

# Article 5

# Mixed Use Districts

# Article 5 - Mixed Use Districts

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5.1.1. Intent



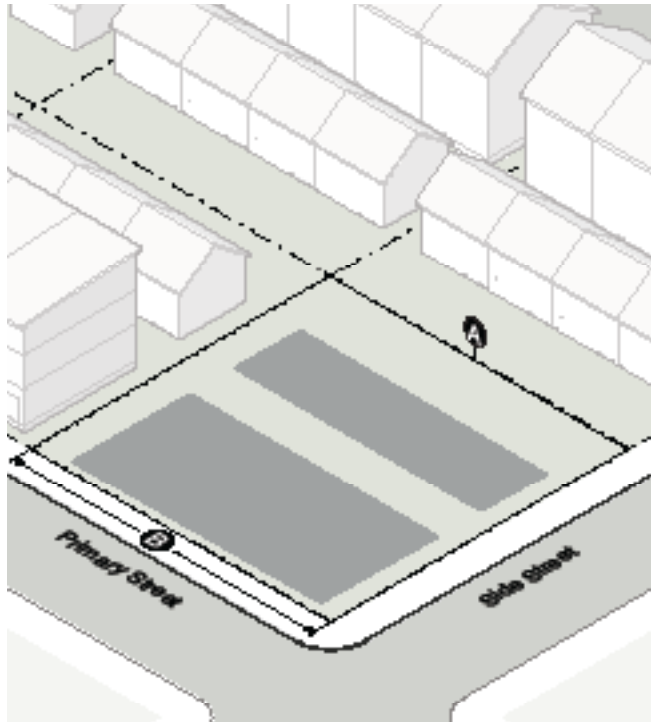
Description

RX is intended to accommodate working and living in close proximity to one another, including in the same physical space. Building type options include townhouse and live work. RX should be applied in areas where the existing or proposed land use pattern promotes live work uses. Uses that would substantially interfere with the live work nature of the district are not allowed.

Building Types Allowed

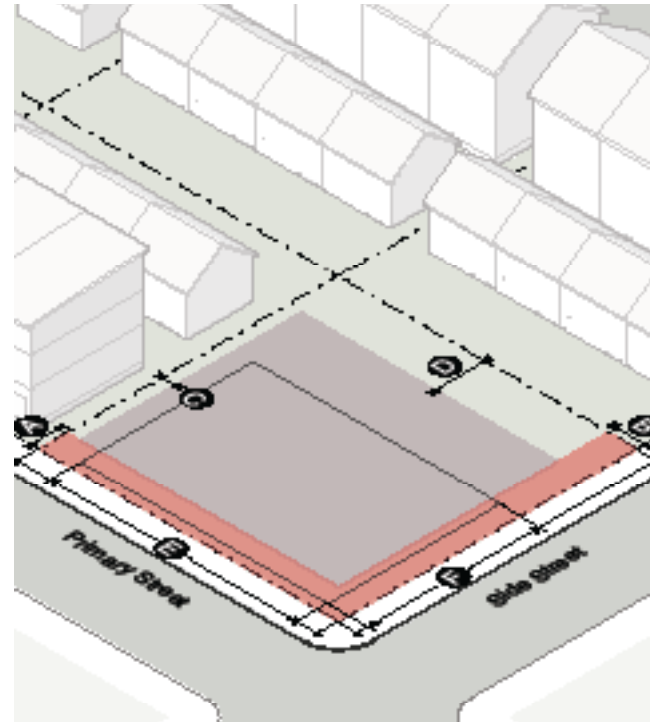
Townhouse	See also Div. 8.9
Live work	See also Div. 8.11
Accessory building	also Div. 8.18

5.1.2. Lot Dimensions



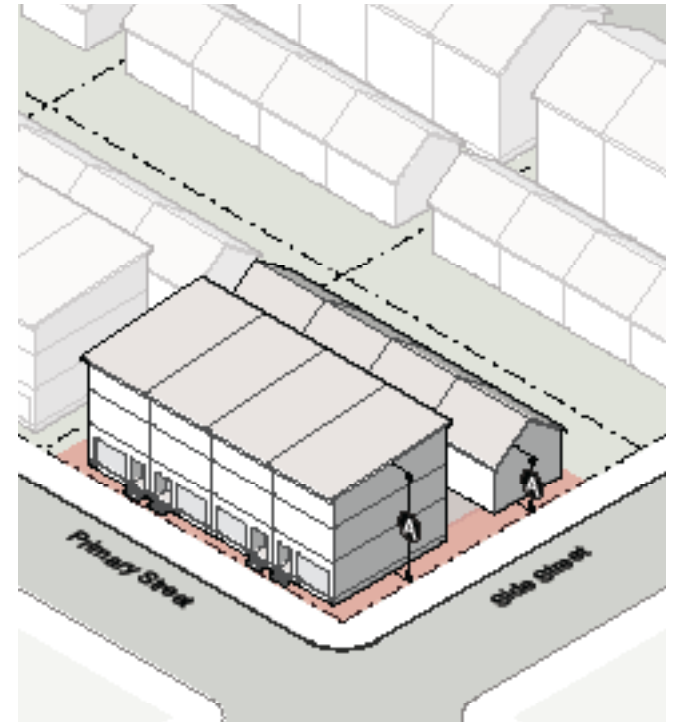
Lot	A Area	B Width
Townhouse	5,000 SF min	65' min
Live work	1,100 SF min	15' min
Accessory building	1,500 SF min	20' min
Coverage		
Lot coverage		80% max

