

TOPIC 3 | APPROPRIATE MIXTURE OF USES

GOAL: Create active, vibrant districts where residents can live, work, and shop with within a short distance.

EXISTING CODE CHALLENGES

STRIP MALL SPRAWL

THE CHALLENGE

Traditional zoning districts group all commercial uses together, meaning neighborhood shops are governed by the same regulations as vehicular oriented strip malls. This results in auto-centric developments that degrade walkability and encroach on residential boundaries.

APPROACH FOR UPDATE

Retail and service operations were evaluated by intensity, traffic impact, and size to divide commercial and industrial uses into defined tiers that range from small local corner stores to regional shopping hubs.

PROPOSED AMENDMENT

The UDC replaces the CL, CG, and CH districts with MCL (Mixed Commercial, Local), MCC (Community), and MCR (Regional) districts, with MCL restricting development to a pedestrian-scale, prioritizing neighborhood serving and scaled retail and service uses.

PROPOSED UNIFIED DEVELOPMENT CODE UPDATE

TIERED APPROACH RETAIL SALES & SERVICES



Retail Sales & Service, Neighborhood-Scale

An establishment, less than 10,000 sq. ft., that can primarily draw its customer base from the surrounding neighborhood.



Retail Sales & Service, Medium-Scale

A facility or establishment up to 20,000 square feet of gross floor area, which engages in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.



Retail Sales & Service, Large-Scale *

A facility or establishment greater than 20,000 square feet of gross floor area, which engages in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

Section 2.03

Formally establishes the three MC districts and defines their intent, and the population or geography the district is intended to serve. This provides indication of the scale and uses that are appropriate within each.

* Section 3.09.W. Large-Scale Retail

Establishes use specific standards that apply to development of Large-Scale Retail Sales and Service uses to ensure the site is integrated into surroundings and provides amenities that serve pedestrians and the larger community.

Table 4.02-4. Dimensional Standards

Establishes bulk, density, and height requirements for each Mixed-Commercial District, and provides contextual standards based on the sites location within the Urban, Suburban, or Rural Community Character Designation.

GROUND FLOOR TRANSPARENCY

THE CHALLENGE

Traditional zoning does not explicitly encourage the vertical mixing of uses (such as apartments above ground-floor retail), leaving commercial areas empty and dark after 5:00 PM and discouraging a 24-hour downtown economy.

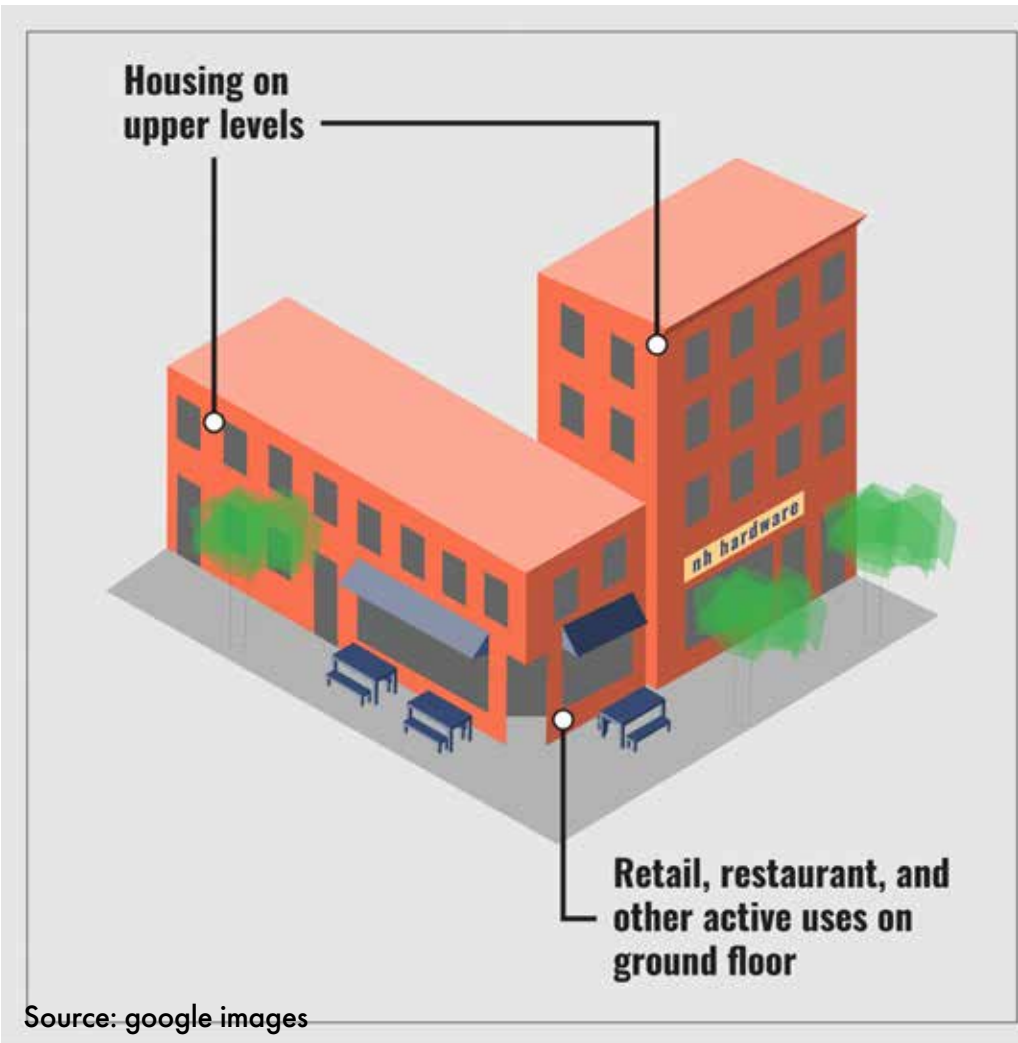
APPROACH FOR UPDATE

Patterns of successful historic downtowns were analyzed to allow for integrated living spaces and appropriate upper floor uses, while keeping ground-floor building fronts active and transparent for pedestrians.

