

Division 23-3C-5: Mixed-Use Zones

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23-3C-5010 Purpose

- (A) This division establishes the requirements for land use and building form for Mixed-Use zones, and reflects the community's vision to implement the Comprehensive Plan. These requirements are intended to ensure that proposed development is compatible with existing development and produces an environment of desirable character, consistent with the Comprehensive Plan and any applicable area plan.

23-3C-5020 Applicability

- (A) The requirements in this division apply to a site within the Mixed-Use zones.
- (B) The uses allowed in Mixed-Use zones are subject to the requirements of this division and any applicable regulations within Article 23-3D (Supplemental to Zones).
- (C) In addition to the requirements included within this division and Article 23-3D (Supplemental to Zones), a lot or use may also be subject to the following provisions in this Title:
 - (1) Division 23-3D-6 (Building Design);
 - (2) Division 23-3D-8 (Outdoor Lighting);
 - (3) Division 23-3D-10 (Additional General Standards);
 - (4) Article 23-4C (Urban Forest Protection and Replanting);
 - (5) Article 23-4D (Water Quality);
 - (6) Article 23-4E (Affordable Housing);
 - (7) Chapter 23-7 (Signage); and
 - (8) Article 23-9E (Drainage).

- (D) The provisions identified in Subsection (C) may not be a complete list of requirements that apply to a lot or use. Failure to include a specific provision in Subsection (C) or anywhere else in this division does not exempt the lot or use from complying with the provision.

23-3C-5030 Allowed Uses and Permit Requirements

- (A) **Allowed Land Uses.** Table 23-3C-5030(A) (Allowed Uses in Mixed-Use Zones) establishes the land uses allowed in each Mixed-Use zone.
- (1) Each land use listed is defined in Division 23-3C-2 (Land Uses).
- (B) **Permit Required.** If Table 23-3C-5030(A) (Allowed Uses in Mixed-Use Zones) identifies a permit requirement for the land use, then a property may not be used in that manner until the property owner or property operator obtains a permit.
- (C) **Additional Requirements.** If a land use is subject to additional requirements, Table 23-3C-5030(A) (Allowed Uses in Mixed-Use Zones) identifies the section within Division 23-3D-1 (Specific to Use) that applies.
- (D) **Uses Not Allowed.** If a land use is marked "—" or is not included in Table 23-3C-5030(A) (Allowed Uses in Mixed-Use Zones), it is not allowed in the Mixed-Use Zone.

Table 23-3C-5030(A) Allowed Uses in Mixed-Use Zones							
Use Type	Specific to Use Requirements	MU1	MU2	MU3	MU4	MU5A	MU5B
RESIDENTIAL							
(1) Residential							
Accessory Dwelling Unit - Residential	23-3D-1030	P	P	—	—	—	—
Accessory Dwelling Unit - Non-Residential	23-3D-1040	P	P	P	P	P	P
Bed and Breakfast	23-3D-1100	P	P	P	P	P	P
Co-housing		P	P	—	—	—	—
Cottage Court	23-3D-1160	P	P	—	—	—	—
Duplex	23-3D-1180	P	P	—	—	—	—
Group Residential		P	P	P	P	P	P
Home Occupations	23-3D-1220	P	P	P	P	P	P
Live/Work	23-3D-1230	P	P	P	P	P	P
Multi-Family		P	P	P	P	P	P
Senior/Retirement Housing		P	P	P	P	P	P
Single-Family Attached		P	P	—	—	—	—
Short-term Rental							
Types 1	23-3D-1380	P	P	P	P	—	—
Types 2	23-3D-1380	—	P ¹	—	—	—	—
Types 3	23-3D-1380	P	P	MUP	MUP	—	—
Townhouse	23-3D-1420	P	P	P	P	P	P
(2) Residential Support							
Residential Care Facility		—	—	MUP	P	P	P
Transitional Housing		—	—	—	CUP	CUP	P

Notes for Table 23-3C-5030(A)

¹ Permitted in conjunction with a compliant residential use (Section 23-2H-3 Compliant Uses).

