



**23-4D-4090 Mixed-Use 1D (MU1D) Zone**

**A. General Intent**

The MU1D 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 medium-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.)		Width (min.)	Area (min.)	Size (max.)		Additional Standards
	Base Standard	AHBP Bonus <sup>1</sup>			Base Standard	AHBP Bonus <sup>1</sup>	
<b>Primary Building</b>							
Multiplex: Medium	8	+10	50'	5000 sf	0.8 FAR	+0.8 FAR	23-4E-8030
Multiplex: Large	12	+12	75'	7500 sf	0.8 FAR	+0.8 FAR	23-4E-8030
Rowhouse: Medium <sup>2</sup>	3	+0	18'	1800 sf	0.6 FAR or 2,300 sf <sup>3</sup>	+0	23-4E-8030
Courtyard Building	12	+12	100'	10000 sf	0.8 FAR	+0.8 FAR	23-4E-8030
<b>Accessory Building</b>							
Accessory Dwelling Unit	1		—	—	0.15 FAR up to 1150 sf		23-4E-8030

**Notes**

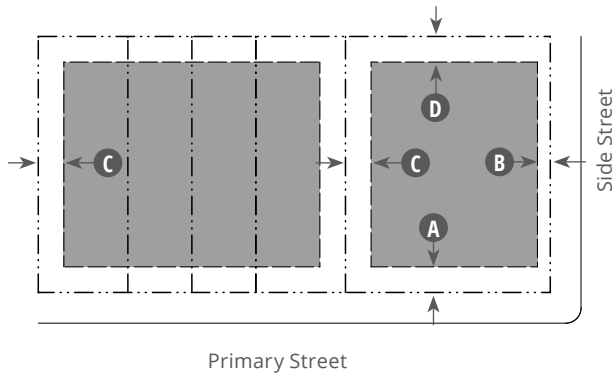
<sup>1</sup> To receive affordable housing bonus, a project must comply with Article 23-3E (Affordable Housing).

<sup>2</sup> Shall be built in a run with a minimum of 3 and maximum of 5 attached buildings. Entire run shall not exceed 100' in length.

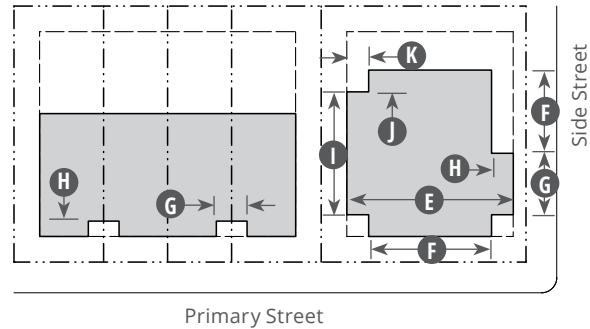
<sup>3</sup> The less restrictive shall apply

**Key for Subsection C** — = No Requirement

**Building Placement Diagram**



**Building Form Diagram**



**Key for Diagrams**

---- ROW / Lot Line

--- Building Setback Line

■ Building Footprint

**D. Building Placement and Form**

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

**Notes**

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.

<sup>1</sup> 5' for accessory building when adjacent to alley.

**D. Building Placement and Form (continued)**

**Overall Building Envelope**

Width (max.)	80'	<b>E</b>
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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.)	60'	<b>F</b>
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Articulation length (min.)	12'	<b>G</b>
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Articulation depth (min.)	6'	<b>H</b>
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**Side Facades**

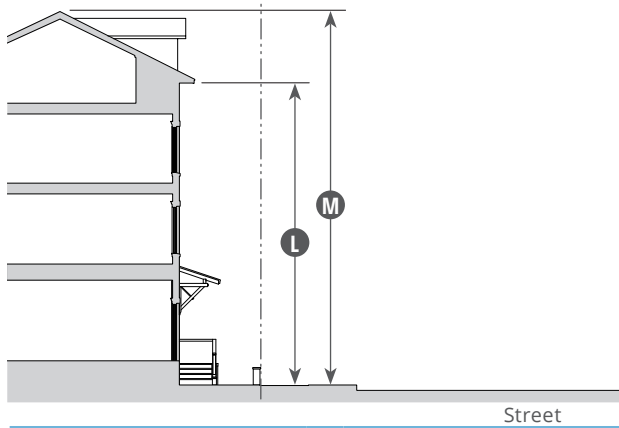
Articulation is required for side walls on additions or new construction that are 15 feet or taller and located within 9 feet of the side lot line.

