

Zoning Quick Fixes

Reform to MU Mixed Use District Standards

Last updated November 6, 2017

Ordinance Section (all in Section 21-03.02)	Item	Current Standard	Proposed Standard	Notes
(a)(1), (a)(2)	Primary Uses	Manufacturing Retailers, Banquet Hall, Fraternal Organization, Lodge, Private Club, Social Club are special exception uses	Manufacturing Retailers, Banquet Hall, Fraternal Organization, Lodge, Private Club, Social Club are primary uses	Allows common and desired uses without requiring special exception
(b)(1)	Minimum Lot Width	30'	25'	Reduces minimum lot width to promote urban character and small-scale development
(b)(2)(A)	Maximum Front Setback	20'	12'	Reduces maximum setback to promote urban character
(b)(2)(A)(i), (ii)	Building Placement	Minimum of 50% of façade length between minimum and maximum setbacks	Minimum of 75% of façade length between minimum and maximum setbacks	Promotes urban character of buildings lining street
(b)(2)(A)(iii)	Parking Area Placement	Parking areas shall not be located in front of maximum setback (20')	Parking areas shall be located at least 20' behind front building line (25' minimum setback if no primary structure)	Reduces visual impact of parking areas
(b)(2)(B)(ii)	Minimum Side Residential Bufferyard	15'	5'	Allows fuller use of site consistent with traditional urban development
(b)(2)(C)(i)	Minimum Rear Yard	10'	5'	Allows fuller use of site consistent with traditional urban development
(b)(2)(C)(ii)	Minimum Rear Residential Bufferyard	15'	15' when not separated from residential uses by an alley; no bufferyard when separated from residential uses by an alley (minimum rear yard applies)	Allows fuller use of site consistent with traditional urban development
(b)(2)(D)	Minimum Yards for Out Lots	Provides standards for out lots	None (subsection eliminated)	Use of out lots is inconsistent with intent for MU District
(b)(3)(A)(ii)	Plaza Requirements	Requires plaza development in front yards not used for structures	None (plaza requirement eliminated)	Language ineffective in practice and largely redundant to existing landscaping standards
(b)(3)(B)	Minimum Front Residential Bufferyards	Provides standards for minimum front residential bufferyards	None (subsection eliminated)	Ordinance has no provision that creates minimum front residential bufferyard
(b)(3)(D)	Minimum Side and Rear Residential Bufferyards	Does not allow driveways	Allow driveways that connect to neighboring properties	Allows for private connection to neighboring residential lots
(b)(4)(A)	Minimum Front Façade Building Height	22'	18'	Allows for tall one-story buildings (two-story buildings or one-story buildings with excessive extensions no longer required)
(b)(5)	Maximum Gross Floor Area	Sets maximum floor area for particular uses	None (subsection eliminated)	Common variance request granted. Allows for larger developments in MU District
(b)(9)	Off-Street Parking	Allows on-street parking to be counted toward minimum parking requirement	Eliminates provision that allows on-street parking to be counted toward minimum parking requirement	Provision unnecessary as MU District has no minimum parking requirement
(b)(12)(A)(i), (ii)	Outdoor Seating Location	Outdoor seating shall not be located in any street right-of-way and shall only be along the storefront façade	Outdoor seating may be permitted in street right-of-way with permission of Board of Public Works; can be located anywhere along property frontage not occupied by another business	Clarifies provision to match intent for location of outdoor seating
(b)(12)(B)	Outdoor Display or Sales of Merchandise	Outdoor display or sales of merchandise shall not be located in any street right-of-way	Outdoor display or sales of merchandise may be permitted in street right-of-way with permission of Board of Public Works	Clarifies provision to match intent for location of outdoor display or sales of merchandise
(b)(13)(C)	Building Material Regulations	Applies to each façade visible from a public street	Applies to each front façade	Clarifies provision to match intent
(b)(13)(C)(ii)	Building Materials		Revises permitted building materials	Provides more flexibility with higher building quality

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New	Building Materials	None	Building materials used on front façade shall extend a minimum of 16" along side facades	Provides higher level of building quality
New	Building Orientation	None	Primary facades shall be oriented to the front lot line. When on a corner lot, the primary façade shall be oriented to the primary street and the primary façade treatment shall extend a minimum of 10' along the secondary street	Provides for safer and more attractive street environment
New	Building Entry Location	None	The primary entrance shall be located on the front façade	Provides for safer and more attractive street environment
New	Windows	None	Windows and doors shall have clear glass and shall open to the interior (not be faux)	Provides for safer and more attractive street environment
New	Building Articulation	None	Facades longer than 120' should be designed to look like more than one building. For buildings that are 120' or longer, no section of building longer than 60' may look like one building	Provides for more attractive street environment
New	Mechanical Equipment Location	None	Mechanical equipment should not be visible from the street	Provides for more attractive street environment
New	Glazing	None	For commercial and mixed use buildings, a minimum of 70% of the ground floor front façade surface along a primary street shall be glazed (window and door surface area). A minimum of 12.5% of upper floor front facade surface and ground floor front facade surface along a secondary street shall be glazed (window and door surface area). The ground floor front façade glazing is calculated based on the total facade area between two and eight feet above grade. The upper floor front facade surface area is calculated based on the total surface area located between the elevation of any floor to the elevation of the floor above it or the roof.	Provides for safer and more attractive street environment
New	Sidewalk Connection	None	A sidewalk shall connect from the public sidewalk to the primary entrance	Provides for safer and more attractive street environment