Key for Table 23-3C-5030(A)

P	Permitted Use	—	Not Allowed
MUP	Minor Use Permit Required	CUP	Conditional Use Permit Required
P/CUP	Permitted Use or Conditional Use Permit Required. See Division 23-3D-1 (Specific to Use).		

Table 23-3C-5030(A) Allowed Uses in Mixed-Use Zones (continued)							
Use Type	Specific to Use Requirements	MU1	MU2	MU3	MU4	MU5A	MU5B
COMMERCIAL							
(3) Services							
Adult Care							
Small ≤6		P	P	P	P	P	P
Large 7 ≥ and ≤20		P	P	P	P	P	P
Commercial ≥21		P	P	P	P	P	P
Alternative Financial Services	23-3D-1080	—	—	CUP	CUP	CUP	P
Animal Service/Boarding							
Housepets		MUP	P	P	P	P	P
Livestock; Outdoor		—	—	—	—	—	P
Business and Financial/Professional Services		CUP	CUP	CUP	P	P	P
Commercial Blood Plasma Center	23-3D-1110	—	—	—	—	—	P/CUP
Commercial Services and Repair							
No Outside Storage		CUP	CUP	CUP	CUP	CUP	P
With Incidental Outside Storage		—	—	—	—	CUP	P
Childcare							
Small ≤12		P	P	P	P	P	P
Large 13 ≥ and ≤36		P	P	P	P	P	P
Commercial ≥37		P	P	P	P	P	P
Drive-Through Retail or Service Facility	23-3D-1170	—	CUP	CUP	CUP	CUP	P
Funeral/ Mortuary Home		—	—	—	P	—	P
Hotel/Motel		CUP	CUP	CUP	CUP	P	P
Medical Services		MUP	P	P	P	P	P
Pawn Shop		—	—	—	—	CUP	P
Personal Services							
Non-restricted		P	P	P	P	P	P
Restricted		—	—	—	—	MUP	P
Personal Storage		—	—	—	—	—	P

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P/CUP	Permitted Use or Conditional Use Permit Required. See Division 23-3D-1 (Specific to Use).		

Table 23-3C-5030(A) Allowed Uses in Mixed-Use Zones (continued)							
Use Type	Specific to Use Requirements	MU1	MU2	MU3	MU4	MU5A	MU5B
(4) Office							
Office, General (non-medical)		P	P	P	P	P	P
(5) Automobile Related							
Automobile Sales, Rental, and Storage		—	—	—	—	CUP	P
Automobile Repair		—	—	—	—	CUP	P
Commercial Vehicle Storage and Dispatch		—	—	—	—	CUP	P
Gas Station	23-3D-1200	—	—	—	—	CUP	P
Heavy Equipment Sales							
Sales, Rental, and Storage		—	—	—	—	—	P
Repair		—	—	—	—	—	P
Parking Facility		—	—	—	CUP	CUP	P
Recreational and Sports Vehicle Sales, Rental, and Storage		—	—	—	—	—	P
(6) Retail							
Alcohol Sales	23-3D-1070	—	CUP	—	—	MUP	P
Commercial Food Preparation		—	—	P	P	P	P
Food Sales		P	P	P	P	P	P
General Retail							
≤ 100,000 sq ft		P	P	P	P	P	P
> 100,000 sf		—	—	—	—	CUP	P
w/ Outside Storage	23-3D-1210	—	—	—	—	CUP	P
Mobile Retail Sales	23-3D-1270	—	—	—	P	P	P

Key for Table 23-3C-5030(A)

P	Permitted Use	—	Not Allowed
MUP	Minor Use Permit Required	CUP	Conditional Use Permit Required
P/CUP	Permitted Use or Conditional Use Permit Required. See Division 23-3D-1 (Specific to Use).		