Facade length without articulation (max.)	48'	<b>I</b>
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Articulation length (min.)	10'	<b>J</b>
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Articulation depth (min.)	4'	<b>K</b>
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**Building Height Diagram**

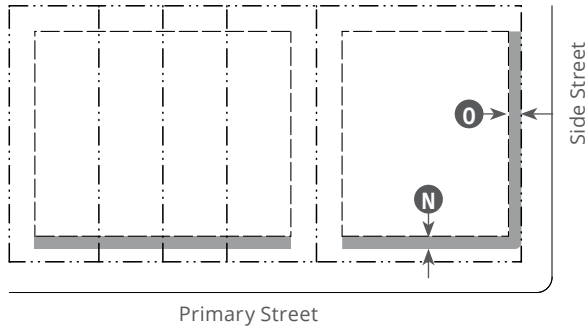


**Key for Diagram**

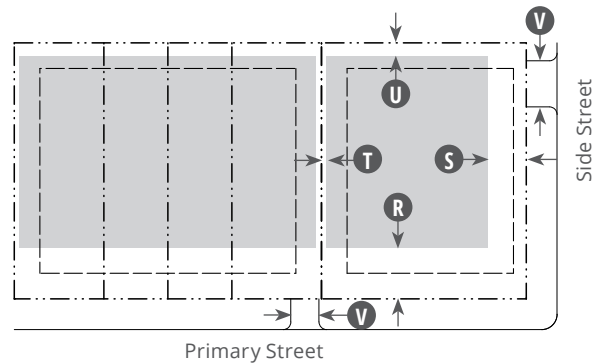
--- ROW / Lot Line

<b>E. Height</b>		
<b>Primary and Accessory Buildings</b>		
<b>Within 80' of Front Property Line</b>		
To Eave/Parapet (max.)	35'	<b>L</b>
Overall (max.)	45'	<b>M</b>
<b>Beyond 80' of Front Property Line</b>		
To Eave/Parapet (max.)	15'	
Overall (max.)	22'	
<b>Accessory Structure</b>		
Overall (max.)	12'	

**Encroachments Diagram**



**Parking Diagram**



**Key for Diagrams**

--- ROW / Lot Line

■ Encroachment

--- Building Setback Line

■ Parking Area

**G. Frontages (continued)**

**F. Encroachments**

Encroachment Type	Front (max.) <b>N</b>	Side St. (max.) <b>O</b>	Side (max.) <b>P</b>	Rear (max.) <b>Q</b>
Private Frontage	5'	5'	N/A	N/A
Architectural Features	3'	3'	N/A	N/A

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
Porch: Projecting	A	A	23-4E-1050
Porch: Engaged	A	A	23-4E-1060
Stoop	A	A	23-4E-1070
Dooryard	A	A	23-4E-1080

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.

**Key for Subsections F-G**

A = Allowed  
4D-4 pg. 36

N/A = Not Allowed

**H. Parking**

Setback	Front <b>R</b>	Side St. <b>S</b>	Side <b>T</b>	Rear <b>U</b>
Minimum	20' <sup>1</sup>	15'	2'	5'

**Parking Driveway**

Width	10' max.	<b>V</b>
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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.

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

**I. Impervious Cover**

Impervious Cover	% (max.)	Standards
Impervious Cover	60% <sup>1</sup>	23-3D-3
Building Cover	40%	

See Division 23-3D-8 (Additional Standards in All Watersheds) for additional standards.

<sup>1</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 shall reduce the impervious cover to comply with other requirements of this Title.

**J. Required Open Space**

Open Space Type	Width (min.)	Depth (min.)	Percentage (min.)
Common <sup>2</sup>	8'	10'	5% gross site area

**Notes**

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

Common open space requirements shall 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>2</sup>The Courtyard building type has additional open space standards. See Section 23-4D-2220 (Supplementary Courtyard 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).