

# MU Mixed-Use Concepts

## Purpose Statement

This district is intended for areas that should have the most intense development activities and will consist of residential, commercial, and office uses in vertical mixed-use structures.

## Comprehensive Plan

This zoning is appropriate in areas designated Urban Mixed Use or Redevelopment (where stated) in the Comprehensive Plan.

## Intent

The intent of the MU Mixed-Use district is to provide a new opportunity allowing for mixed use development with multi-family housing close to the University, while preserving commercial opportunities along the City's major corridors.

## Permitted Uses

- Dormitory
- Multi-Family
- Extended Care Facility/Convalescent/ Nursing Home
- Educational Facility, Indoor Instruction
- Educational Facility, Primary & Secondary
- Educational Facility, Tutoring
- Governmental Facilities (P\*)
- Health Care, Medical Clinics
- Parks
- Places of Worship (P\*)
- Animal care facility - Indoor
- Art studio/Gallery
- Commercial Amusements
- Conference/Convention Center
- Day Care, Commercial
- Dry Cleaners
- Health Club / Sports Facility, Indoor
- Health Club / Sports Facility, Outdoor
- Hotel
- Night club, Bar or Tavern (C) – Night Club permitted, but alcohol sales conditional
- Offices
- Parking as a Primary Use
- Personal Service Shop
- Printing / Copy Shop
- Radio/TV Station/Studios
- Restaurants
- Retail Sales and Service
- Sexually Oriented Business (SOB) (P\*)
- Theater
- Utility (P\*)
- Wireless Telecommunication Facilities - Unregulated

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## Urban Mixed Use Dimensional Standards

Minimum Lot Area - None

Minimum Lot Width – None

Minimum Lot Depth – None

Minimum Front Setback – None

Maximum Front Setback – 15' (plazas, outdoor dining, bike parking, etc. can help meet requirement), or 85' if parking located between structure and right-of-way

Minimum Side Setback – None

Minimum Side Street Setback – None

Maximum Side Street Setback– 15' (plazas, outdoor dining, bike parking, etc. can help meet requirement) or 85' if parking located between structure and right-of-way

Minimum Rear Setback – 20'

Maximum Height – None, Section 7.1.H does not apply, airport zoning restricts do apply.

Minimum # Stories – 2

## Additional Standards

### THE MIX OF USES:

**Commercial component:** Ground floor 100% non-residential uses along major corridors, such as Texas Avenue, Harvey Road, University Drive, and Earl Rudder Freeway). Minimum depth of 30'.

**Residential component:** At least 30 percent of the total floor area of each development should be devoted to residential use (may include commercial lodging).

### SITE DESIGN:

#### **Sidewalks:**

- 10-foot Public sidewalks along all roadways adjacent to or within the development
- Private sidewalks provided within the development to connect public street sidewalks, transit stops, parking areas and other buildings in a design that ensures safe pedestrian use.

#### **Parking:**

- Residential (including lodging) – 1 space per bedroom
- Non-Residential – 1 space per 250 gross s.f. (regardless of use – office, retail, restaurant, etc.)
- Parking should primarily be located interior to the building or structure. A small field of parking, no greater than a double parking row and drive aisle along the entire building frontage in width, may be permitted.
- Interior parking islands are not required (end islands still required).
- Bicycle parking required for both residential and commercial

#### **Landscape / Streetscape:**

- A minimum number of canopy trees required based on the amount of roadway frontage
- Parking screening, as necessary

### BUILDING LOCATION & PLACEMENT:

#### **Floor-to-Area Ratio:**

- Ground floor of structures should be a minimum of 25% of the lot area.
- Floor-to-Area Ratio (FAR) should be a minimum of 1. (structured parking, public plazas, outdoor dining areas, and covered areas attached to the structure may be included in the FAR calculation. Covered surface parking will NOT count toward the FAR).

#### **Building Setback:**

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- The entire building façade should be located within 15 feet of such property lines (or 85 feet if parking is located between the façade and the right-of-way), as applicable. Public spaces or outdoor seating areas may be used to meet this requirement. Stoops, balconies, permanent awnings, bay windows, terraces, etc. may help meet this requirement.

### **BUILDING DESIGN:**

#### **Building Design (in lieu of NRA):**

- Ground floor in vertical mixed-use buildings should have a minimum floor-to-ceiling height of ten (10) feet (commercial height).
- Architectural features, materials, and articulation of the front façade should be continued on all sides that are visible from any roadway adjacent to or within the development.
- Public entrances to the structure should be required on all facades facing a right-of-way (no more than two facades required).
- Transparency requirements for commercial and multi-family floors (ie: windows).
- Recessed entries or canopies provided over entries.
- The roof line of structures and the setback of structures should vary.
- Minimum commercial interior depth of thirty feet (30')

#### **Signs:**

- Attached signs permitted
- Free-standing and monument signs are not permitted.
- Projection signs permitted (WPC limitations)
- Hanging signs located under permanent awnings— one per lease space