Table 23-3C-5030(A) Allowed Uses in Mixed-Use Zones (continued)							
Use Type	Specific to Use Requirements	MU1	MU2	MU3	MU4	MU5A	MU5B
(7) Restaurant and Bars							
Bar/Nightclub							
Indoor		—	MUP	—	CUP	MUP	MUP
Outdoor; Late Night		—	—	—	—	CUP	CUP
Micro-Brewery/Micro-Distillery/Winery		—	MUP	—	P	P	P
Mobile Food Sales	23-3D-1260	MUP	MUP	P	P	P	P
Restaurant							
w/o Alcohol Sales		P	P	P	P	P	P
w/ Alcohol Sales	23-3D-1320	—	MUP	—	P	P	P
Drive-Through	23-3D-1170	—	CUP	CUP	CUP	CUP	P
Late-Night Operation	23-3D-1320	—	CUP	—	—	CUP	P
(8) Entertainment and Recreation							
Adult Entertainment	23-3D-1060	—	—	—	—	—	P/CUP
Recreational Vehicle Park	23-3D-1320	—	—	—	—	—	P
Performance Venue							
Indoor							
≤5,000 sf	23-3D-1290	CUP	MUP	MUP	MUP	P	P
> 5,000 sf	23-3D-1290	—	—	CUP	MUP	P	P
Outdoor							
≤ 5,000 sf	23-3D-1290	—	MUP	MUP	MUP	MUP	MUP
> 5,000 sf	23-3D-1290	—	—	CUP	MUP	CUP	MUP
Recreation							
Indoor ≤ 5,000 sf	23-3D-1310	MUP	MUP	P	P	P	P
Indoor > 5,000 sf	23-3D-1310	CUP	CUP	P	P	P	P
Outdoor, Formal	23-3D-1310	CUP	CUP	CUP	CUP	P	P
Outdoor, Informal	23-3D-1310	P	P	P	P	P	P
Outdoor, Natural	23-3D-1310	P	P	P	P	P	P
Spectator Sport or Entertainment		—	—	CUP	CUP	CUP	CUP
Studio: art, dance, martial arts, music	23-3D-1400	P	P	P	P	P	P

Key for Table 23-3C-5030(A)	
P	Permitted Use
MUP	Minor Use Permit Required
P/CUP	Permitted Use or Conditional Use Permit Required. See Division 23-3D-1 (Specific to Use).
—	Not Allowed
CUP	Conditional Use Permit Required

Table 23-3C-5030(A) Allowed Uses in Mixed-Use Zones (continued)							
Use Type	Specific to Use Requirements	MU1	MU2	MU3	MU4	MU5A	MU5B
INDUSTRIAL							
(9) Industrial							
Manufacturing and Storage							
Limited Machinery	23-3D-1240	—	—	—	—	MUP	P
(10) Innovation and Technology							
Data Center		—	—	—	—	—	P
Research and Development							
Non-Hazardous Materials	23-3D-1340	—	—	—	—	MUP	P
AGRICULTURAL							
(11) Agriculture							
Community Agriculture	23-3D-1130	P	P	P	P	P	P
Indoor Crop Production		—	—	—	—	MUP	P
CIVIC							
(12) Civic and Public Assembly							
Government		—	MUP	MUP	MUP	P	P
Hospital		—	—	CUP	P	P	P
Library, Museum, or Public Art Gallery		CUP	MUP	P	P	P	P
Meeting Facility (public or private)		CUP	CUP	P	P	P	P
Public Safety Facility		CUP	CUP	P	P	P	P
Religious Assembly Facility		P	P	P	P	P	P
School							
Business, or Trade	23-3D-1360	CUP	CUP	MUP	P	P	P
College or University	23-3D-1360	CUP	CUP	MUP	P	P	P
Private Primary	23-3D-1360	CUP	CUP	MUP	P	P	P
Private Secondary	23-3D-1360	CUP	CUP	MUP	P	P	P
Public Primary	23-3D-1360	P	P	P	P	P	P
Public Secondary	23-3D-1360	P	P	P	P	P	P

Key for Table 23-3C-5030(A)

P	Permitted Use	—	Not Allowed
MUP	Minor Use Permit Required	CUP	Conditional Use Permit Required
P/CUP	Permitted Use or Conditional Use Permit Required. See Division 23-3D-1 (Specific to Use).		