5.1.3. Building Placement



Building and Structure Setbacks		
Primary street	0' min / 10' max	A
Side street	0' min / 10' max	B
Side interior	0' or 5' min	C
Rear	20' min	D
Rear, abutting alley	4' or 20' min	D
Build-to Zone (BTZ)		
Building facade in primary street BTZ (% of lot width)	70% min	E
Building facade in side street BTZ (% of lot width)	35% min	F

5.1.4. Building Height



Height		
All buildings	30'	A

5.2.1. Intent



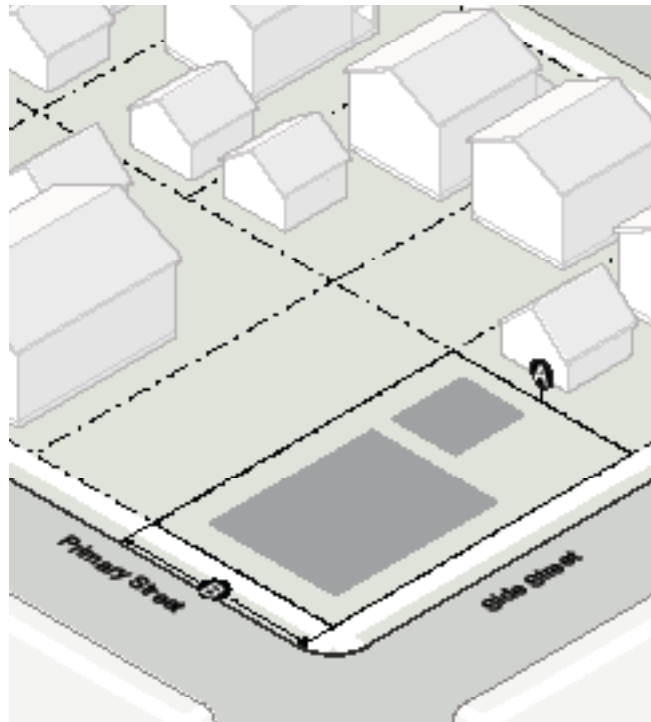
Description

NX is intended to accommodate neighborhood-oriented commercial facilities. The intent of the district is to provide small-scale service establishments close to residential areas and to ensure buildings and uses are compatible with the character of nearby neighborhoods. Building type options include detached house, backyard cottage, duplex, four-plex, townhouse, shopfront house and accessory buildings. NX should be applied in areas where the existing or proposed land use pattern has commercial activity close to established residential areas.

Building Types Allowed

Detached house	See also Div. 8.2
Backyard cottage	See also Div. 8.3
Duplex Side by Side	see also Div. 8.5
Duplex Back to Back	see also Div. 8.6
Four-plex	See also Div. 8.8
Townhouse	see also Div. 8.9
Shopfront house	See also Div. 8.12
Accessory building	See also Div. 8.17

5.2.2. Lot Dimensions



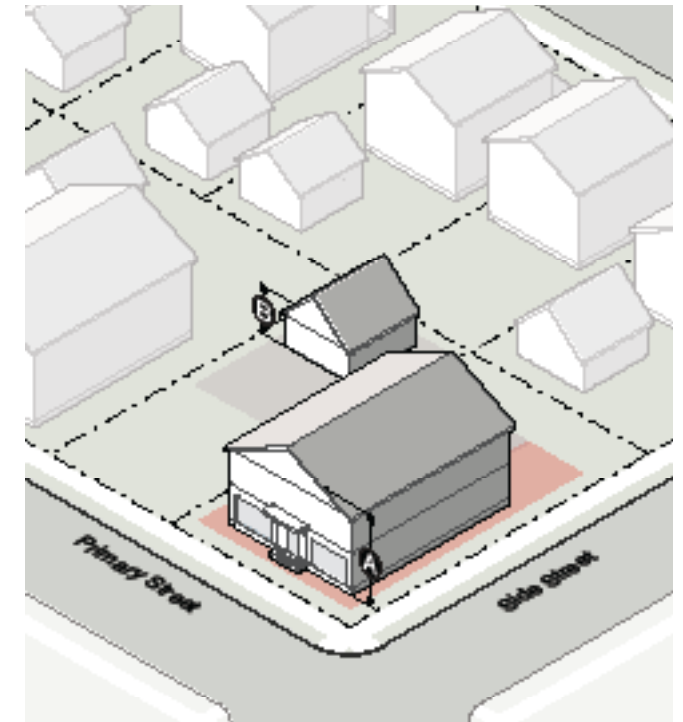
Lot	A Area	B Width
Detached house	7,000 SF min	65' min
Backyard cottage	7,000 SF min	65' min
Duplex Side by Side	5,000 SF min	50' min
Duplex Back to Back	5,000 SF min	30' min
Four-plex	7,000 SF min	65' min
Townhouse	5,000 SF min	65' min
Shopfront house	7,000 SF min	65' min
Accessory building	7,000 SF min	65' min
<b>Coverage</b>		
Lot coverage		70% max

