

2.9 MX-3: Mixed-Use Transition

A. Purpose

The MX-3 district is established to provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and compatible nonresidential uses, such as offices and supporting commercial uses. Development shall be on a walkable scale that is compatible with surrounding residential neighborhoods. The district is intended to allow for greater vertical or horizontal mixing of uses and is appropriate near activity centers and near major arterial and collector streets. A range of residential housing types and live-work units is allowed.

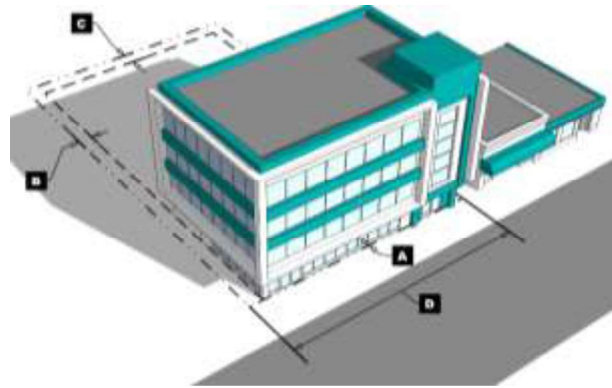


Figure 2-8: MX-3 District Dimensional Standards

B. Standards

Table 2.9

MX-3 Mixed-Use Transition District: Dimensional Standards

Labels correspond to illustration

Setbacks minimum

	Principal Structure	Accessory Structure
A Front	Facades along the public realm will have zero setback with allowance for transitional features as defined in Building Edge. (See Section 7.3.) Alternatively, a build-to line may be established through sketch plan consultation with the City Planning Commission for projects with facades which present upon at least 50% of street frontage on a block.	May not be located within the front setback
B Side	0 feet	
Side, corner lot	10 feet in width from secondary street	
C Rear	4 feet	

Height and number of stories

Building height	No maximum height	25 feet
Number of stories	2 stories minimum; 6 stories maximum (60% of building footprint must meet minimum-story requirement). One additional story is allowed if 75% of off-street parking is located within the building per 2.1D(1).	n/a

Lot minimum

D Width	40 feet	n/a
Area if solely occupied by residential	400 square feet per dwelling unit	
Area if Mixed-Use Project and/or Mixed Income Development	No area requirement	

Impervious coverage maximum

Lots solely occupied by single- and two-unit dwellings	70%
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Article 2: Zoning Districts

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B: Standards

Lots solely occupied by multi-unit dwellings	80%
Mixed Income, Mixed-Use, and other uses	95%