



**23-4D-4140 Mixed-Use 4B (MU4B) Zone**

**A. General Intent**

The MU4B zone is a mixed-use zone that allows residential, medium-intensity service and commercial-industrial uses. This zone is meant to provide employment in service, storage, and auto-related businesses with operating characteristics that make them inappropriate in zones with retail or office uses, and which are not compatible with residential environments.

**Character Summary**

Basic and Additional Form Controls

Affordable Housing Bonus Program: Bonus Available

Compatibility Effects in This Zone

Additional Setbacks Triggered by Residential House-Scale and Residential Multi-Unit

Height Stepbacks Triggered by Residential House-Scale

**B. Sub-Zone(s)**

None

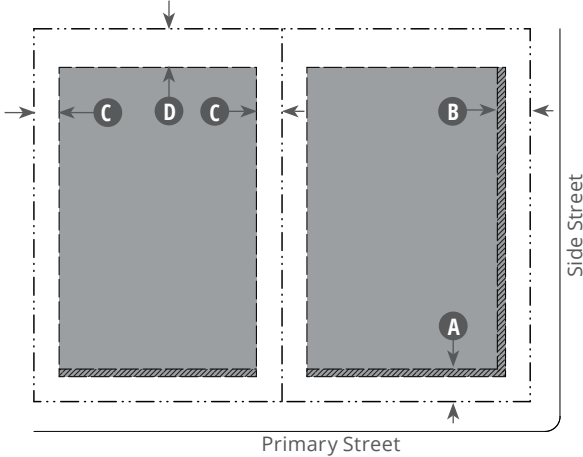
**C. Lot Size and Intensity**

| Lot Size                       | Area          | Width                   |
|--------------------------------|---------------|-------------------------|
| Minimum                        | 5,750 sf      | 50'                     |
| Intensity                      | Base Standard | AHBP Bonus <sup>1</sup> |
| Dwelling Units per Acre (max.) | 36            | +28                     |
| FAR (max.)                     | 1.0           | +1.0                    |

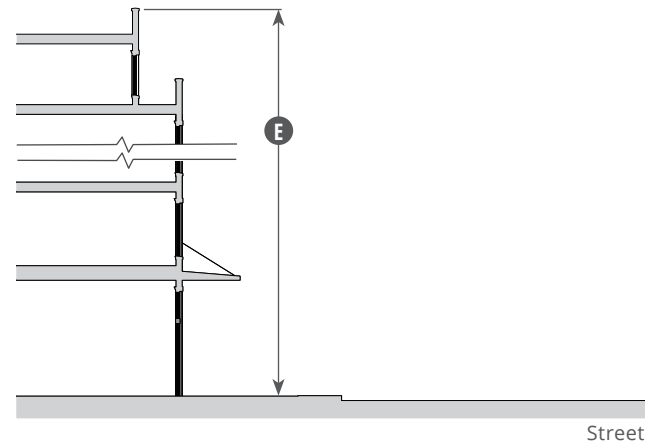
**Notes**

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

**Building Placement Diagram**



**Building Height Diagram**



**Key for Diagrams**

- ROW / Lot Line
- Building Setback Line

■ Buildable Area

⚡ Max. number of allowed stories may exceed diagram

**D. Building Placement and Form**

| Setback (Distance from ROW / Lot Line)                                  | Front <sup>1</sup> | Side St. <sup>1</sup> | Side | Rear |
|---|--------------------|-----------------------|------|------|
|   | A                  | B                     | C    | D    |
| Minimum, except for portions of building across a shared lot line from: | 10'                | 10'                   | 10'  | 15'  |
| Any Residential House-Scale Zone  |                    |                       |      |      |
| Lots ≤ 75' wide   | 15'                | 15'                   | 10'  | 30'  |
| Lots > 75' wide   | 15'                | 15'                   | 20'  | 30'  |

<sup>1</sup> Additional setback and/or easement may be required where street ROW or utilities easement is required.

**Primary Building Facade at Minimum Front and Side Street Setback**

Minimum<sup>2</sup> 40%

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

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

**Building Entrances**

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).

