



1243

1243.07

MX-2 MIXED-USE COMMUNITY CENTER

Commercial Mixed-Use Districts



1243.07.01 MX-2 INTENT

The purpose and intent of the MX-2 Mixed-Use Community Center district is to provide for both a horizontal and vertical mix of uses, typically with retail or commercial space on the ground floor and office or residential uses on upper floors. Development is characterized by buildings located closer to the street to promote walking and biking, and to create a character that is more “place” based than auto-oriented. Taller buildings and less required parking are allowed in this district to create the density needed to help support the urban places within the district. Development in this district needs to maintain a consistency in character and form with adjacent sites to create the type of neighborhood centers desired.

1243.07.02 MX-2 SITE LAYOUT REQUIREMENTS

(a) BUILDING MASSING		
A. Minimum Height	25'	2 Stories 1 Story may be allowed upon written approval of Zoning Administrator
B. Maximum Height: Arterial Corridor Suburban Corridor Activity Corridor	60'	5 Stories
Prime Connector Neighborhood Connector	40'	3 Stories
<i>See Section 1250.03.02 for height exceptions</i>		
C. Required Upper Floor Step-Backs - when adjacent to R-1 through R-6 districts	For the elevation adjacent to a residential district, the floors above the second story shall be tiered back so that the highest point of the building is setback from the adjacent residential district a distance at least equal to the height of the building.	
Required Corner Massing	When site is a corner lot, the primary and secondary frontages at the corner must be occupied by building elevations for the first 20 feet of each frontage from the corner	





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(b) BUILDING PLACEMENT

D. Build-to-line

Five (5) feet as measured from the property line or rear edge of the front parking lot.

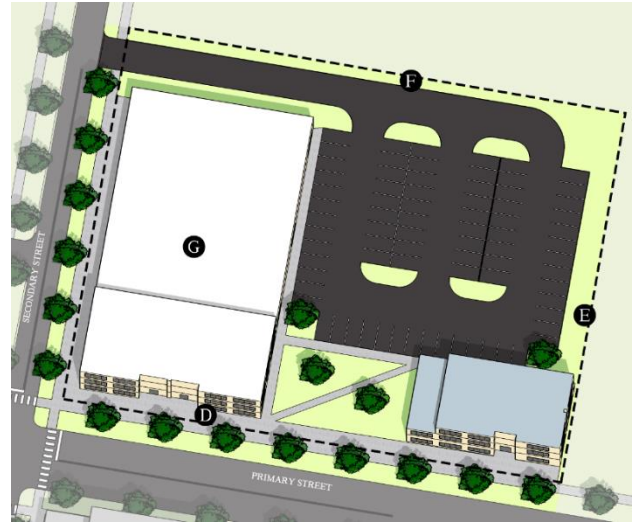
The Zoning Administrator may approve:

1. A setback of ten (10) feet provided that the additional space is dedicated to outdoor seating and/or public art.
2. A setback of zero (0) feet from the inside edge of the sidewalk, provided that the existing or proposed sidewalk is at least ten (10) feet in width.
3. A setback equal to the average setback of the buildings to be retained within the block face of the more active street type.

The applicant shall provide a map with those measurements.

E. Minimum Side Setback	0'
F. Minimum Rear Setback	10' building
Minimum Setback from adjacent R-1 through R-6 districts	25'
G. Maximum Lot Coverage	80%

See Section 1250.04.01 for placement of accessory buildings



(c) PARKING

Allowed Surface Parking Locations	Municipal parking; on-street parking On-site: Side or Rear yard
H. Front Setback / Screening on secondary street corners	Property and Parking Lot Setback / Screening per Chapter 1252
I. Side & Rear Parking Lot Setback	
Required Parking Spaces	Parking per Ch. 1254; Section 1254.01.04 for parking reductions
Parking Incentives / Bonuses	Shared parking, cross access, driveway removal