Table 23-3C-5030(A) Allowed Uses in Mixed-Use Zones (continued)							
Use Type	Specific to Use Requirements	MU1	MU2	MU3	MU4	MU5A	MU5B
OTHER							
(13) Other							
Accessory Uses	23-3D-1050	P	P	P	P	P	P
Communications	23-3D-1120	P	P	P	P	P	P
Utilities							
Local		P	P	P	P	P	P
Telecommunications	23-3D-1410	P	P	P	P	P	P
Transit Terminal		—	—	—	—	CUP	CUP
Special Uses	23-3D-1390	CUP	CUP	CUP	CUP	CUP	—

23-3C-5040 Parking Requirements

- (A) **Parking Required.** Required off street parking in the Mixed-Use Zones is provided in Table 23-3C-5040(A) (Parking Requirements for Mixed-Use Zones).
- (B) **Maximum Number of Parking Spaces.**
 - (1) Developments over 10,000 square feet in floor area or containing 25 or more residential units may not exceed 1.75 times the minimum number of parking spaces required. Maximum is calculated prior to any applicable parking reductions.
 - (2) Lots with frontage on a Corridor or wholly or partially located within a Center may not exceed 1.25 times the minimum number of parking spaces required. Maximum is calculated prior to any applicable parking reductions.
 - (3) The director may approve an administrative modification permitting parking in excess of the maximum number of parking spaces required by this subsection if:
 - (a) The parking is part of a shared off-site parking facility and noted as a condition on the site plan; and
 - (b) The director finds that excess parking is supported by market conditions and does not undermine established planning policies for the area.
- (C) **Parking Reductions.** See Section 23-3D-2050 (Off-street Motor Vehicle Parking Reductions) for standards for parking adjustment from Table 23-3C-5040(A) (Parking Requirements for Mixed-Use Zones).

Key for Table 23-3C-5030(B)

P	Permitted Use	—	Not Allowed
MUP	Minor Use Permit Required	CUP	Conditional Use Permit Required
P/CUP	Permitted Use or Conditional Use Permit Required. See Division 23-3D-1 (Specific to Use).		

Table 23-3C-5040(A) Parking Requirements for Mixed-Use Zones	
Use Type	Number of Required Off-street Parking Spaces
RESIDENTIAL	
(1) Residential	
Accessory Dwelling Unit - Residential	None required
Accessory Dwelling Unit - Commercial	None required
Bed and Breakfast	1 plus 0.8 per bedroom
Co-housing	1 plus 1 per every 3 sleeping units
Group Residential	1 plus 1 per every 3 sleeping units
Home Occupations	None required
Senior/Retirement Housing	0.8 per unit
Other allowed Residential uses	1 per unit
(2) Residential Support	
Residential Care Facility	0.8 per bedroom
Transitional Housing	1 plus 1 per every 3 bedrooms
COMMERCIAL	
(3) Services	
Commercial Blood Plasma Center	1 per 350 sf
Drive-Through Retail or Service Facility	None required
Funeral/Mortuary Home	1 space per each 5 persons capacity
Hotel/Motel	1 per every 2 bedrooms, plus 1 per 500 sf of meeting space
Medical Services	1 per 350 sf
Personal Storage	1 per 1,000 sf
All other allowed Service uses	1 per 500 sf
(4) Office	
Office, General (non-medical)	1 per 500 sf

Table 23-3C-5040(A) Parking Requirements for Mixed-Use Zones (continued)	
Use Type	Number of Required Off-street Parking Spaces
(5) Automobile Related	
Automobile Sales, Rental, and Storage	1 per 500 sf indoor sales floor, plus 1 per 750 sf outdoor sales lot
Automobile Repair	4 per service bay, plus 1 per 350 sf office space
Commercial Vehicle Storage and Dispatch	1 per 350 sf office/dispatch space
Gas Station	1 per each 2 fueling bays, plus 2 queue spaces per each fueling bay
Heavy Equipment Sales	
Sales, Rental, and Storage	1 per 1,000 sf, plus 1 per 250 sf of office or business area
Repair	1 per 1,000 sf, plus 1 per 250 sf of office or business area
Parking Facility	None required
Recreational and Sports Vehicle Sales, Rental, and Storage	1 per 500 sf indoor sales floor, plus 1 per 750 sf outdoor sales lot
(6) Retail	
Commercial Food Preparation	1 per 1000 sf
Food Sales	1 per 350 sf
Mobile Retail Sales	None required
All other allowed Retail uses	1 per 500 sf
(7) Restaurant and Bars	
Bar/Nightclub (Indoor and Outdoor; Late-Night)	
First 2,500 sf of area	1 per 150 sf
For each square foot greater than 2,500 sf up to 10,000 sf	1 per 125 sf
For each square foot greater than 10,000 sf	1 per 100 sf
Micro-Brewery/ Micro-Distillery/ Winery	1 per 150 sf of tasting area, plus 1 per 1,000 sf of production area
Mobile Food Sales	None required
Restaurant	
First 2,500 sf of area	1 per 150 sf
For each square foot greater than 2,500 sf	1 per 125 sf
For Restaurants that provide no customer service or dining area	1 per 325
Drive-Through	None required

