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**23-3C-5080 Mixed-Use 2 (MU2) Zone**

- (A) **Purpose.** Mixed-Use 2 (MU2) zone is intended to allow residential, office, and commercial uses, including retail and entertainment, within walking distance of 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 2 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).



MU2

Table 23-3C-5080(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	24	+0	50'	5,000 sf	0.6 FAR	+0 FAR
Multi-Family	24	+24	50'	5,000 sf	0.8 FAR	Unlimited FAR
Live/ Work	24	+0	18'	1,800 sf	0.8 FAR	+0 FAR
Townhouse	24	+0	18'	1,800 sf	0.8 FAR	+0 FAR
Other Allowed Uses	—	+0	50'	5,000 sf	1 FAR	+0 FAR

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

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

**Table 23-3C-5080(B) Building Placement**

(1) Setback (Distance from ROW / Lot Line)	Front	Side St.	Side	Rear
Minimum	10'	10'	5'	10'

(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
Lots ≤ 75' wide	10'	10'	15'	30'
Lots > 75' wide	10'	10'	20'	30'

(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-5080(C) Building Form**

(1) Overall Building Envelope	
Width (max.)	100'

**Table 23-3C-5080(D) Height**

(1) All Buildings	Base Standard	Bonus <sup>1</sup>
Overall (max.)	40'	+10'

<sup>1</sup> To receive an affordable housing bonus, a project must comply with Article 23-4E (Affordable Housing).

**Table 23-3C-5080(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-5080(F) Parking**

**(1) Parking Requirements**

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

**Table 23-3C-5080(G) Private Frontages**

(1) 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-5080(H) Impervious Cover**

(1) Impervious Cover	% (max.)
Impervious Cover	70%

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