
23-3C-5090 Mixed-Use 3 (MU3) Zone

- (A) **Purpose.** Mixed-Use 3 (MU3) zone is intended to provide a mix of low to medium scale residential and commercial uses, including employment, shopping and daily services.
- (B) **Requirements.** A lot zoned Mixed-Use 3 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 'MU3' logo is positioned on the right side of the page, enclosed within a red rectangular border. The text 'MU3' is oriented vertically, reading from bottom to top.

Table 23-3C-5090(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	24	+36	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	0.8 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-5090(B) Building Placement				
(1) Setback (Distance from ROW / Lot Line)	Front	Side St.	Side	Rear
Minimum	10'	5'	5'	5'
(a) Setback exceptions are provided in Section 23-3D-10070 (Setback Exceptions).				
(2) Compatibility Setback	Front	Side St.	Side	Rear
Lots ≤ 75' wide	10'	5'	15'	30'
Lots > 75' wide	10'	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-5090(C) Building Form	
(1) Net Frontage defined by Building Façade	
Location	Net Frontage
Front	40% (min.)
Side St.	40% (min.)
(a) The percent of net frontage of a building façade defined in this subsection must be within the façade 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-5090(D) Height

(1) All Buildings	Base Standard	Bonus ¹
Overall (max.)	40'	+25'

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	Overall height shall not exceed:
≤ 50'	35'
> 50' and ≤ 100'	45'
> 100'	Set by zone standards

- (a) Where a building height stepback is required, 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-5090(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}	8'	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 standards.

Table 23-3C-5090(F) Parking

(1) Parking Requirements

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

Table 23-3C-5090(G) Impervious Cover

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

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