5.2.3. Building Placement



Building and Structure Setbacks		
Primary street	10' min / 30' max	A
Side street	10' min / 30' max	B
Side interior	5' min	C
Rear	20' min	D
Rear, abutting alley	4' or 20' min	D
Build-to Zone (BTZ)		
Building facade in primary street BTZ (% of lot width)	50% min	E
Building facade in side street BTZ (% of lot width)	25% min	F
Accessory Structure Setbacks		
Primary street	40' min	G
Side street	10' min	H
Side interior	5' min	I
Rear	5' min	J
Rear, abutting alley	4' or 20' min	J

5.2.4. Building Height



Height		
Principal building	3 stories / 35' max	A
Accessory building	24' max	B

5.3.1. Intent



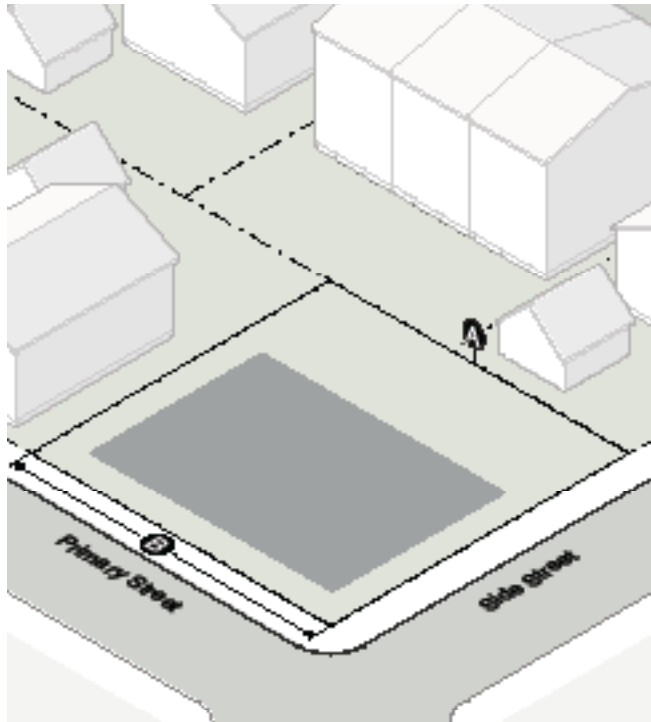
Description

CX is intended to accommodate a broader range of residential and nonresidential activity than NX. To promote walkability and compatibility, auto-oriented uses are restricted. Building type options include townhouse, apartment, live work, shopfront house, single-story shopfront, mixed use shopfront, and general building. CX should be applied in areas where the existing or proposed land use pattern promotes mixed use and pedestrian-oriented activity.

Building Types Allowed

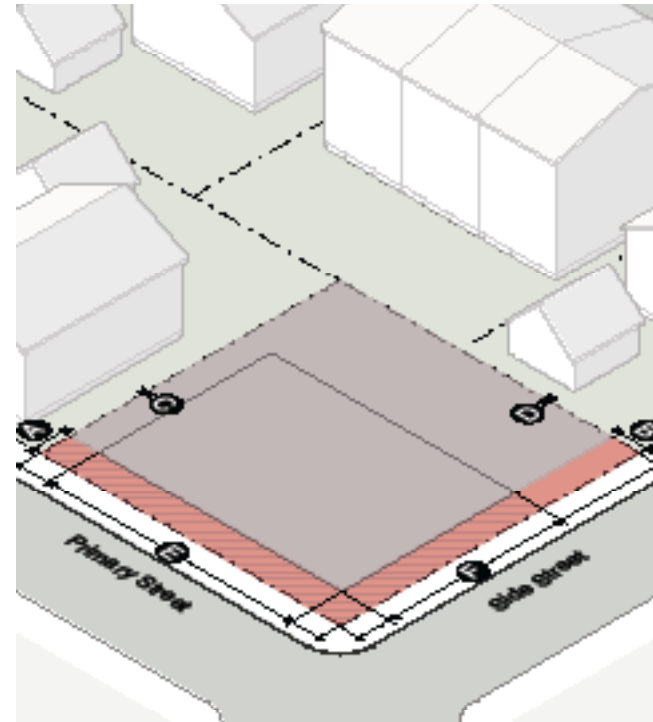
Townhouse	See also Div. 8.9
Apartment	See also Div. 8.10
Live work	See also Div. 8.11
Shopfront house	See also Div. 8.12
Single-story shopfront	See also Div. 8.13
Mixed use shopfront	See also Div. 8.14
General building	See also Div. 8.15
Accessory building	See also Div. 8.17

