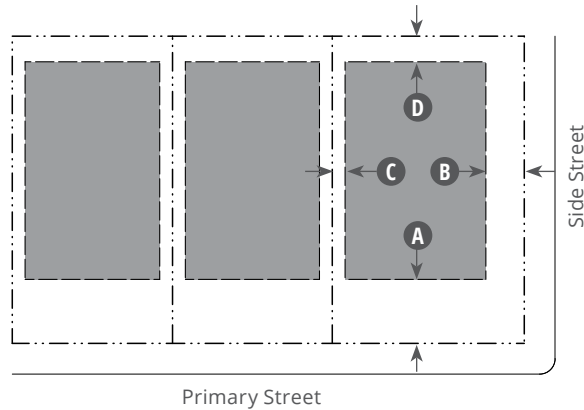
MU1B

**Table 23-4D-4070(A) Lot Size and Intensity**

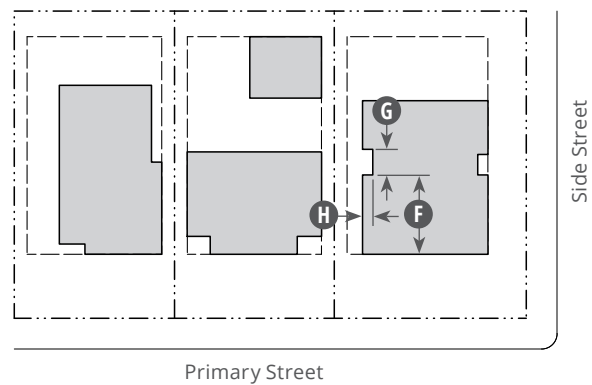
Allowed Use	Lot				Building	
	Principal Dwelling Units Per Acre (max.)				Size (max.)	
	Base Standard	AHBP Bonus <sup>1</sup>	Width (min.)	Area (min.)	Base Standard The less restrictive shall apply between:	AHBP Bonus <sup>1</sup>
Single-Family	8	+0	40'	5,000 sf	0.4 FAR or 2,300 sf	+0 FAR
Single-Family Attached	18	+0	25'	2,500 sf	0.4 FAR or 1,150 sf	+0 FAR
Duplex	18	+0	50'	5,000 sf	0.4 FAR or 2,300 sf	+0 FAR
Cottage Court	24	+0	50'	5,000 sf	0.6 FAR	+0 FAR
Multi-Family	24	+12	50'	5,000 sf	0.4 FAR or 2,300 sf	+0.6 FAR
Townhouse	24	+0	18'	1,800 sf	0.4 FAR or 1,500 sf	+0 FAR
Other Allowed Uses	—	+0	50'	5,000 sf	1 FAR	+0 FAR
Accessory Allowed Use	Lot Size			Size (max.)		
Accessory Dwelling Unit	3,500 to 4,999 sf			750 sf		
Accessory Dwelling Unit	5,000 to 6,999 sf			975 sf		
Accessory Dwelling Unit	7,000 sf or greater			1,100 sf		
Only one Accessory Dwelling Unit may be built and does not count towards principal Units per Acre limit.						
Accessory Dwelling Unit size counts towards the principal use's FAR limit.						
Preservation Incentive: Accessory Dwelling Unit does not count toward FAR limit when existing house (at least 10 years old) is preserved.						

<sup>1</sup> To receive affordable housing bonus, a project must comply with Article 23-3E (Affordable Housing).

**Building Placement Diagram**



**Building Form Diagram**



**Key for Diagrams**

--- ROW / Lot Line  
 ■ Buildable Area

--- Building Setback Line  
 ■ Building Footprint

**Table 23-4D-4070(B) Building Placement**

(1) Setback (Distance from ROW / Lot Line)	Front A	Side St. B	Side C	Rear D
Minimum	25'	15'	5'	5'

Front and side street setback exceptions are provided in Section 23-4E-7070 (Setback Exceptions)

**(2) Additional Setback**

Where street right-of-way, public easement, or utilities easement is required, additional setback and/or easement shall be provided.

**(3) Compatibility Setback**

(a) Where a portion of a building is across an alley less than 20 feet in width from a property zoned Residential House-Scale; or is adjacent to a property zoned Residential House-Scale. Then minimum setbacks shall be provided along the alley or shared lot line that comply with subsections (b) and (c).

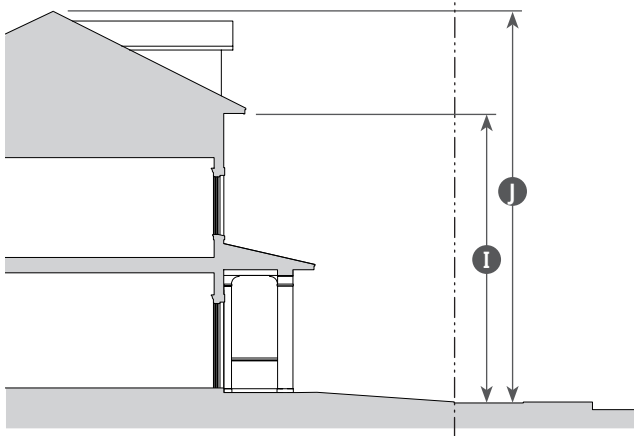
(b) Compatibility Setback	Side			
	Front A	St. B	Side C	Rear D
For lots ≤ 75' wide	25'	15'	15'	30'
For lots > 75' wide	25'	15'	20'	30'

(c) Where a compatibility setback is required along a side or rear lot line, then a landscape buffer shall be provided that complies with Section 23-4E-4090 (Intermittent Visual Obstruction Buffer).