Table 23-3C-5040(A) Parking Requirements for Mixed-Use Zones (continued)	
Use Type	Number of Required Off-street Parking Spaces
(8) Entertainment and Recreation	
Adult Entertainment	1 per 500 sf
Recreational Vehicle Park	1 plus 1 per camping site
Studio: art, dance, martial arts, music	1 per 500 sf
All Other allowed Entertainment and Recreation uses	As determined by the director
INDUSTRIAL	
(9) Industrial	
All allowed Industrial uses	1 per 1,000 sf of manufacturing, warehouse plus 1 per 250 sf of office or business area
(10) Innovation and Technology	
Data Center	1 per 5,000 sf of floor area dedicated to computer equipment space, plus 1 per 250 sf of office or business area
All other allowed Innovation and Technology uses	1 per 275 sf
AGRICULTURAL	
(10) Agriculture	
All allowed Agriculture uses	As determined by the director
CIVIC	
(12) Civic and Public Assembly	
Government	1 per 500 sf
Hospital	1 per every 4 beds, plus 1 per 500 sf
Library, Museum, or Public Art Gallery	1 per 500 sf
Meeting facility (public or private)	1 per 500 sf
School	
Business, or Trade	1 space per staff member, plus 1 space for each 4 students enrolled
College or University	1 space per staff member, plus 1 space for each 4 students enrolled
Private Primary	1 space per staff member
Private Secondary	1 space per staff member, plus 1 space for each 4 students enrolled in grades 11 and 12
Public Primary	1 space per staff member
Public Secondary	1 space per staff member, plus 1 space for each 4 students enrolled in grades 11 and 12
All other allowed Civic and Public Assembly	As determined by the director
OTHER	
(13) Other	
All allowed Other uses	As determined by director

23-3C-5050 General to Mixed-Use Zones

- (A) **Applicability.** The standards of this section apply to all development in the Mixed-Use zones, unless otherwise provided in this section. When in conflict, the standards of this section supersede the standards of the base zone.
- (B) **Floor Area Ratio.**
- (1) **Maximum Floor Area Ratio.**
- (a) The maximum FAR for a lot may not exceed the highest FAR allowed in the zone for a permitted use, unless:
- (i) Additional FAR is obtained by participation in a density bonus program; or
 - (ii) Additional FAR is obtained by utilization of the Preservation Incentive.
- (2) **Accessory Dwelling Unit.**
- (a) The floor area of an accessory dwelling unit counts against the FAR limit for the principal use on the lot.
- (C) **Building Frontage and Placement.**
- (1) **Building Placement.**
- (a) The building form standards are established in the base zone with the following exceptions:
- (i) **Restaurant or Gas Stations.** Building placement standards do not apply to redevelopment of an existing pad site for a restaurant or gas station use that remains as a restaurant or gas station and the development occurs within the existing site configuration.
 - (ii) **Narrow Interior Lots.** Narrow interior lots less than 65 feet wide with only a single point of access to a public roadway are exempt from building placement standards.
- (2) **Alternate Active Private Frontage.** As an option, active private frontage may be used to substitute in whole, or in part, for the net frontage standards in required in the zone. Active private frontage must conform to the standards of this subsection. See Figure 23-3C-5050(1) (Building Placement and Alternative) for reference.
- (a) Active private frontage may be a maximum of 20 feet deep.
- (b) Active private frontage areas must include one or more of the following amenities:
- (i) Accessory outdoor dining, if the dining area is separated from the public right-of-way using planters, shrubs, or fencing with a maximum height of 42 inches;
 - (ii) A balcony, pedestrian sidewalk, accessible ramps, or Private Frontage that complies with 23-3E-1 (Private Frontages);
 - (iii) Landscape with at least one water feature;
 - (iv) A plaza; or
 - (v) Merchandise display and sale that are incidental to the use.
- (c) An amenity provided in active public use areas must not obstruct the open pedestrian connection between the building's primary entrance and the sidewalk.

