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**23-3C-5110 Mixed-Use 5A (MU5A) Zone**

- (A) **Purpose.** Mixed-Use 5A (MU5A) zone is intended to allow high-intensity multi-unit residential, office, service, retail, and entertainment uses.
- (B) **Requirements.** A lot zoned Mixed-Use 5A 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); and
  - (7) Table (G) (Impervious Cover).



**MU5A**

Table 23-3C-5110(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>
Multi-Family	48	Unlimited	50'	5,000 sf	2.0 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	2.0 FAR	Unlimited 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 affordable housing bonus, a project must comply with Article 23-4E (Affordable Housing).

Table 23-3C-5110(B) Building Placement				
(1) Setback (Distance from ROW / Lot Line)	Front	Side St.	Side	Rear
Minimum	5'	5'	0'	0'
(a) Setback exceptions are provided in Section 23-3D-10070 (Setback Exceptions).				
(2) Compatibility Setback	Front	Side St.	Side	Rear
Lots ≤ 75' wide	5'	5'	15'	30'
Lots > 75' wide	5'	5'	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-5110(C) Building Form	
(1) Net Frontage defined by Building Facade	
Location	Net Frontage
Front	40% (min.)
Side St.	40% (min.)
(a) The percent of net frontage of a building facade defined in this subsection must be within the facade zone.	
(b) See exemptions in Subsection 23-3C-5050(E)(1).	
(c) Where there is not enough building frontage to meet the standards, an active private frontage is required in compliance with Subsection 23-3C-5050(E)(2).	

**Table 23-3C-5110(D) Height**

(1) All Buildings	Base Standard	Bonus <sup>1</sup>
Overall (max.)	60'	+30'

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

**(2) Compatibility Height Stepback Distance from the triggering property**

Stepback Distance from the triggering property	Overall height shall not exceed:
≤ 50'	35'
> 50' and ≤ 100'	45'
> 100'	Set by zone standards

- (a) Where a building height stepback is required, then the overall height of buildings shall comply with this subsection.
- (b) Building height stepbacks are required where a portion of a building is located:
  - i. Across an alley, less than 20 feet in width, from a property zoned R3 or more restrictive;
  - ii. Across a right-of-way, less than 60 feet in width, from a property zoned R3 or more restrictive; or
  - iii. Adjacent to a property zoned R3 or more restrictive.
- (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 stepback.

**Table 23-3C-5110(E) Encroachments**

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

<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 Encroachment**

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

**Table 23-3C-5110(F) Parking**

**(1) Parking Requirements**

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

**Table 23-3C-5110(G) Impervious Cover**

(1) Impervious Cover	% (max.)
Impervious Cover	90%

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