

The City’s approved land use plan, Forward Monroe, designates character areas and mixed-use centers on the Future Land Use Map (FLUM). Mixed-use zoning districts and their respective development standards provide for the vertical and or horizontal integration of residential and non-residential uses in a defined development pattern including a higher quality and predictable form within the public and private realm. Development standards include:

- Building Height
- Density
- Building Placement
- Lot Standards
- Frontage Types and Requirements,
- Parking Placement
- Incentives (if permitted)
- Open/Public Space
- Architectural Standards

Standards for each Mixed-Use Zoning District are provided on the next page.

This handout provides an overview of the Mixed-Use Zoning Districts in the City’s new Unified Development Ordinance (UDO). These new districts respond to four character areas from the Future Land Use Map (FLUM) adopted in April 2018 as part of the Forward Monroe Land Use and Transportation Plan. The UDO implements these character areas using six Mixed-Use Zoning Districts. Development Standards for these districts are provided in the table on the next page. Key terms are defined on the last page.

Character Areas (FLUM)	Implementing Mixed-Use Zoning District	UDO
Downtown	DC-MX - Downtown Central Mixed-Use	Sec. 5.4.
	DG-MX – Downtown Gateway Mixed-Use	Sec. 5.4.
Neighborhood Mixed-Use Centers	CC-MX1 – Community Corridor Mixed-Use 1	Sec. 5.5.
	CC-MX2 – Community Corridor Mixed-Use 2	Sec. 5.6.
Regional Mixed-Use Centers	RC-MX – Regional Corridor Mixed-Use	Sec. 5.7.
Medical District	MD-MX Medical – Medical District Mixed-Use	Sec. 5.8.

## QUESTIONS? COMMENTS?

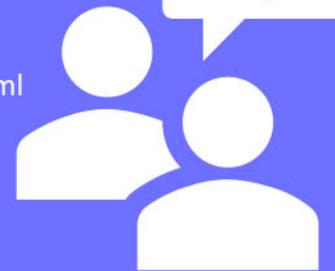
Speak with a staff member at an Open House, visit the project website, or pick up the phone.



[www.forwardmonroe.com/Transform.html](http://www.forwardmonroe.com/Transform.html)



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## WHERE WE’RE AT

With your input, City staff and the consultant team will finish refining the UDO and prepare for adoption.



## Mixed-Use Zoning District Development Standards

		DC-MX	DG-MX	CC-MX1 District	CC-MX2 District	RC-MX District	MD-MX District
<b>Building Height</b>		Maximum 3 stories (By Right) 5 stories (Via Mixed-Use Incentives)	Maximum 3 stories (By Right) 5 stories (Via Mixed-Use Incentives)	Maximum 4 stories <sup>1</sup>	Maximum 3 stories	Maximum 5 stories <sup>2</sup>	Maximum 4 stories <sup>3</sup>
Notes		1. Buildings above 3 stories shall be situated closer to US 74 where practicable. 2. Buildings above 3 stories shall be placed closer to Monroe Expressway where practicable and be placed 100' away from adjacent residential boundaries or provide twice the width of any standard landscape buffer requirement. 3. Buildings above 3 stories shall be placed 100' away from adjacent residential boundaries or provide twice the width of any standard landscape buffer requirement.					
<b>Density</b>	By Right	10 units/acre		8 units/acre	6 units/acre	12 units/acre	8 units/acre (requires Conditional District)
	Incentive (See Section 5:10)	15 units/acre Maximum		10 units/acre Maximum	10 Units/Acre Maximum	15 units/acre Maximum	10 units/acre (requires Special Use Permit)
<b>Building Placement (min   max)</b>	Front/Street	0'   5' <sup>1a</sup>	0'   20' <sup>1b</sup>	15'   30' <sup>1a</sup>		15'   50'	0'   20' <sup>1a</sup>
	Side	0'   5' <sup>2a</sup>	0'   10' <sup>2a</sup>	5'   25' <sup>2b</sup>		5'   25' <sup>2c</sup>	0'   25' <sup>2c</sup>
	Rear	0'   20' <sup>3a</sup>	0'   20' <sup>3a</sup>	10'   50' <sup>3b</sup>		10'   100' <sup>3c</sup>	5'   50' <sup>3d</sup>
Notes		1a. Can be increased by a factor of 1.5 where an active use area is provided. 1b. Can be increased by a factor of 0.5 where an active use area is provided. 2a. 25' may be permitted to accommodate those lots without access to an alley or shared driveway to accommodate a driveway where rear serving parking or loading is provided. 2b. 44' may be permitted to accommodate those lots without access to an alley or shared driveway to accommodate a driveway where rear serving parking or loading is provided. 2c. 60' may be permitted to accommodate those lots without access to an alley or shared driveway to accommodate a driveway where rear serving parking or loading is provided. (Or side yard parking/drive aisle in RC-MX District) 3a. Except where served by rear parking, not to exceed 50' without a design alternative. 3b. Except where served by rear parking, not to exceed 60' without a design alternative. Also accommodates required buffering. 3c. Except where served by rear parking, not to exceed 128' without a design alternative. 3d. Except where served by rear parking, not to exceed 120' without a design alternative.					
<b>Lot</b>	Length (min)	25'	50'	100'		100'	50'
	Width (min)	25'	50'	50'		25'	50'
	Coverage (min   max)	75%   100%	50%   75%	50%   85%	50%   75%	75%	75%   85%
<b>Frontage</b>	% Requirement	75%			60%	65% <sup>1</sup>	85%
	Active Use Areas	Permitted	Permitted <sup>2</sup>			Permitted	
	Entrances	Front			Oriented to street		
Notes		1. Outparcel buildings may be used to meet frontage and entrance requirements. 2. Active use area shall not be physically adjacent to residentially zoned property.					
<b>Parking</b>	Placement	Rear	Side/Rear	Off-Street			
	Shared Parking	Permitted (See Section 5.9.)					
	Accessory Parking Structure	Permitted <sup>1</sup>		Not Permitted		Permitted	
Notes		1. If parking structure allows for a mixture of uses on ground floor.					
<b>Incentives</b>		Permitted (See Section 5.10.)					
<b>Open Space</b>		See Section 8.8: Open Space.					
<b>Architectural Standards (Minimum Transparency)</b>		See Section 8.7: Design Standards.					
		50% (ground floor) 40% (upper floors)	50% (ground floor) 40% (upper floors)	40% (all floors)		n/a	