5.3.2. Lot Dimensions



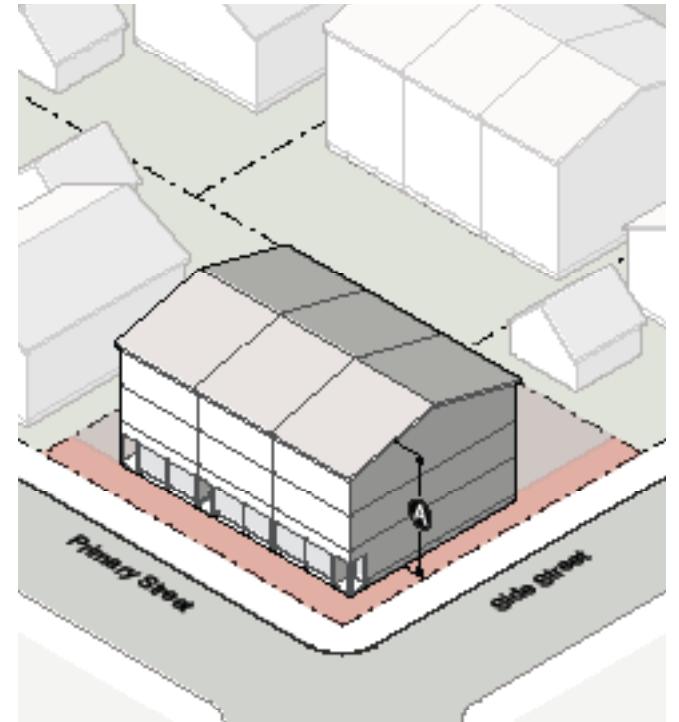
Lot	A Area	B Width
Townhouse	5,000 SF min	65' min
Apartment	5,000 SF min	50' min
Live work	1,100 SF min	15' min
Shopfront house	5,000 SF min	50' min
Single-story shopfront	5,000 SF min	50' min
Mixed use shopfront	5,000 SF min	50' min
General building	5,000 SF min	50' min
Accessory building	5,000 SF min	50' min
<b>Coverage</b>		
Lot coverage		80% max

5.3.3. Building Placement



Building and Structure Setbacks		
Primary street	0' min / 10' max	A
Side street	0' min / 10' max	B
Side interior	0 or 5' min	C
Rear	0 or 5' min	D
Rear, abutting alley	4' or 20' min	D
<b>Build-to Zone (BTZ)</b>		
Building facade in primary street BTZ (% of lot width)	70% min	E
Building facade in side street BTZ (% of lot width)	30% min	F
<b>Parking Location</b>		
Front yard	Not Allowed	
Corner yard	Not Allowed	
Side yard	Allowed	
Rear yard	Allowed	

5.3.4. Building Height



Height		
All buildings	3.5 stories / 40' max	A

5.4.1. Intent



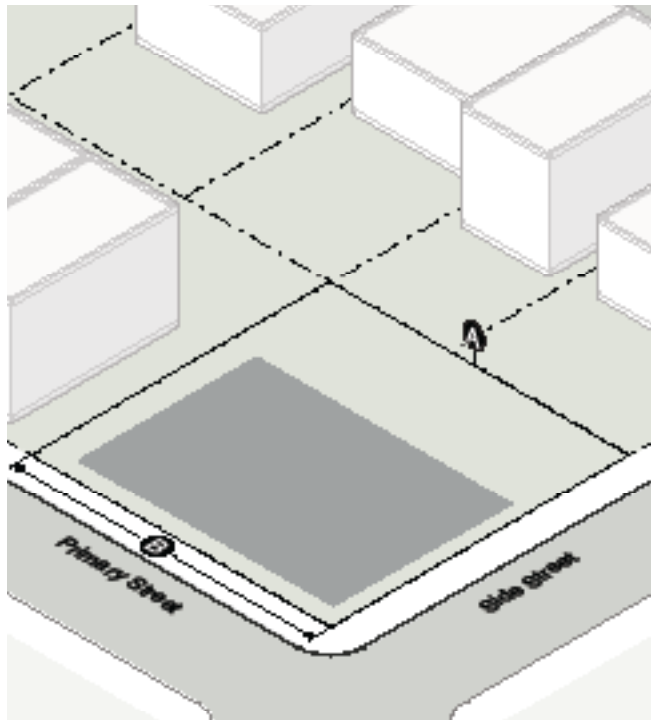
Description

DX is intended to provide for mixed use, pedestrian-oriented development in downtown. To promote walkability and to encourage street level retail activity, auto-oriented and ground floor residential uses are restricted. Building type options include live work, single-story shopfront, and mixed use shopfront. DX should be applied in areas where the existing or proposed land use pattern promotes the highest levels of pedestrian and mixed use activity in the community.

Building Types Allowed

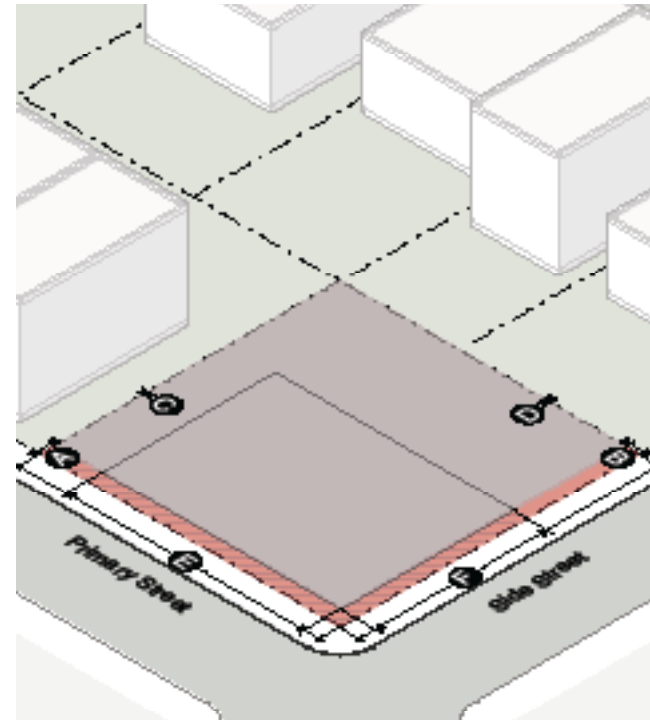
Live work	See also Div. 8.11
Single-story shopfront	See also Div. 8.13
Mixed use shopfront	See also Div. 8.14
General Building	see also Div. 8.15
Accessory building	See also Div. 8.17

