

23-4D-4150 Mixed-Use 4B (MU4B) Zone

- (A) **Purpose.** Mixed-use 4B (MU4B) zone is intended to allow service, storage, and auto-related businesses with operating characteristics that make them inappropriate in zones with retail or office use.
- (B) **Overview.** This zone allows residential and medium-intensity service and commercial industrial uses.
- (C) **Requirements.** A lot zoned mixed- use 4B 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);
 - (9) Table (I) (Open Space); and
 - (10) Table (J) (Additional Compatibility).
- (D) **Subzone Requirements.** In addition to the requirements in Table (A) (Lot Size and Intensity), the following requirements apply:
 - (1) For a lot with the "-A" subzone and does not participate in the affordable housing bonus program.
 - (a) The lot shall have no base entitlement for dwelling units.
 - (2) For a lot with the "-A" subzone and participates in the affordable housing bonus program.
 - (a) The lot shall not exceed the combined base standard dwelling units plus the bonus provided by the affordable housing bonus program as listed in Table (A) (Lot Size and Intensity).



MU4B

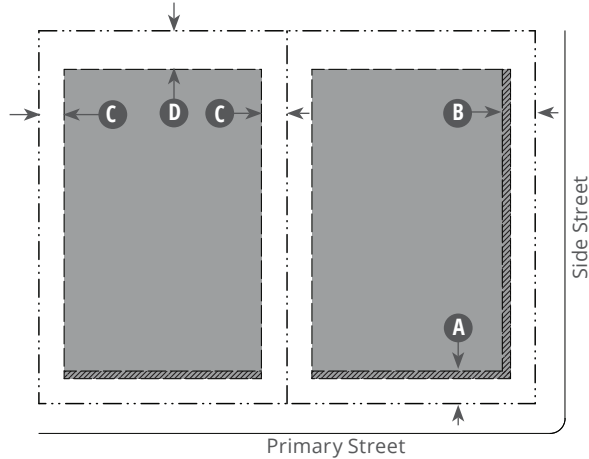
Table 23-4D-4150(A) Lot Size and Intensity

Allowed Use	Lot				Building	
	Principal Dwelling Units Per Acre (max.)				Size (max.)	
	Base Standard ¹	AHBP Bonus ²	Width (min.)	Area (min.)	Base Standard The less restrictive shall apply between:	AHBP Bonus ²
Duplex	18	+0	40'	4,000 sf	0.4 FAR or 2,300 sf	+0 FAR
Multi-Family	36	+36	50'	5,000 sf	2.0 FAR	+3.0 FAR
Townhouse	24	+0	18'	1,800 sf	0.6 FAR or 2,000 sf	+0 FAR
Work/Live	24	+0	18'	1,800 sf	0.6 FAR or 2,000 sf	+0 FAR
Other Allowed Uses	—	+0	50'	5,000 sf	2.0 FAR	+3.0 FAR

¹ Lots zones with the "-A" subzone shall comply with the requirements of Subsection (D)

² To receive affordable housing bonus, a project must comply with Article 23-3E (Affordable Housing).

Building Placement Diagram



Key for Diagrams

- ROW / Lot Line
- Building Setback Line

■ Buildable Area

▨ Facade Zone

Table 23-4D-4150(B) Building Placement

(1) Setback (Distance from ROW / Lot Line)	Front A	Side St. B	Side C	Rear D
Minimum:	10'	10'	5'	5'

(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
Lots ≤ 75' wide	10'	10'	15' ¹	30' ¹
Lots > 75' wide	10'	10'	20' ¹	30' ¹

(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).

¹ Landscape buffer required where additional setback are required when adjacent to Residential House-Scale zones. See Section 23-4E-4090 (Intermittent Visual Obstruction Buffer) for specific landscape requirements.

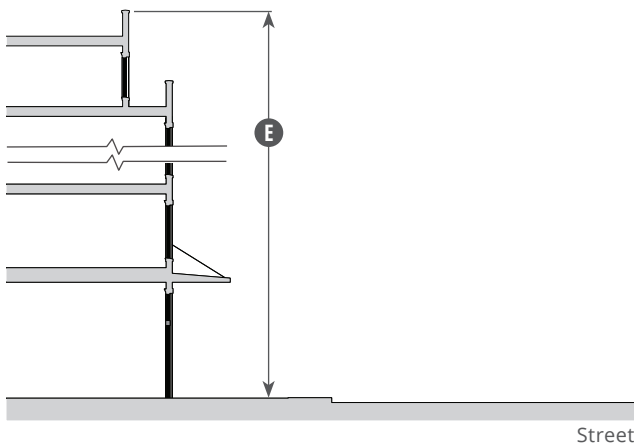
Table 23-4D-4150(C) Building Form

(1) Net Frontage defined by Building Facade	
Location	Net Frontage
Front ²	40% min.
Side St. ²	40% min.