**E. Height**

**Primary Building**

Overall (max.) 60' E

**Building Height Stepback**

Stepbacks required for portions of building adjacent to, across an alley from, or across a ROW less than 60' wide from a Residential House-Scale Zone.

| Distance from Lot Line of Triggering Property | Height (max.)         |
|---|-----------------------|
| ≤ 25'   | 18'                   |
| 25'-50'                                       | 35'                   |
| 50'-100'                                      | 45'                   |
| > 100'  | Set by zone standards |

**F. Encroachments**

| Encroachment Type                             | Front (max.) | Side St. (max.) | Side (max.) | Rear (max.) |
|---|--------------|-----------------|-------------|-------------|
|   | F            | G               | H           | I           |
| Architectural Features <sup>3</sup>           | 2'           | 2'              | 2'          | 2'          |
| Uncovered Steps, Porch, or Stoop <sup>4</sup> | 3'           | 3'              | 3'          | 3'          |

See also Section 23-4E-7050 (Encroachments).

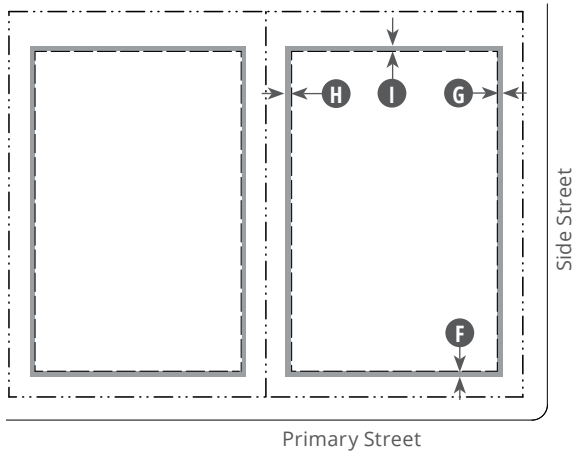
<sup>3</sup> Does not apply to a feature required for a passive energy design. See ramp exceptions in Subsection 23-4E-7050(B)(7).

<sup>4</sup> 3' max. above ground.

**Height Encroachment**

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

**Encroachments Diagram**



**Parking Diagram**



**Key for Diagrams**

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

■ Encroachment

■ Parking Area

**G. Frontages**

**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.

**H. Parking**

**Parking Requirements**

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

**Off-Street Parking Location Standards**

Prohibited between the front property line and the portion of the building facade that satisfies the building placement requirements of Subsection (D).

Allowed between building and side property line, with screening in compliance with Division 23-4E-3 (Parking and Loading).

For sites ≤ 400' see Subsection 23-4D-4050 (C).

**Parking Location Standards - Corner Sites**

Surface parking prohibited within rectangular area formed by the setback lines - measured 100' back from curb line corners (or the intersection of curb line tangents), unless:

- A landscaped buffer is provided between sidewalk and parking area in compliance with Division 23-4E-4 (Landscape); and
- 100% of building frontage facing the primary street is built to the property line.

**I. Impervious Cover**

| Impervious Cover | % (max.)         | Standards |
|------------------|------------------|-----------|
| Impervious Cover | 95% <sup>1</sup> | 23-3D-3   |
| Building Cover   | 95%              |           |

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

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. Open Space**

| Open Space Type | Size (min.) |
|-----------------|-------------|
|-----------------|-------------|

**Personal Open Space**

|                              |   |
|------------------------------|---|
| Multi-Family Uses < 10 units | 5% gross site area in compliance with Section 23-4E-6240 (Multi-Family) |
|------------------------------|---|

**Common Open Space**

|  |                    |
|--|--------------------|
| Multi-Family Uses ≥ 10 units             | 5% gross site area |
| All Other Non-Residential Uses > 2 acres | 5% gross site area |

**Civic Open Space**

|                     |  |
|---------------------|--|
| All Sites ≥ 4 acres | 10% net development acreage in compliance with Section 23-4C-1040 (Civic Open Space) |
|---------------------|--|

**K. Signage**

See Chapter 23-8 (Signage).

**L. Additional Standards**

|                           |   |
|---------------------------|---|
| Additional Standards      | See Division 23-3E-7 (Additional Standards).        |
| Affordable Housing        | See Article 23-3E (Affordable Housing).             |
| Building Design Standards | See Section 23-4E-8060 (Building Design Standards). |
| Drainage                  | See Article 23-10E (Drainage).                      |
| Landscape                 | See Division 23-4E-4 (Landscape).                   |
| Outdoor Lighting          | See Division 23-3E-2 (Outdoor Lighting).            |
| Tree Protection           | See Article 23-3C (Tree Protection).                |
| Water Quality             | See Article 23-3D (Water Quality).                  |

**M. Additional Compatibility**

Property adjacent to a Rural Residential (RR), or Very Low Density Residential (VLDR) Zone; and a development that exceeds a height of 35' must comply with the following standards:

- A building's exterior glass is required to be either clear or lightly tinted; and
- Exterior light illuminating a building above the second floor is prohibited.