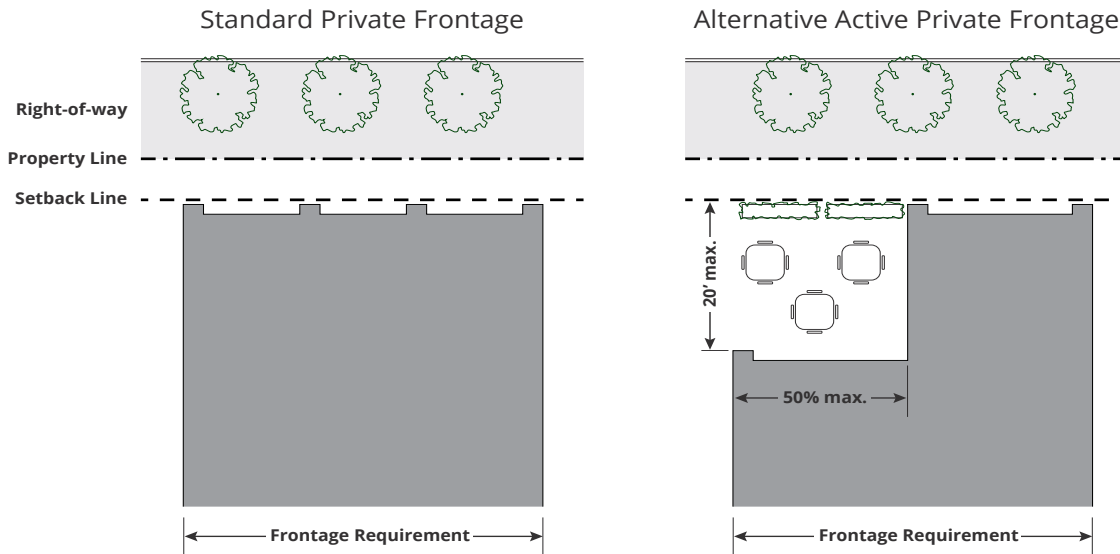


Figure 23-3C-5050(1) Building Placement and Alternative

(D) Building Entrance.

- (1) A pedestrian entrance must face and connect directly to the primary street, or for corner lots, to the primary or side street.
- (2) Pedestrian entrances must be provided at least every 75 feet along the elevation facing the primary street.
- (3) **Exemptions.** 23-3C-5050(F)(1) and (2) are not required if the following conditions are met:
 - (a) At least 80 percent of the net building frontage consists of building facade built to the minimum setback line;
 - (b) The building has a continuous shaded sidewalk linking the sidewalk to the building entrance; and
 - (c) The entrance is less than 100 feet from the property line.

(E) Special MU Zone Designations.

(1) Purpose and Applicability.

- (a) The purpose of the zone designations established by this section is to:
 - (i) Maintain the thresholds for participation in the density bonus program applicable to commercial zones in which residential uses were not allowed prior to the effective date of this Title; and
 - (ii) Prohibit residential uses where appropriate based on a future land use map designation or other planning considerations.
- (b) This section applies to properties in an MU zone when designated with "-Q," "-V," or "-W" on the zoning map.

(2) "Q" Zone Designation.

- (a) Notwithstanding the base zone regulations established in this division, the base units per acre for an allowed residential use in the "-Q" designation is zero.

