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**23-3C-5070 Mixed-Use 1 (MU1) Zone**

- (A) **Purpose.** Mixed-Use 1 (MU1) zone is intended to allow residential and service uses within walking distance of low-intensity residential neighborhoods, or to maintain an area with an existing pattern of commercial uses in house-scale buildings. To maintain a house-scale aesthetic, private frontages are required.
- (B) **Requirements.** A lot zoned Mixed-Use 1 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) (Private Frontages); and
  - (8) Table (H) (Impervious Cover).



MU1

Table 23-3C-5070(A) Lot Size and Intensity						
(1) Allowed Use	Lot				Building	
	Dwelling Units Per Acre Maximum		Width (min.)	Area (min.)	FAR Maximum	
	Base Standard <sup>1</sup>	Bonus <sup>2</sup>			Base Standard	Bonus <sup>2</sup>
Duplex	18	+0	50'	5,000 sf	0.4 FAR	+0 FAR
Cottage Court	18	+0	50'	5,000 sf	0.6 FAR	+0 FAR
Multi-Family	18	+24	50'	5,000 sf	0.6 FAR	Unlimited FAR
Live/ Work	18	+0	24'	2,400 sf	0.6 FAR	+0 FAR
Townhouse	18	+0	24'	2,400 sf	0.6 FAR	+0 FAR
Other Allowed Uses	—	+0	50'	5,000 sf	1 FAR	+0 FAR

<sup>1</sup> Lots zoned with the "-Q" subzone shall comply with the requirements of Subsection 23-3C-5050(D).

<sup>2</sup> To receive an affordable housing bonus, a project must comply with Article 23-4E (Affordable Housing).

**Table 23-3C-5070(B) Building Placement**

(1) Setback (Distance from ROW / Lot Line)	Front	Side St.	Side	Rear
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Minimum	15'	10'	5'	10'
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(a) Setback exceptions are provided in Section 23-3D-10070 (Setback Exceptions).

(b) The rear setback is five feet for an accessory structure with a maximum height of 15 feet.

(2) Compatibility Setback	Front	Side St.	Side	Rear
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Lots ≤ 75' wide	15'	10'	15'	30'
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Lots > 75' wide	15'	10'	20'	30'
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(a) Where a portion of a building is across an alley less than 20 feet in width from a property zoned R3 or more restrictive; or is adjacent to a property zoned R3 or more restrictive, then minimum setbacks shall be provided along the alley or shared lot line that comply with this subsection.

(b) Where a compatibility setback is required along a side or rear lot line, a landscape buffer shall be provided that complies with Section 23-3D-3080 (Intermittent Visual Obstruction Buffer).

(c) A project providing on-site, income-restricted affordable units as part of an Affordable Housing Bonus or Incentive Program, per Article 23-4E (Affordable Housing), is not subject to the compatibility setback.

**Table 23-3C-5070(C) Building Form**

(1) Building Width
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Maximum	80'
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**Table 23-3C-5070(D) Height**

(1) All Buildings	Base Standard	Bonus <sup>1</sup>
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Overall (max.)	35'	+5'
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<sup>1</sup> To receive an affordable housing bonus, a project must comply with Article 23-4E (Affordable Housing).

**Table 23-3C-5070(E) Encroachments**

(1) Encroachment Type	Front (max.)	Side St. (max.)	Side (max.)	Rear (max.)
Private Frontage <sup>1, 2, 3</sup>	8'	8'	—	—
Architectural Features	2'	2'	2'	2'
Porch, Stoop, or Uncovered Steps <sup>1, 2, 3</sup>	—	—	3'	8'

<sup>1</sup> The maximum height of a porch, stoop, or uncovered step is 3 feet.

<sup>2</sup> A porch encroaching into a required setback is limited to 1-story.

<sup>3</sup> An engaged porch is not permitted to project into a required setback.

**(2) Height Encroachments**

(a) See Section 23-3D-10050 (Encroachments Above Maximum Height) for additional standards.

**Table 23-3C-5070(F) Parking**

**(1) Parking Requirements**

(a) See Section 23-3C-5040 (Parking Requirements) for standards.

**Table 23-3C-5070(G) Private Frontages**

**(1) Private Frontage Type**

Private Frontage Type	Front	Side St.	Standards
Porch: Projecting	A	A	23-3D-5040
Porch: Engaged	A	A	23-3D-5050
Dooryard	A	A	23-3D-5060
Forecourt	A	—	23-3D-5070

(a) One Private Frontage is required for each street-facing facade with an entryway.

**Table 23-3C-5070(H) Impervious Cover**

**(1) Impervious Cover**

Impervious Cover	% (max.)
Impervious Cover	70%

(a) See Division 23-4D-3 (Impervious Cover) for additional standards.