



23-4D-4060 Mixed-Use 1A (MU1A) Zone

A. General Intent

The MU1A zone is a mixed-use zone that allows residential, office and limited commercial uses in detached house-scale buildings. This zone is meant to provide housing and office or service employment within walking distance of low-intensity residential neighborhoods, or to maintain areas with an existing pattern of commercial uses in house-scale buildings.

Character Summary

Basic and Additional Form Controls

Affordable Housing Bonus Program: Not Applicable

Compatibility Effects in This Zone

Additional Setbacks Not Applicable

Height Stepbacks Not Applicable

B. Sub-Zone(s)

None

C. Lot Size and Intensity

Allowed Building Types	Lot			Building	
	Units per Building (max.)	Width (min.)	Area (min.)	Size (max.) The less restrictive shall apply between:	Additional Standards
Primary Building					
Cottage	1	40' ¹	5000 sf ¹	FAR 0.4 or 2300 sf	23-4E-8030
House	1	50' ¹	5000 sf ¹	FAR 0.4 or 2300 sf	23-4E-8030
Duplex	2	50' ¹	5000 sf ¹	FAR 0.4 or 2300 sf	23-4E-8030
Cottage Corner ²	1	50' ¹	5000 sf ¹	FAR 0.4 or 2300 sf	23-4E-8030
Cottage Court	1	100'	10,000 sf	FAR 0.4	23-4E-8030
Accessory Building					
Accessory Dwelling Unit ³	1	—	—	FAR 0.15 up to 1150 sf	23-4E-8030

Notes

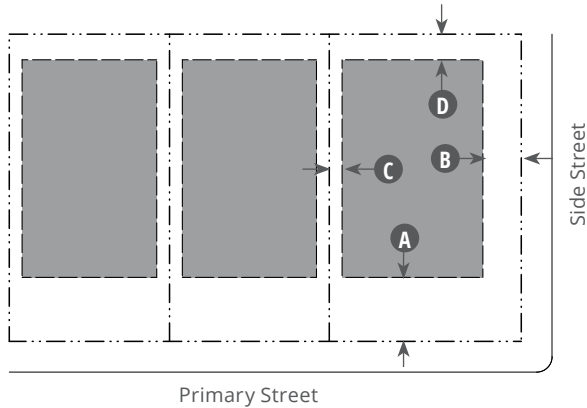
¹ 25' lot width (min.) and 2500 sf area (min.) for lots existing at time of adoption of this Land Development Code.

² Cottage Corner building types shall be located on a corner lot.

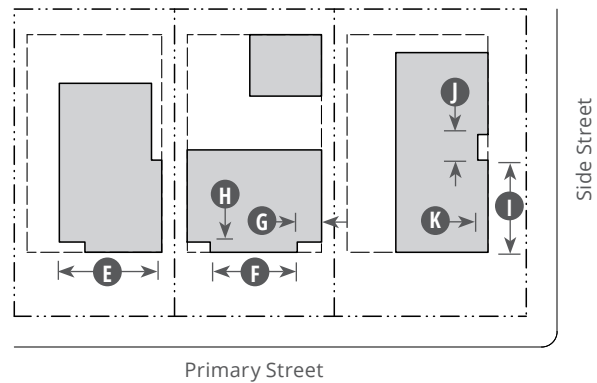
³ Not allowed with cottage court or cottage corner.

Key for Subsection C — = No Requirement

Building Form Diagram



Building Placement Diagram



Key for Diagrams

---- ROW / Lot Line

--- Building Setback Line

■ Building Footprint

D. Building Placement and Form

Setback (Distance from ROW / Lot Line)	Front (A)	Side St. (B)	Side (C)	Rear (D)
Minimum	25'	15'	5'	30' ¹

Notes

Existing buildings located closer are considered conforming.

Where existing adjacent buildings are in front of the minimum front setback or side street setback, the building may be set to align with the facade of the front-most immediately adjacent building.

Buildings on a lot shall have a minimum 10' separation. Additional setback and/or easement may be required where street ROW or utilities easement is required.

¹ 5' for accessory building when adjacent to alley.

D. Building Placement and Form (continued)

Building Width

Maximum	60'	(E)
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Building Articulation

Front and Side Street Facades

Articulation is required for front and side street walls on additions or new construction.

Facade length without articulation (max.)	36'	(F)
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Articulation length (min.)	10'	(G)
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Articulation depth (min.)	4'	(H)
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Side Facades

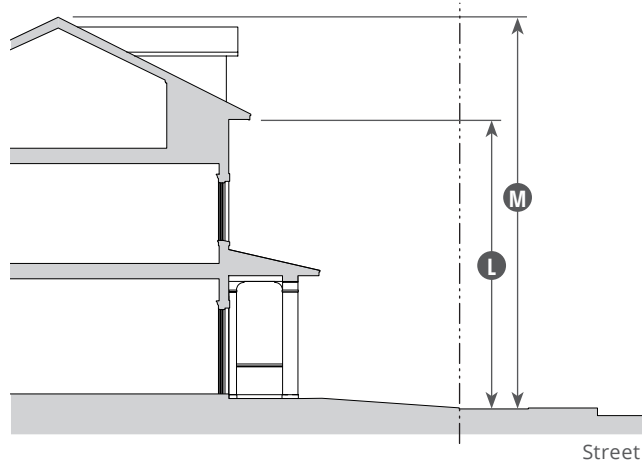
Articulation is required for side walls on additions or new construction that are 15 feet or taller and located within 9 feet of the side lot line.