5.4.2. Lot Dimensions



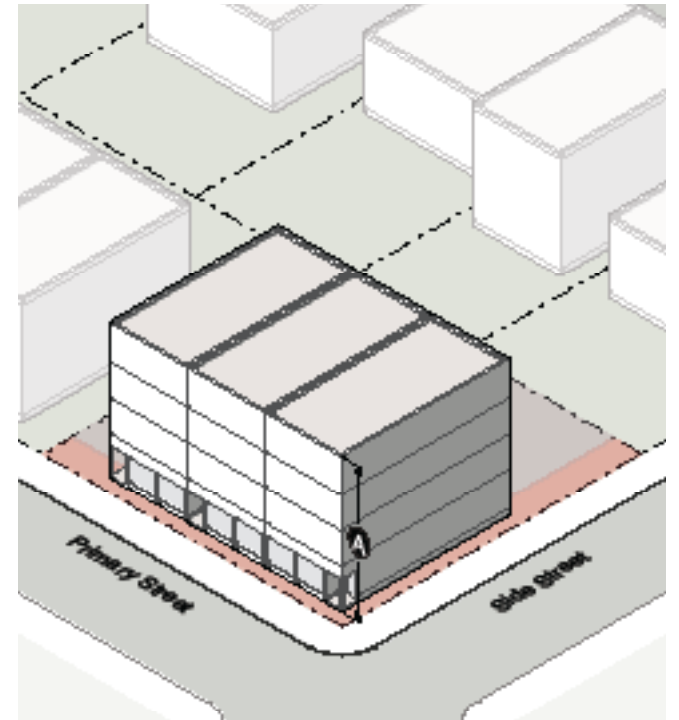
Lot	A Area	B Width
Live work	--	--
Single-story shopfront	--	--
Mixed use shopfront	--	--
Accessory building	--	--
<b>Coverage</b>		
Lot coverage		90% max

5.4.3. Building Placement



Building and Structure Setbacks		
Primary street	0' min / 5' max	A
Side street	0' min / 5' max	B
Side interior	0 or 5' min	C
Rear	0 or 5' min	D
Rear, abutting alley	4' or 20' min	D
<b>Build-to Zone (BTZ)</b>		
Building facade in primary street BTZ (% of lot width)	80% min	E
Building facade in side street BTZ (% of lot width)	40% min	F
<b>Parking Location</b>		
Front yard	Not Allowed	
Corner yard	Not Allowed	
Side yard	Allowed	
Rear yard	Allowed	

5.4.4. Building Height



Height		
All buildings	4 stories / 42.5' max	A

5.5.1. Intent



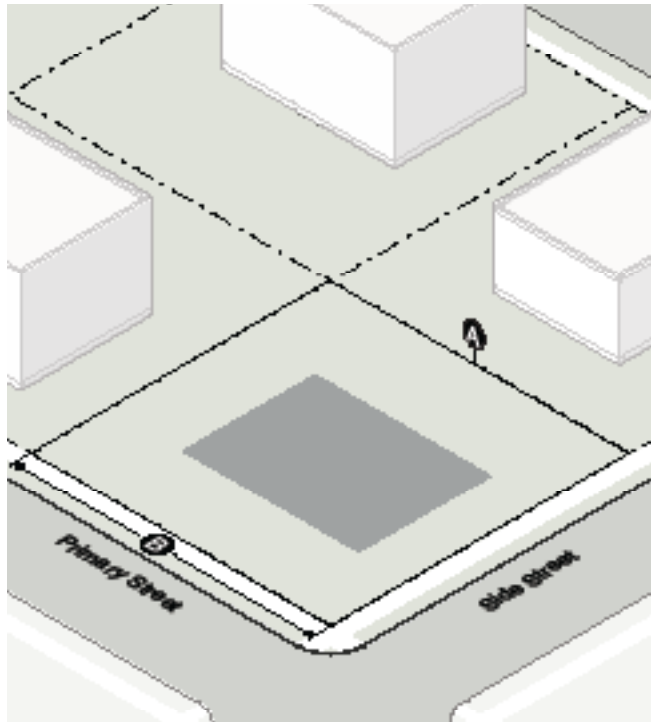
Description

CC is intended to serve as a commercial gateway and to take advantage of proximity to major roadways, therefore the quality and aesthetics of new development is very important. Building type options include live work, shopfront house, single-story shopfront, mixed use shopfront, and general building. CC should be applied along commercial corridors that serve as entrances to downtown or other pedestrian-oriented activity areas.

