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**23-4D-4080 Mixed-Use 1C (MU1C) Zone**

- (A) **Purpose.** Mixed-use 1C (MU1C) zone is intended to allow housing and office or service employment within walking distance of medium-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 limited 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 setbacks.
- (C) **Requirements.** A lot zoned mixed-use 1C 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).



MU1C

**Table 23-4D-4080(A) Lot Size and Intensity**

| Allowed Use             | Lot                                      |                         |  |              | Building            |                         |
|-------------------------|--|-------------------------|--|--------------|---------------------|-------------------------|
|                         | Principal Dwelling Units Per Acre (max.) |                         |  | Width (min.) | Area (min.)         | Size (max.)             |
|                         | Base Standard                            | AHBP Bonus <sup>1</sup> | Base Standard<br>The less restrictive shall apply between: |              |                     | AHBP Bonus <sup>1</sup> |
| Single-Family           | 12                                       | +0                      | 35'  | 3,500 sf     | 0.4 FAR or 2,300 sf | +0 FAR                  |
| Single-Family Attached  | 18                                       | +0                      | 20'  | 2,000 sf     | 0.4 FAR or 1,150 sf | +0 FAR                  |
| Duplex                  | 18                                       | +0                      | 40'  | 4,000 sf     | 0.4 FAR or 2,300 sf | +0 FAR                  |
| Townhouse <sup>2</sup>  | 24                                       | +0                      | 18'  | 1,800 sf     | 0.4 FAR or 1,750 sf | +0 FAR                  |
| Multi-Family            | 24                                       | +12                     | 75'  | 7,500 sf     | 0.8 FAR             | +0.8 FAR                |
| Other Allowed Uses      | —  | +0                      | 40'  | 4,000 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).

<sup>2</sup> Shall be built in a run with a minimum of 3 attached buildings.

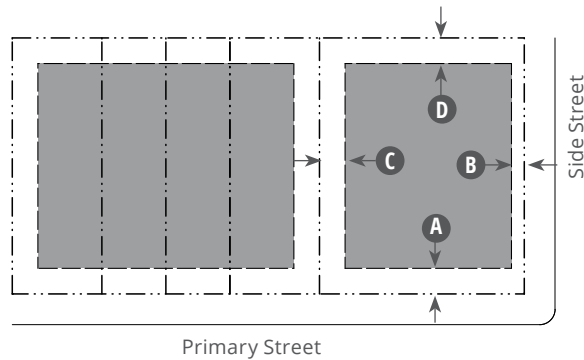
**Key for Tables**

A = Allowed

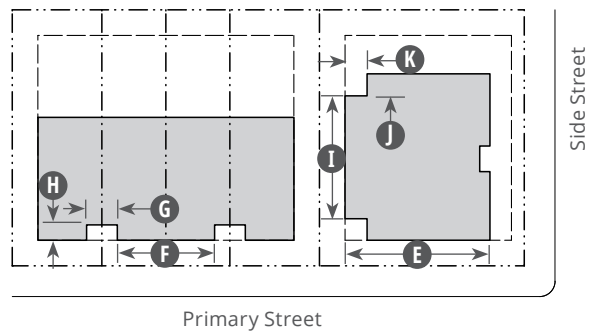
— = Not Allowed

N/R = No Requirement

**Building Placement Diagram**



**Building Form Diagram**



**Key for Diagrams**

--- ROW / Lot Line  
 ■ Buildable Area

--- Building Setback Line    ■ Building Footprint

**Table 23-4D-4080(B) Building Placement**

| (1) Setback (Distance from ROW / Lot Line) | Front<br>A | Side St.<br>B | Side<br>C | Rear<br>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).

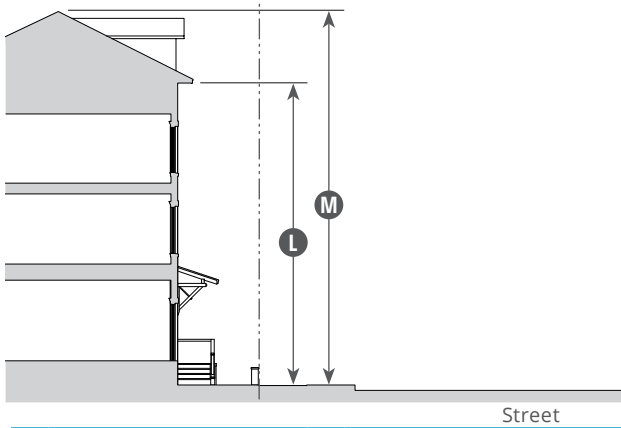
| (b) Compatibility Setback | Side       |          |           |           |
|---------------------------|------------|----------|-----------|-----------|
|                           | Front<br>A | St.<br>B | Side<br>C | Rear<br>D |
| Lots ≤ 75' wide           | 25'        | 15'      | 15'       | 30'       |
| 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).