- (b) Where participation in an affordable housing density bonus program is authorized under Article 23-4E (Affordable Housing), the total number of dwelling units permitted within the “-Q” designation may not exceed the sum of the base dwelling units per acre and the bonus units per acre, as listed in the Table (A)(Lot Size and Intensity) for the applicable base zone.
- (3) **“V” Zone Designation.** Property with the “-V” designation is subject to the requirements for the applicable MU zone, as provided in this division, and to the affordable housing program requirements applicable to the “-V” designation under Article 23-4E (Affordable Housing).
- (4) **“W” Zone Designation.** Notwithstanding the use classifications established Section 23-3C-5030 (Allowed Uses and Permit Requirements), residential uses are not permitted on parcels with the “-W” designation.

23-3C-5060 Multi-Unit Preservation Incentive

(A) Purpose and Applicability.

- (1) By providing development incentives for maintaining certain existing structures, this section encourages preservation of older housing stock while increasing opportunities for new housing.
- (2) This section applies to all residential development on sites within a Mixed-Use Zone.

(B) Administration and Enforcement.

- (1) To request the development incentives established in this section, an applicant must submit a request on a form provided by the director concurrent with submittal of a development application. The request must include information required by the director to determine whether the proposed development and the existing structure sought to be preserved comply with all applicable requirements.
- (2) The director may establish requirements for administering and enforcing this section, including procedures for:
 - (a) Determining whether an existing structure meets the requirements for preservation under Subsection (D)(1); and
 - (b) Monitoring compliance with limitations on altering or expanding a preserved structure under Subsection (D)(2).

(C) Preservation Incentives.

- (1) If the director approves a request to preserve an existing structure under Subsection (D), the following incentives apply to development located on the same site as the preserved dwelling units:
 - (a) Development may exceed the maximum number of units allowed in the base zone by 50 percent; and
 - (b) The structures that contain the preserved dwelling units do not count towards the maximum site-level floor area allowed in the base zone.

- (2) Except as provided in Subsection (C)(1), development approved under this section is subject to all applicable requirements of this Title.
- (D) **Preservation Requirements.** The preservation incentives established under Subsection (C) apply to proposed development only if the director determines that all applicable requirements of this subsection are met.
- (1) **Eligibility Requirements.** The director shall approve a request to apply the preservation incentives established under Subsection (C) if:
 - (a) For at least 30 years, the principle use of the site of the proposed development has been residential use;
 - (b) At least one or more of the existing structures on the site was constructed at least 30 years prior to the application date;
 - (c) The proposed development will retain a minimum of 75 percent of:
 - (i) The existing dwelling units; or
 - (ii) The dwelling units that existed on site five years preceding the application date; and
 - (d) All of the existing structures on the site of the proposed development were constructed in compliance with City Code;
 - (e) The site complies with all applicable requirements of this Title, including Article 23-2H (Nonconformity); and
 - (f) The proposed development that will receive the incentive will increase density on the site by at least 10 percent.
 - (2) **Alterations to Original Structure.** Each existing structure with preserved dwelling units may not be modified or altered except as follows:
 - (a) **Expansion of Structure.** The structure may not be modified or altered to exceed the maximum floor-to-area ratio allowed for the use in the applicable base zone.
 - (b) **Wall Demolition and Removal.**
 - (i) Except as provided in Paragraph (iii), no more than 50 percent of exterior walls and supporting structural elements, including load bearing masonry walls, and in wood construction, studs, sole plate, and top plate, of an existing structure may be demolished or removed. For purposes of this requirement, exterior walls and supporting structural elements are measured in linear feet and do not include interior or exterior finishes.
 - (ii) The front exterior wall of each existing structure that faces the primary street must be retained, except that a private frontage may be added to a existing structure that does not have a private frontage.
 - (iii) Structural elements, including framing, may be replaced or repaired if necessary to meet minimum health and safety standards. A repair or replacement of a structural element is necessary to meet minimum health and safety standards when the repair or replacement is required by the building official, the code official, the Building and Standards Commission, or a court of competent jurisdiction.

(c) **Roof Alterations.**

(i) Retention of the original roof configuration and pitch up to the greater of:

- 15' feet from the front façade; or
- The ridgeline of the original roof.

(d) **Alteration or Replacement of Foundation.** Replacement or alteration of an original foundation may not change the finished floor elevation by more than one foot vertically, in either direction.

(e) **Relocation Prohibited.** A preserved structure may not be relocated.