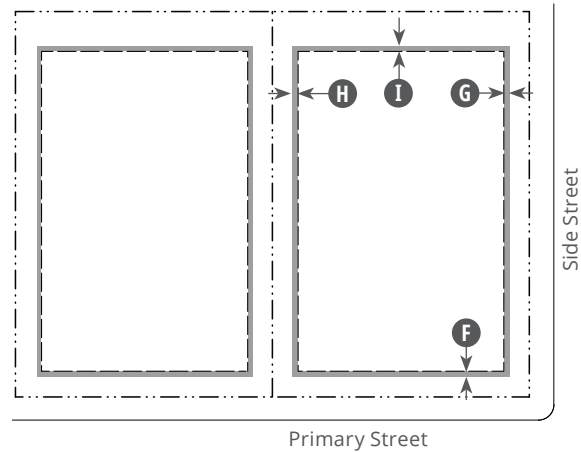
See exemptions in Subsection 23-4D-4050 (B)(1).

²Where there is not enough building frontage to meet the standards, an active private frontage is required in compliance with Subsection (G).

Building Height Diagram



Encroachments Diagram



Key for Diagrams

- ROW / Lot Line
- Building Setback Line

■ Encroachment

⚡ Max. number of allowed stories may exceed diagram

Table 23-4D-4150(D) Height

(1) All Buildings	Base Standard	AHBP Bonus ³	
Overall (max.)	60'	+15'	E

³To receive an affordable housing bonus, a project must comply with Article 23-3E (Affordable Housing).

(2) Compatibility Height Stepback

- (a) Building height setbacks are required where a portion of a building is located:
- (i) across an alley less than 20 feet in width, from a property zoned Residential House-Scale;
 - (ii) across a right-of-way less than 60 feet in width from a property zoned Residential House-Scale; or
 - (ii) adjacent to a property zoned Residential House-Scale.
- (b) Where a building height stepback is required, then the overall height of buildings shall comply with subsection (c).
- (c) Distance from the lot line of the triggering property:
- | Distance | Overall height shall not exceed: |
|----------|----------------------------------|
| ≤ 25' | 18' |
| 25'-50' | 35' |
| 50'-100' | 45' |
| > 100' | Set by zone standards |

Table 23-4D-4150(E) Encroachments

(1) Encroachment Type	Front (max.)	Side St. (max.)	Side (max.)	Rear (max.)
	F	G	H	I
Architectural Features ¹	2'	2'	2'	2'
Porch, Stoop, or Uncovered Steps ²	5'	3'	3'	3'

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.

¹ Does not apply to a feature required for a passive energy design. See ramp exceptions in Subsection 23-4E-7050(B)(7).

² 3' max. above ground.

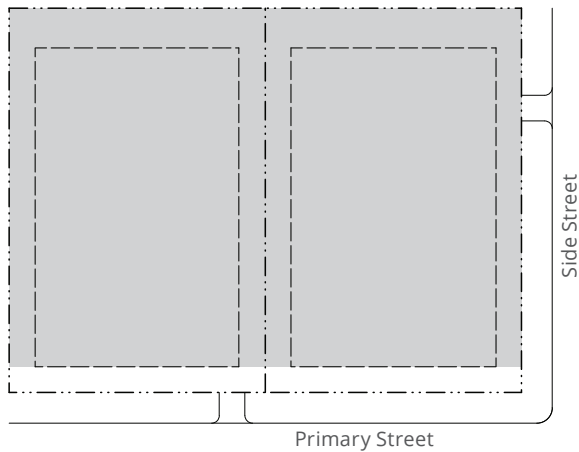
(2) Height Encroachment

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

Key for Tables

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

Parking Diagram



Key for Diagrams

- ROW / Lot Line
- Building Setback Line

■ Parking Area

Table 23-4D-4150(F) Parking

(1) Parking Requirements

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

(2) Parking Setbacks (Distance from ROW / Lot Line)

See Section 23-4D-4040 (A)

Table 23-4D-4150(G) Frontages

(1) Active Private Frontage

The portion of a building façade designated for active private frontage may be setback a maximum 20' from the setback line. Maximum 30% of active private frontage may be set back up to 30'.

See Subsection 23-4D-4050 (B)(3) for required amenities.

(2) Pedestrian Access

Pedestrian entrance must face and connect directly to the primary street.

Pedestrian entrances must be provided at least every 75' along the elevation facing the primary street.

See exemptions in Subsection 23-4D-4050 (B)(2).

Table 23-4D-4150(H) Impervious Cover

(1) Impervious Cover	% (max.)	Standards
Impervious Cover	95% ¹	23-3D-3
Building Cover	95%	

See Section 23-4E-4080 (Functional Green) for developments with impervious cover greater than 80%.

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

¹ 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-4150(I) Open Space

(1) Open Space Type	Size (min.)
(a) Personal Open Space	
Multi-Family Uses < 10 units	5% gross site area in compliance with Section 23-4E-6240 (Multi-Family)
(b) Common Open Space	
Multi-Family Uses ≥ 10 units	5% gross site area
All Other Non-Residential Uses > 2 acres	5% gross site area
(c) Civic Open Space	
All Sites ≥ 4 acres	10% net development acreage in compliance with Section 23-4C-1040 (Civic Open Space)

Table 23-4D-4150(J) Additional Compatibility

(1) Additional Compatibility
A site that is located adjacent to a Rural Residential (RR) or Residential House-scale 1 zone (R1) or a development that exceeds 35 feet in height shall:
(a) install exterior glass on the building that is clear or lightly tinted; and
(b) use exterior light to illuminate the building above the second floor.