Building Types Allowed

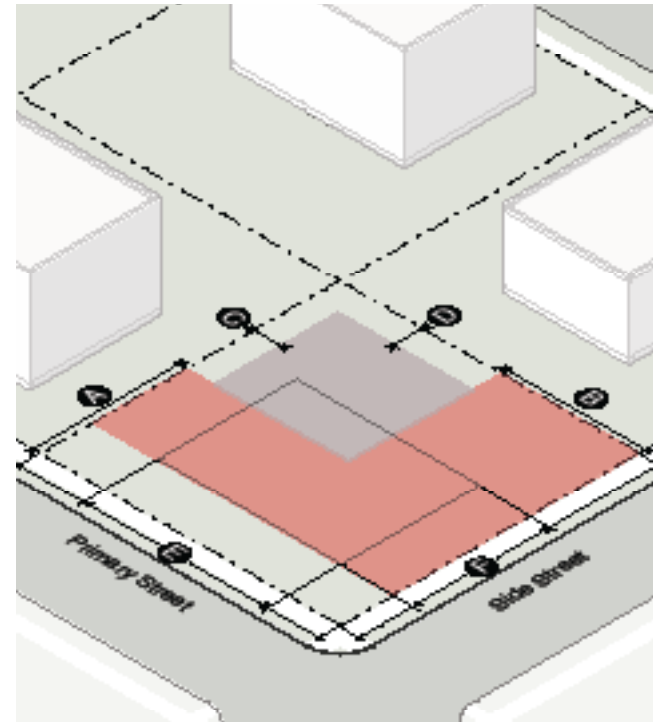
Live work	See also Div. 8.11
Shopfront house	See also Div. 8.12
Single-story shopfront	See also Div. 8.13
Mixed use shopfront	See also Div. 8.14
General building	See also Div. 8.15
Accessory building	See also Div. 8.17

5.5.2. Lot Dimensions



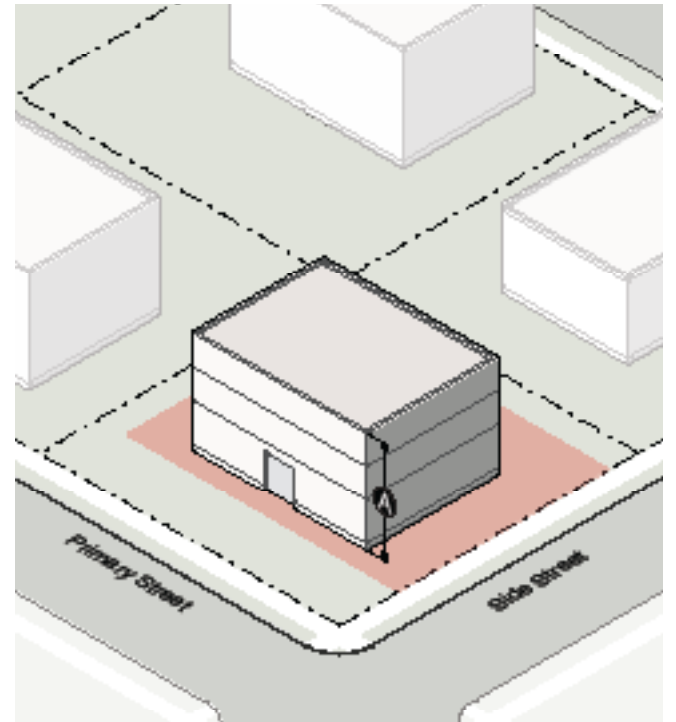
Lot	A Area	B Width
Live work	1,100 SF min	15' min
Shopfront house	5,000 SF min	50' min
Single-story shopfront	5,000 SF min	50' min
Mixed use shopfront	5,000 SF min	50' min
General building	5,000 SF min	50' min
Accessory building	5,000 SF min	50' min
<b>Coverage</b>		
Lot coverage		70% max

5.5.3. Building Placement



Building and Structure Setbacks		
Primary street	15' min / 50' max	A
Side street	0' min / 50' max	B
Side interior	10' min	C
Rear	10' min	D
<b>Build-to Zone (BTZ)</b>		
Building facade in primary street BTZ (% of lot width)	50% min	E
Building facade in side street BTZ (% of lot width)	25% min	F
<b>Parking Location</b>		
Front yard	Not Allowed	
Corner yard	Not Allowed	
Side yard	Allowed	
Rear yard	Allowed	

5.5.4. Building Height



Height		
All buildings	3 stories / 35' max	A

5.6.1. Intent



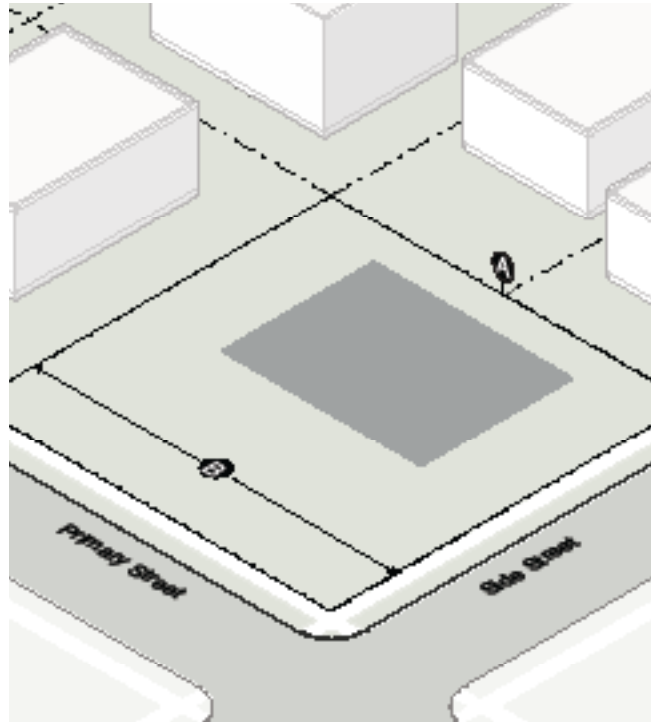
Description

CH is intended for auto-oriented and heavy commercial uses. To help ensure compatibility, residential uses are not allowed. Building type options include single-story shopfront and general building. CH should be applied in areas where the existing or proposed land use pattern contains a variety of auto-oriented and heavy commercial uses.

