

2.10 MX-4: Urban Core

A. Purpose

The MX-4 district is established to provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and a well-integrated mix of nonresidential uses. This district is intended to promote an active streetscape and accommodate larger-scale commercial and retail uses, and is appropriate in larger nodes and primary corridors. Development shall encourage the creation of areas that provide for the needs of nearby residents and serve as destinations for the City at-large.

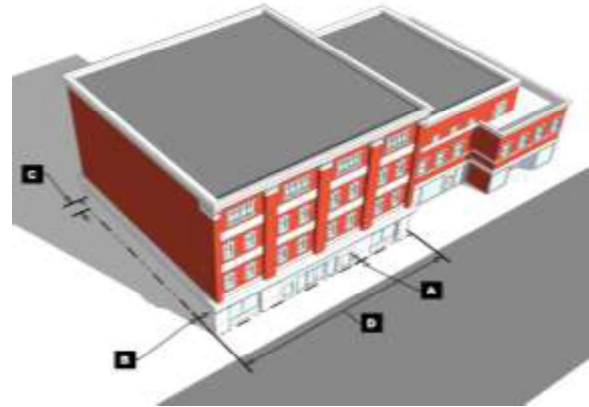


Figure 2-9: MX-4 Dimensional Standards

B. Standards

Table 2.10
MX-4 Urban Core 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 the block.	May not be located in front of the principal structure
B Side		
Side, corner lot		
C Rear		
Height and number of stories		
Building height	n/a	25 feet
Number of stories	3 stories minimum; 8 stories maximum (70% of building footprint must meet minimum-story requirement). One additional story allowed if 75% of off-street parking is located within the building, per 2.1D(1).	n/a
Lot minimum		
D Width	No minimum lot width	n/a
Area if solely occupied by residential	Multi-unit dwelling: 3,200 square feet minimum	
Area if Mixed-Use Project and/or Mixed Income Development	No area requirement	n/a
Impervious coverage maximum		
Lots solely occupied by residential	80%	
Mixed Income, Mixed-Use, and other uses	95%	