Facade length without articulation (max.)	36'	(I)
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Articulation length (min.)	10'	(J)
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Articulation depth (min.)	4'	(K)
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Building Height Diagram

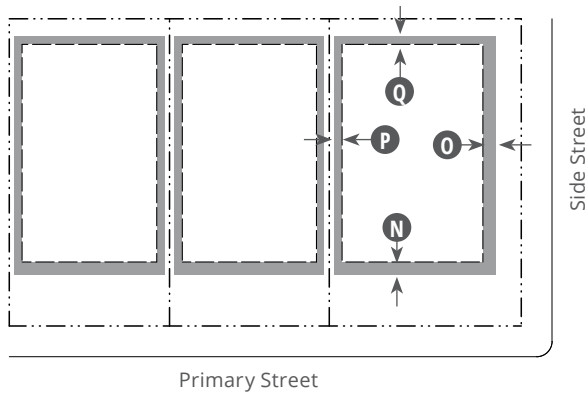


Key for Diagram

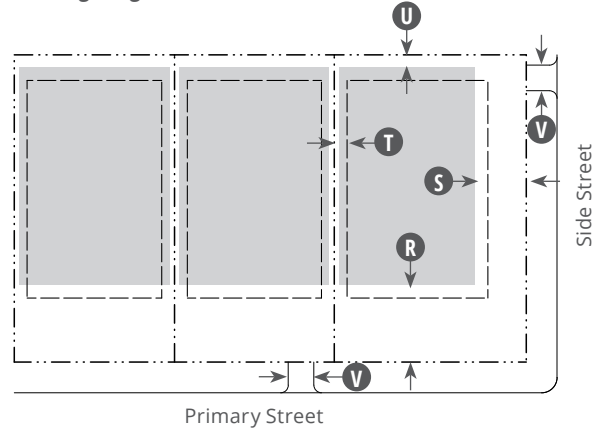
---- ROW / Lot Line

E. Height		
Primary and Accessory Buildings		
Within 80' of Front Property Line		
To Eave/Parapet (max.)	22'	L
Overall (max.)	32'	M
Beyond 80' of Front Property Line		
To Eave/Parapet (max.)	15'	
Overall (max.)	22'	
Accessory Structure		
Overall (max.)	12'	

Encroachments Diagram



Parking Diagram



Key for Diagrams

--- ROW / Lot Line
 ■ Encroachment

--- Building Setback Line
 ■ Parking Area

F. Encroachments

Encroachment Type	Front (max.) N	Side St. (max.) O	Side (max.) P	Rear (max.) Q
Private Frontage	5'	5'	N/A	N/A
Steps and/or ramps to Building Entrance	5'	5'	N/A	N/A
Architectural Features	3'	3'	3'	3'

Encroachments are not allowed within a ROW or public easement.

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

Height Encroachments

See Subsection 23-4E-7050(C) (Encroachments Above Maximum Height).

G. Frontages

Private Frontage Type	Front	Side St.	Standards
Common Yard	A	A	23-4E-1040
Porch: Projecting	A	A	23-4E-1050
Porch: Engaged	A	A	23-4E-1060
Stoop	N/A	A	23-4E-1070

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

Pedestrian Access

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

H. Parking

Setback	Front R	Side St. S	Side T	Rear U
Minimum	30' ¹	20'	2'	5'
Parking Driveway				
Width	10' max.			V

Driveways may be shared between adjacent parcels.

When lot has adjacent alley with a ROW width of 20' or greater, parking shall be accessed only from the alley.

Parking Requirements

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

Notes

Garages along the front facade of the primary building shall occupy no more than one-third the width of the front facade.

¹ Required parking space(s) shall not be located in front of the front facade of the building.

Key for Subsections F-G

A = Allowed
 N/A = Not Allowed

I. Impervious Cover

Impervious Cover	% (max.)	Standards
Impervious Cover	60% ¹	23-3D-3

Building Cover 40%

See Division 23-3D-8 (Additional Standards in All Watersheds) 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 shall reduce the impervious cover to comply with other requirements of this Title.

J. Required Open Space

Open Space Type	Area per Unit (min.)
Personal ²	100 sf

Open Space Location	Width (min.)	Depth (min.)	Area (min.)
Ground level	10'	10'	100 sf
Above ground	5'	5'	50 sf

Notes

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

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

² The Cottage Court building type has additional open space standards. See Section 23-4D-2220 (Supplementary Cottage Court Building Type Standards).

K. Signage

See Chapter 23-8 (Signage).

L. Additional Requirements

Drainage	See Article 23-10E (Drainage).
Water Quality	See Article 23-3D (Water Quality).
Tree Protection	See Article 23-3C (Tree and Natural Area Protection).
Landscape	See Division 23-4E-4 (Landscape)
Building Design Standards	See Section 23-4E-8060 (Building Design).