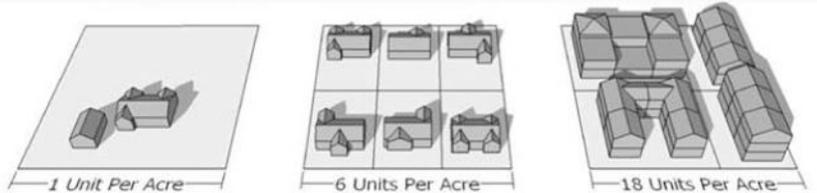
## Building Height

Building Height is defined by stories rather than a specific height expressed in feet; however, each story shall have maximum height limitations expressed in feet. The ground floor (i.e. first story) of a structure shall be a maximum of 15 feet. Additional stories shall be a maximum of 12 feet for each individual story. Stories are understood to also include the habitable space of a building excluding rooflines and architectural features.



## Density

Residential density is measured by dwelling units per gross acre (du/ac). For example, if a development of 100 acres is entitled to 10 dwelling units per acre, the maximum permitted density within the development is 1,000 dwelling units.



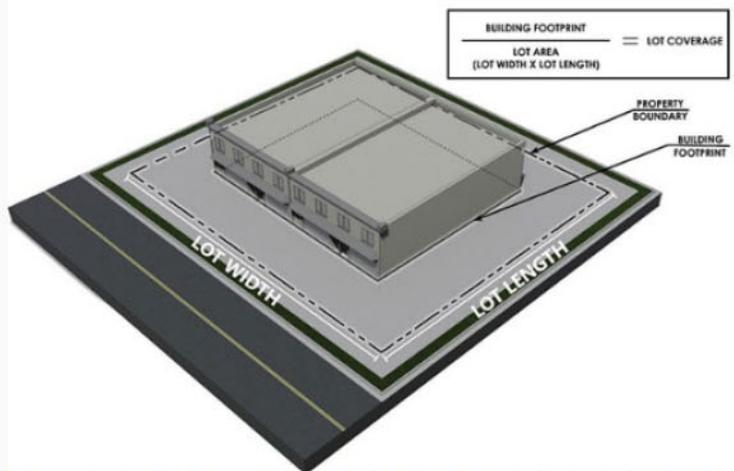
## Building Placement

Building placement (i.e. setbacks), shall be measured from the nearest part of the applicable building, structure or sign, measured perpendicularly to the lot line or street right-of-way line. Setbacks are designated by a front setback requirement, side setback requirements, and a rear setback requirement.



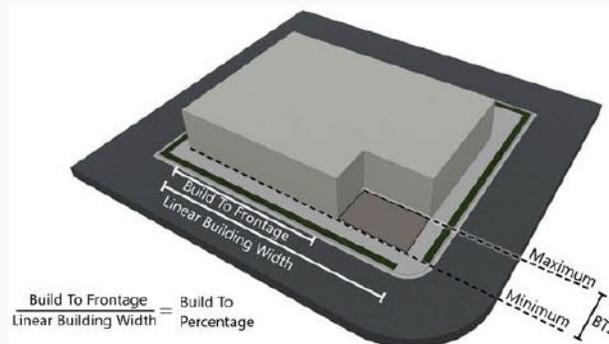
## Lot Coverage

Lot coverage is the minimum and maximum area of a lot that is permitted to be covered by roofed structures. Lot coverage does not include paved areas such as parking lots, driveways or pedestrian walkways.



## Frontage

Frontage, also referred to as the *Build To Percentage Requirement*, defines the percentage of the width of the building in relationship to the width of the lot. Frontage dictates what percentage of the linear distance of the building facade that must be located along the lot width.



$$\frac{\text{Build To Frontage}}{\text{Linear Building Width}} = \text{Build To Percentage}$$

# Transform Monroe

Development Code  
& Zoning Map