Building Types Allowed

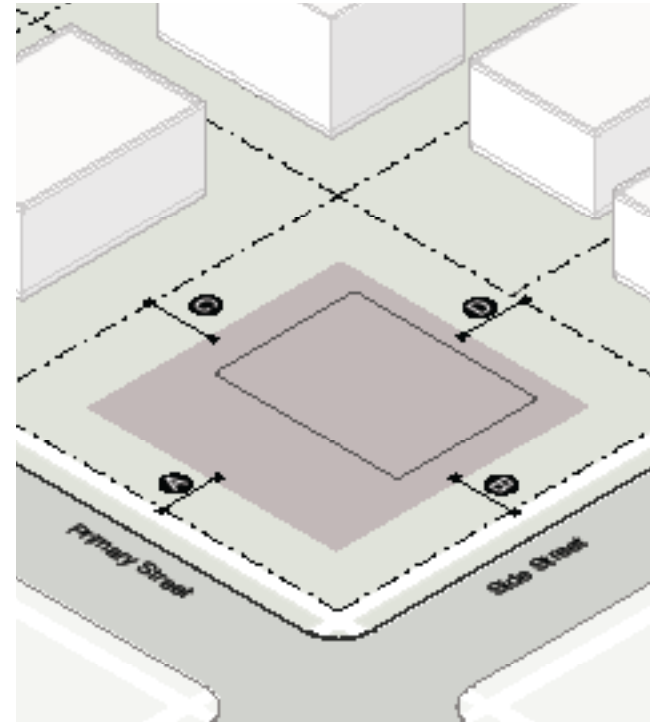
Single-story shopfront	See also Div. 8.13
General building	See also Div. 8.15
Industrial Building	See also Div. 8.16
Accessory building	See also Div. 8.17

5.6.2. Lot Dimensions



Lot	A Area	B Width
Single-story shopfront	7,000 SF min	70' min
General building	7,000 SF min	70' min
Industrial building	7,000 SF min	70' min
Accessory building	7,000 SF min	70' min
<b>Coverage</b>		
Lot coverage		70% max

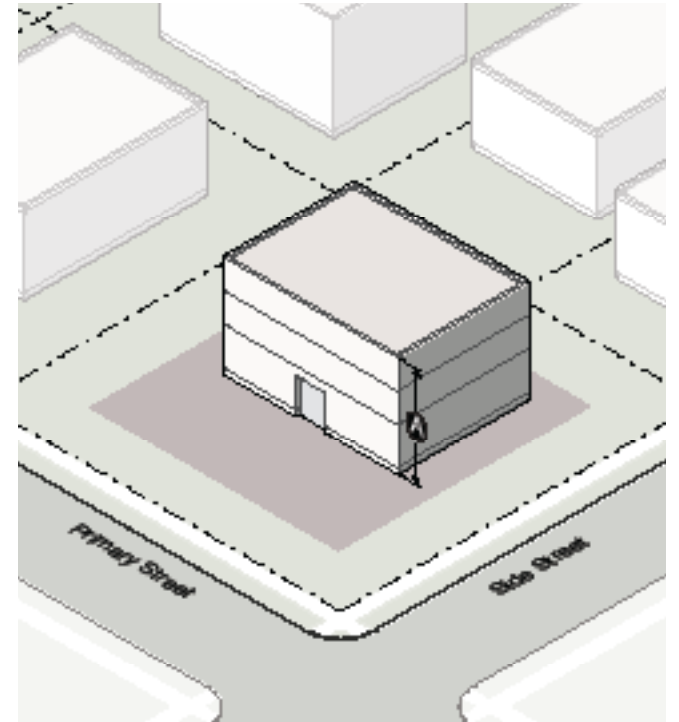
5.6.3. Building Placement



Building and Structure Setbacks		
Primary street	20' min	A
Side street	10' min	B
Side interior	10' min	C
Rear	10' min	D
Parking Location		
Front yard	Allowed*	
Corner yard	Allowed	
Side yard	Allowed	
Rear yard	Allowed	

\*Not Allowed when located in the Scenic Corridor Design Review Overlay.

