
23-3C-5120 Mixed-Use 5B (MU5B) Zone

- (A) **Purpose.** Mixed-Use 5B (MU5B) zone is intended to allow high-intensity residential and commercial uses, including storage and auto-related businesses.
- (B) **Requirements.** A lot zoned Mixed-Use 5B 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).

A large, bold, red 'MU5B' logo is positioned on the right side of the page. The text is oriented vertically, reading from bottom to top. The logo is enclosed within a thick red rectangular border.

| Table 23-3C-5120(A) Lot Size and Intensity | | | | | | |
|--|---------------------------------|--------------------|--------------|-------------|---------------|--------------------|
| (1) Allowed Use | Lot | | | | Building | |
| | Dwelling Units Per Acre Maximum | | Width (min.) | Area (min.) | FAR Maximum | |
| | Base Standard ¹ | Bonus ² | | | Base Standard | Bonus ² |
| 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 |

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

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

| Table 23-3C-5120(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-5120(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-5120(D) Height

| (1) All Buildings | Base Standard | Bonus ¹ |
|-------------------|---------------|--------------------|
| Overall (max.) | 60' | +30' |

¹ To receive an 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-5120(E) Encroachments

| (1) Encroachment Type | Front (max.) | Side St. (max.) | Side (max.) | Rear (max.) |
|---|--------------|-----------------|-------------|-------------|
| Architectural Features | 2' | 2' | 2' | 2' |
| Porch, Stoop, or Uncovered Steps ^{1, 2, 3} | 3' | 3' | — | — |

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

² A porch encroaching into a required setback is limited to 1-story.

³ 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-5120(F) Parking

(1) Parking Requirements

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

Table 23-3C-5120(G) Impervious Cover

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

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