

(ii) C-MU – Central Mixed-Use District Development Regulations Table.

C-MU - SR7 Central – Mixed-Use District Development Regulations		
MAXIMUM DENSITY		
Single Use Buildings	Vertical Mixed-Use Building Bonus	
36 Dwelling Units per Acre	50 Dwelling Units per Acre	
The number of hotel rooms is double the maximum number of dwelling units.		
MAXIMUM HEIGHT		
Single Use Buildings	Vertical Mixed-Use Building Bonus for Sites or portions of sites fronting State Road 7	
85 ft.	175 ft.	
Sites or portions of sites within 100 feet of MF-9 and MF-18: 45 ft.		
MINIMUM SETBACKS		
Frontage		
All Frontages	Non-Residential: 10 ft. Residential: 15 ft.	
Side Interior	0 ft.	
Rear/Alley	5 ft. When adjacent to MF-9 and MF-18: 20 ft.	
MAXIMUM SETBACKS		
Frontage	Ground Floor	Above Ground Floor
State Road 7	30 ft.	N/A
MINIMUM ACTIVE USES		
Frontage	Ground Floor	Above Ground Floor
State Road 7	60%	N/A
Sheridan Street Taft Street	40%	N/A

(iii) C-MU – Central Mixed-Use District Special Requirements

- a. For lots which abut State Road 7, the tower orientation shall be towards State Road 7.
- b. Where possible, vehicular access shall be located along the east-west streets.
- c. Structured parking is encouraged.
- d. South Districts.
 - (1) South Districts Purpose and Character.
 - (a) Encourage higher intensity mixed-use transit oriented or transit ready development, which accommodate a diverse mix of commercial, service oriented, and residential uses, serving the region and adjacent neighborhoods.
 - (b) Orient the higher intensity and ground floor commercial uses towards State Road 7 to enhance the corridor, creating a more urban environment with buildings on the street edge, continuous sidewalks, and active uses which promote pedestrian activity.
 - (c) Encourage the creation of strong urban residential neighborhoods, providing an array of housing types.
 - (d) Provide adequate and compatible transitions to protect the scale of adjacent residential neighborhoods.

1 (e) Identify areas within a quarter-mile radius of the intersection of State Road 7 and
2 Hollywood Boulevard for the purpose of a Mobility Hub, to establish a place of
3 connectivity for different modes of transportation that seamlessly converge with where
4 people live, play, shop, and work.

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6 (2) South District Use and Development Regulations.

7 (a) S-MU – South Mixed-Use District

8 (i) S-MU – South Mixed-Use District Use Table.

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S-MU - SR7 South – Mixed-Use District Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Adult Educational Facilities ¹ Amusement Uses Antique, Consignment, Collectible, and Vintage Store Artisan and Maker Manufacturing Assembly of Pre-Manufactured Parts for Sale on the Premises Automotive Rental ² Automotive Repair, except north of Washington Street ² Automotive Sales New ² Automotive Sales Used, except north of Washington Street ² Bar, Lounge, or Night Club Cabinet, Furniture, Upholstery Shop Car Wash ³ Coin Laundry ⁴ Commercial Uses Contractor Shop (Indoor) ⁵ Dry Cleaners Food Processing Funeral Homes Hotel Institutional Live-Work	Automotive Paint or Body Automotive Repair Automotive Sales Used Contractor Shop associated to Retail or Showroom Light Manufacturing associated with Retail or Showroom Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales), accessory to a grocery store, specialty market, or similar use ⁶ Outdoor Storage, except north of Washington Street Retail Sales (Outdoor) Tattoo, Body Art, or Body Piercing ⁷ Any use customarily associated with one of the Main Permitted Uses.	Day Care Facilities Schools (K-12) Service Station	Adult Entertainment or Adult Related Uses All General and Heavy Manufacturing Uses Bulk Sales, Storage, or Display of Lumber and Building Materials Gun Shop Pawn Shops Psychic Help Uses Any use not listed as a Main Permitted Use.

<p>Microbrewery, Microdistillery, and Microwinery</p> <p>Motel</p> <p>Multi-Family Residential, except on the ground floor adjacent to Hollywood Boulevard, Washington Street, Pembroke Road, and State Road 7</p> <p>Museum, Art Gallery, and Similar Cultural Uses</p> <p>Office</p> <p>Parking Lots and Garages (commercial) , except fronting State Road 7</p> <p>Personal Service</p> <p>Place of Worship, Meeting Hall, and Fraternal Lodges</p> <p>Restaurant</p> <p>Retail (Indoor)</p> <p>School, Business, Commercial, or Vocational; Recreational or Cultural; and University¹</p> <p>Self-Storage Facility, except north of Washington Street</p> <p>Single Family Residential, except on the ground floor adjacent to Hollywood Boulevard, Washington Street, Pembroke Road, and State Road 7</p> <p>Wholesale & Warehousing</p>			
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- ¹ Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to capacity, hours of operation, parking, and circulation.
 - ² Automotive Rental; Repair; Sales, New, and Used shall be designed in a pedestrian oriented manner; vehicular inventory shall be stored in an enclosed building, or at the rear or side of the site and fully screened from public rights-of-way.
 - ³ Car Washes shall be fully enclosed and adequately screened; or not visible from public rights-of-way.
 - ⁴ Coin Laundries shall be fully enclosed and air-conditioned.
 - ⁵ Contractor Shop (Indoor) shall be limited to the use of existing buildings and shall occur fully within an enclosed structure.
 - ⁶ Outdoor produce sales shall provide a plan illustrating the layout, location, and dimensions of the outdoor sales area; shall not interfere or obstruct pedestrian flow; and shall be exempt from screening requirements.
 - ⁷ Tattoo, Body Art, or Body Piercing Establishments shall be limited to 25 percent of the total gross floor area of the use; and exterior primary signage shall not be permitted.
- See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.

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Transit Oriented Corridor Districts
South District
S-MU – South Mixed-Use District