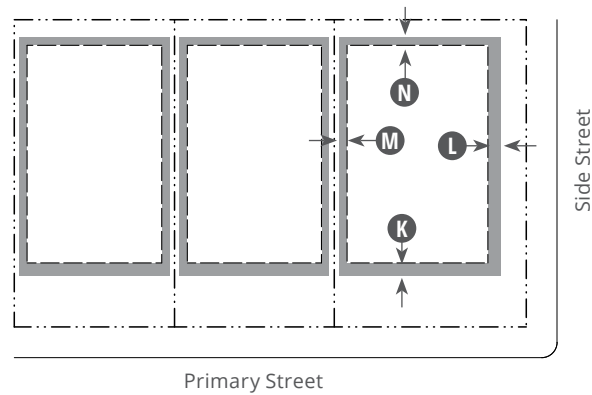
**Table 23-4D-4070(C) Building Form**

(1) Overall Building Envelope	
Width (max.)	60' E
(2) Building Articulation on Additions and New Construction	
Articulation is required for three facades of a building.	
(3) Facades, All Stories	
Facade Length without Articulation (max.)	36' F
Articulation Length (min.)	10' G
Articulation Depth (min.)	4' H

**Building Height Diagram**



**Encroachments Diagram**



**Key for Diagrams**

- ROW / Lot Line
- Building Setback Line

■ Encroachment

**Table 23-4D-4070(D) Height**

<b>(1) Primary and Accessory Buildings</b>		
To Top Plate (max.)	22'	I
Overall (max.)	32'	J
<b>(2) Accessory Structure</b>		
Overall (max.)	12'	

**Table 23-4D-4070(E) Encroachments**

<b>(1) Encroachment Type</b>	Front (max.)	Side St. (max.)	Side (max.)	Rear (max.)
	K	L	M	N
Private Frontage	10'	10'	—	—
Steps and/or ramps to Building Entrance	5'	5'	—	—
Architectural Features	3'	3'	3'	3'
Porch, Stoop, or Uncovered Steps <sup>1</sup>	—	5'	—	—

Ramp. When a ramp encroaches into a setback, then the ramp shall comply with Section 23-4E-7080 (Standards for Ramps Located Within Encroachments).

Landscaping may be located in a required setback.

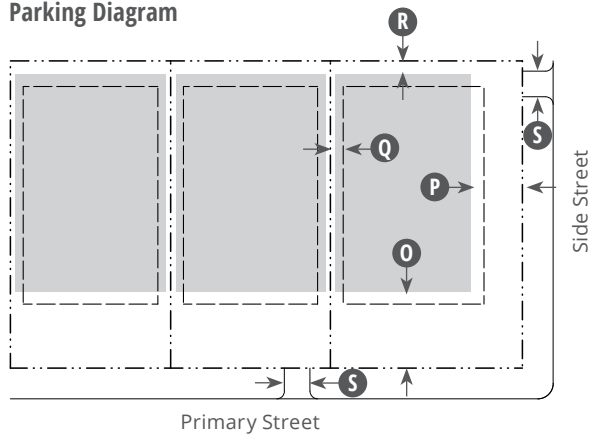
Encroachments are not allowed within a right-of-way, public easement, or utility easement.

<sup>1</sup>3' max above ground.

**(2) Height Encroachments**

See Section 23-4E-7050 (Encroachments Above Maximum Height) for additional standards.

**Parking Diagram**



**Key for Diagrams**

- ROW / Lot Line
- Building Setback Line

■ Parking Area

**Table 23-4D-4070(F) Parking**

**(1) Parking Requirements**

See Section 23-4D-4040 (Parking Requirements) for standards.

(2) Setback	Front O	Side St. P	Side Q	Rear R
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At-Grade and Above-Grade	30' <sup>1</sup>	20'	2'	5'
Below-Grade	25'	15'	5'	5'

**(3) Parking Driveway**

Width	10' max.	S
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Driveways may be shared between adjacent parcels.

When lot has adjacent alley with a right-of-way width of 20' or greater, parking must be accessed only from the alley.

Garage doors along the front facade of the primary building must occupy no more than one-third the width of the front facade.

<sup>1</sup> Required parking space(s) must not be located in front of the front facade of the building.

**Table 23-4D-4070(G) Frontages**

(1) Private Frontage Type	Front	Side St.	Standards
Porch: Projecting	A	A	23-4E-1040
Porch: Engaged	A	A	23-4E-1050
Stoop	A	A	23-4E-1060

For non-residential uses, loading docks, overhead doors, and other service entries must be screened and not be located on primary street facades.

**(2) Pedestrian Access**

All units must have pedestrian access from the primary street, or for corner lots, from the primary street or side street.

**Key for Tables**

- A = Allowed
- = Not Allowed
- N/R = No Requirement

**Table 23-4D-4070(H) Impervious Cover**

(1) Impervious Cover	% (max.)	Standards
Impervious Cover	70% <sup>2</sup>	23-3D-3
Building Cover	50%	

See Division 23-3D-3 (Impervious Cover) for additional standards.

<sup>2</sup>The maximum impervious cover may not be attainable due to unique site characteristics, such as trees, waterways, and steep slopes. Where necessary, the project **must** reduce the impervious cover to comply with other requirements of this Title.

**Table 23-4D-4070(I) Open Space**

(1) Open Space Type	Area per Unit (min.)		
Personal <sup>3</sup>	100 sf		
(2) Area Requirements	Width (min.)	Depth (min.)	Area (min.)
Ground level	10'	10'	100 sf
Above ground	5'	5'	50 sf

Personal open space requirement may be met by ground floor personal open space, upper story balcony, or roof deck.

Personal open space requirements **must** not be met by open space provided in required front or side street setbacks.

<sup>3</sup>The Cottage Court Use has additional open space standards. See Section 23-4E-6160 (Cottage Court).