5.6.4. Building Height



Height		
All buildings	3 stories / 35' max	A



5.7.1. Intent



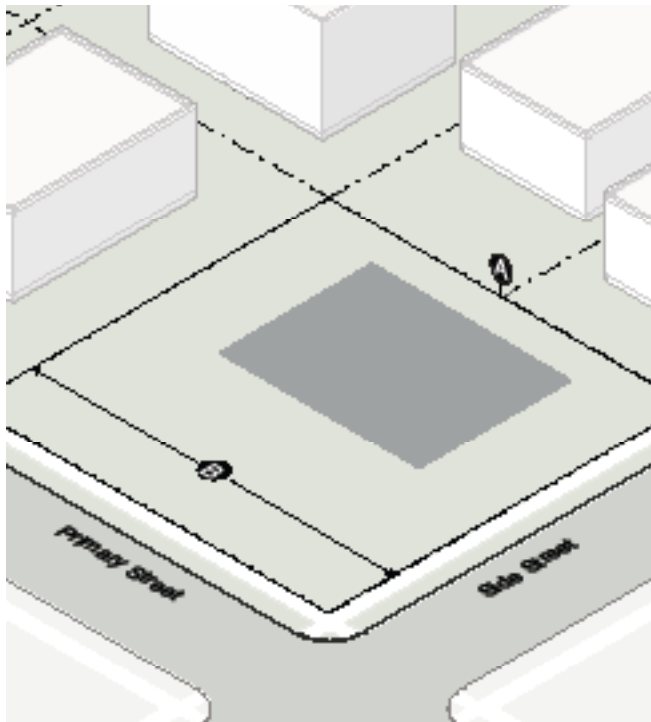
Description

IX is intended to accommodate a variety of light industrial, commercial, and residential uses. To help ensure that land is reserved for employment purposes, residential uses are limited to the upper stories. Building type options include live-work, single-story shopfront, mixed use shopfront, and general building. IX should be applied in industrial areas where commercial and residential uses are also desired or where such pattern is desired in the future.

Building Types Allowed

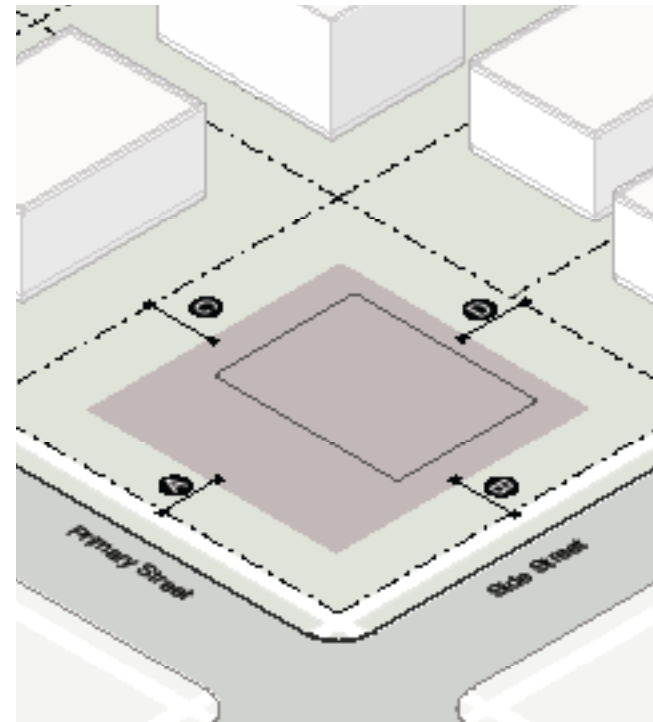
Live work	See also Div. 8.11
Shopfront house	See also Div. 8.12
Single-story shopfront	See also Div. 8.13
Mixed use shopfront	See also Div. 8.14
General building	See also Div. 8.15
Industrial Building	See also Div. 8.16
Accessory building	See also Div. 8.17

5.7.2. Lot Dimensions



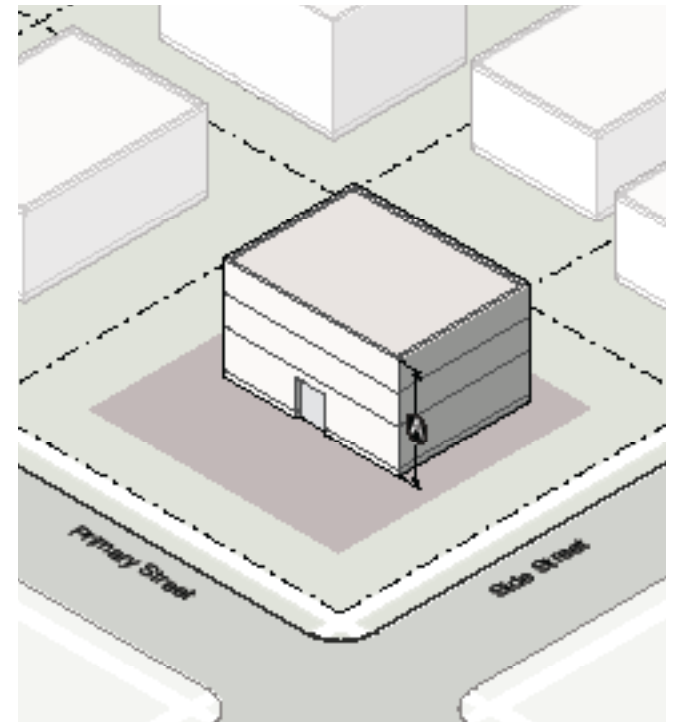
Lot	A Area	B Width
Live work	1,100 SF min	15' min
Shopfront house	5,000 SF min	50' min
Single-story shopfront	5,000 SF min	50' min
Mixed use shopfront	5,000 SF min	50' min
General building	5,000 SF min	50' min
Industrial Building	5,000 SF min	50' min
Accessory building	5,000 SF min	50' min
<b>Coverage</b>		
Lot coverage		70% max

5.7.3. Building Placement



Building and Structure Setbacks		
Primary street	5' min	A
Side street	5' min	B
Side interior	10' min	C
Rear	10' min	D
Parking Location		
Front yard	Allowed	
Corner yard	Allowed	
Side yard	Allowed	
Rear yard	Allowed	

5.7.4. Building Height



Height		
All buildings	3 stories / 35' max	A

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