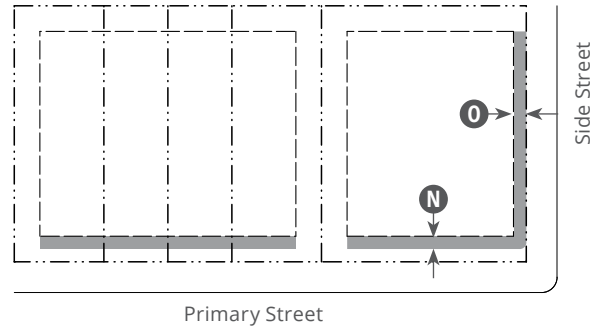
**Table 23-4D-4080(C) Building Form**

| (1) Overall Building Envelope                               |       |
|---|-------|
| Width (max.)  | 80' E |
| (2) Building Articulation on Additions and New Construction |       |
| Articulation is required for three facades of a building.   |       |
| (3) Primary Street Facade(s), All Stories                   |       |
| Facade Length without Articulation (max.)                   | 60' F |
| Articulation Length (min.)                                  | 12' G |
| Articulation Depth (min.)                                   | 6' H  |
| (4) Other Facades, All Stories                              |       |
| Facade Length without Articulation (max.)                   | 48' I |
| Articulation Length (min.)                                  | 10' J |
| Articulation Depth (min.)                                   | 4' K  |

**Building Height Diagram**



**Encroachments Diagram**



**Key for Diagrams**

- - - ROW / Lot Line
- - - Building Setback Line

■ Encroachment

**Table 23-4D-4080(D) Height**

| <b>(1) Primary and Accessory Buildings</b> |     |          |
|--|-----|----------|
| To Top Plate (max.)                        | 35' | <b>L</b> |
| Overall (max.)                             | 45' | <b>M</b> |
| <b>(2) Accessory Structure</b>             |     |          |
| Overall (max.)                             | 12' |          |

**Table 23-4D-4080(E) Encroachments**

| <b>(1) Encroachment Type</b>                  | Front<br>(max.)<br><b>N</b> | Side St.<br>(max.)<br><b>O</b> | Side<br>(max.)<br><b>P</b> | Rear<br>(max.)<br><b>Q</b> |
|---|-----------------------------|--------------------------------|----------------------------|----------------------------|
| Private Frontage                              | 5'                          | 5'                             | —                          | —                          |
| Architectural Features                        | 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.

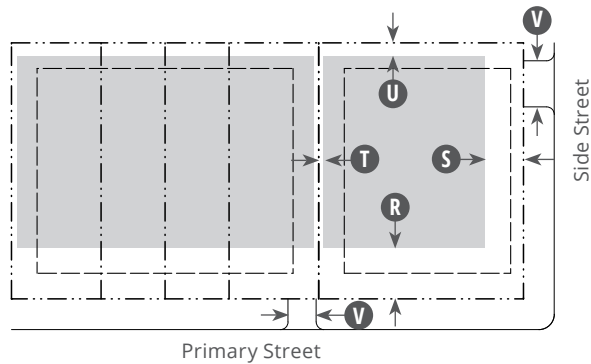
Encroachments are not allowed within a right-of-way, public easement, or utility easement.

<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-4080(F) Parking**

**(1) Parking Requirements**

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

| (2) Setback              | Front<br>R       | Side St.<br>S | Side<br>T | Rear<br>U |
|--------------------------|------------------|---------------|-----------|-----------|
| At-Grade and Above-Grade | 25' <sup>1</sup> | 15'           | 2'        | 5'        |
| Below-Grade              | 25'              | 15'           | 5'        | 5'        |

**(3) Parking Driveway**

Width 10' max. **V**

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-4080(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 |
| Dooryard                  | A     | A        | 23-4E-1070 |

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-4080(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-4080(I) Open Space**

| (1) Open Space Type | Width (min.) | Depth (min.) | Percentage (min.)  |
|---------------------|--------------|--------------|--------------------|
| Common <sup>3</sup> | 8'           | 10'          | 5% gross site area |

Common open space requirement may be met by ground floor, upper floor, and/or roof common open space.

Common open space requirements **must** not be met by open space provided in required front or side-street setbacks, except when provided as an open space as set forth in Division 23-4C-2 (Civic and Open Spaces).

<sup>3</sup>The Courtyard building type has additional open space standards. See Section 23-4D-2220 (Supplementary Courtyard Building Type Standards).