



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

A. General Intent

The MU1B zone is a mixed-use zone that allows residential, office and a broad array of commercial uses in detached house-scale buildings. This zone is meant to provide housing, office or service employment, and retail and entertainment 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: Bonus Available
- 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.)				Size (max.)		
	Base Standard	AHBP Bonus ¹	Width (min.)	Area (min.)	Base Standard The less restrictive shall apply between:	AHBP Bonus ¹	Additional Standards
Primary Building							
Cottage	1	+0	35' ²	3500 sf ²	FAR 0.4 or 2300 sf	+0	23-4E-8030
House	1	+0	40' ²	4000 sf ²	FAR 0.4 or 2300 sf	+0	23-4E-8030
Duplex	2	+0	40' ²	4000 sf ²	FAR 0.4 or 2300 sf	+0	23-4E-8030
Multiplex: Medium	4	+4	60'	6000 sf	0.6 FAR	+0.2 FAR	23-4E-8030
Cottage Court	1	+0	100'	6000 sf	0.4 FAR	+0	23-4E-8030
Accessory Building							
Accessory Dwelling Unit	1	+0	—	—	0.15 FAR up to 1150 sf	+0	23-4E-8030

Notes

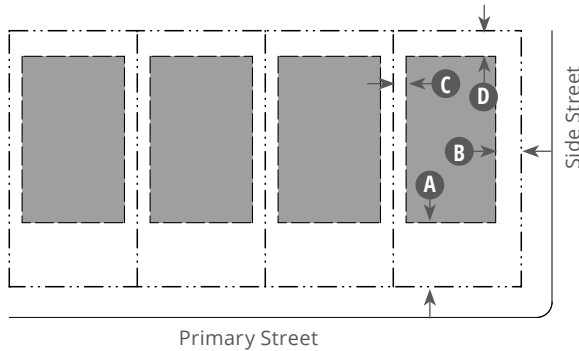
¹ To receive affordable housing bonus, a project must comply with Article 23-3E (Affordable Housing).

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

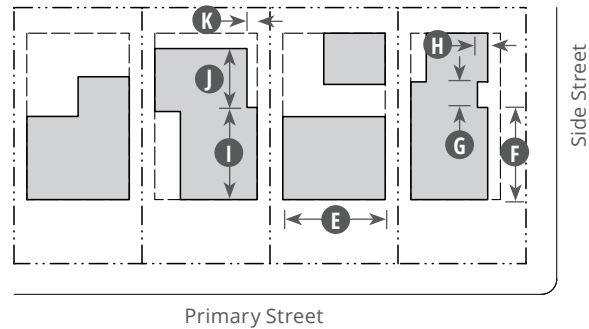
Key for Subsection C

— = 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)

Overall Building Envelope

Width (max.)	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.)	48'	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

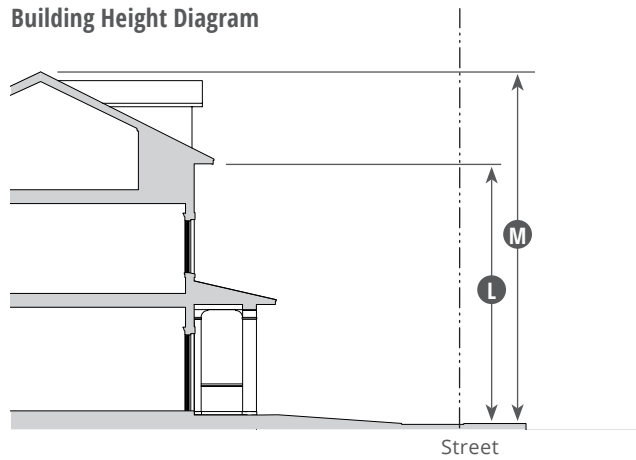
Articulation is required for side walls on additions or new construction that are 15 feet or taller and located within 9 feet of the side lot line.

Facade length without articulation (max.)	48'	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'	

I. Impervious Cover

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

Building Cover	40%	
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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

Personal ²	100 sf
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Area Requirements	Width (min.)	Depth (min.)	Area (min.)
Ground level	10'	10'	100 sf
Above ground	5'	5'	50 sf

Ground level	10'	10'	100 sf
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Above ground	5'	5'	50 sf
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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).
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Water Quality	See Article 23-3D (Water Quality).
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Tree Protection	See Article 23-3C (Tree and Natural Area Protection).
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Landscape	See Division 23-4E-4 (Landscape)
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Building Design Standards	See Section 23-4E-8060 (Building Design).
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