PROPOSED AMENDMENT

The UDC formally defines and permits vertical mixed-use. Ground-floor residential in mixed-use buildings is restricted to the rear half of the building to keep active retail or office space directly facing the street and pedestrian walkways.

INTENTIONALLY ACTIVATE PEDESTRIAN EXPERIENCE



Pedestrian Oriented Ground Floor

Mixed-use buildings are required to maintain a customer entrance and storefront with residential units on upper floors or behind commercial uses on the ground floor.

Activate Customer Entrances

Storefronts are required a minimum of 25% transparency along with three (3) additional features including entry recesses, display windows, architectural features, integrated planters, etc.

Section 15.02. Storefront Defined

Establishes clear definitions for primary and secondary storefronts to ensure clarity for building and feature orientation.

Section 3.07.D. Vertical Mixed-Use

Requires that mixed-use vertical buildings that propose ground floor residential must be located to the rear half of the structure allowing the storefront to continue to be used for commercial purposes for street activation.

Section 4.05.C.1 Design Standards

Established standards for non-residential development that includes building orientation requiring 25% of facade to be windows or transparent materials

SUSTAINABLE URBAN SPACES

THE CHALLENGE

Many mixed-use codes simply permit multiple uses on paper but do not require them, allowing developers to build isolated, single-use strip malls or gated residential towers that fail to generate street life.

APPROACH FOR UPDATE

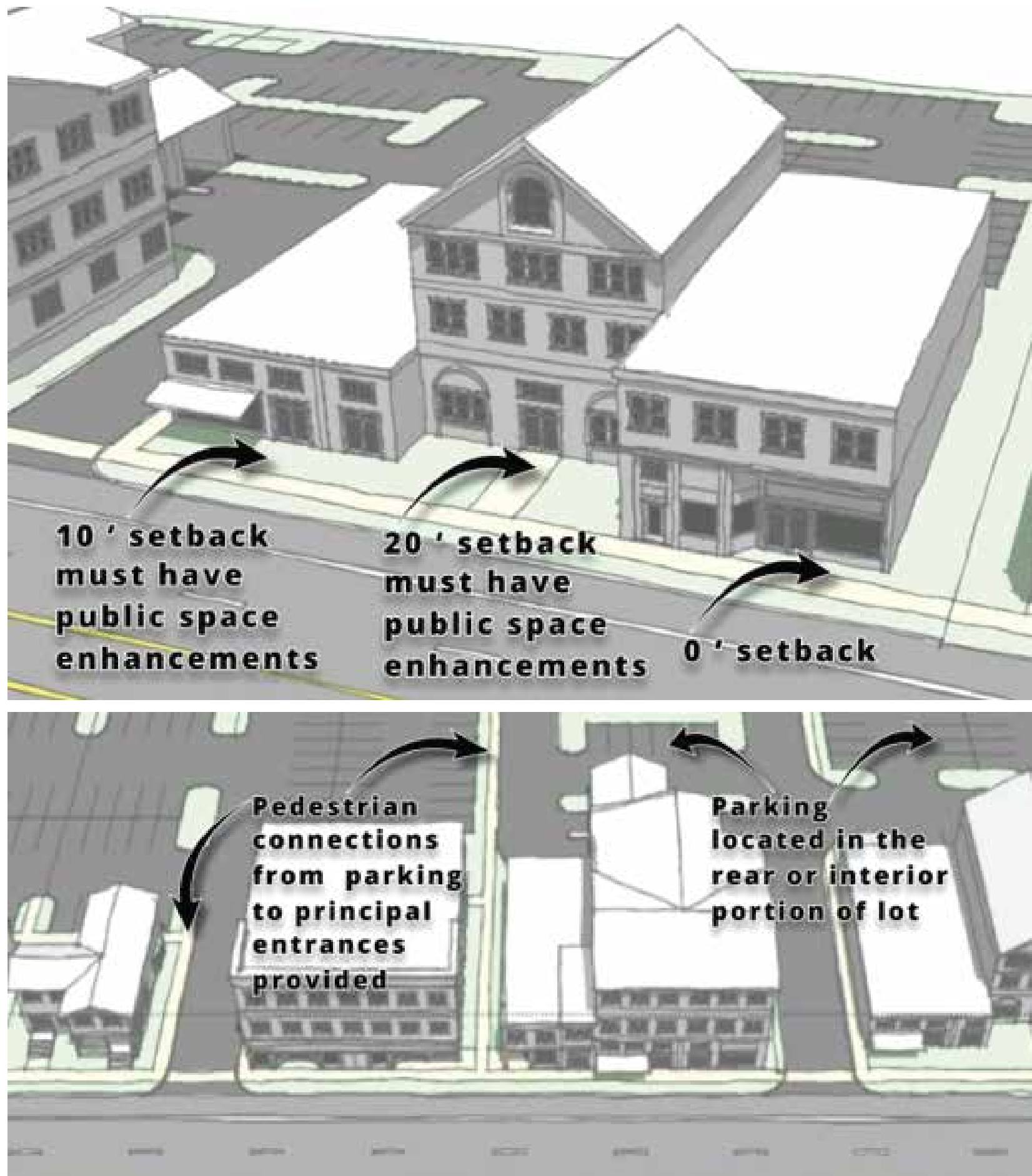
Planners crafted language through the code to ensure that new development near downtown and throughout the community allow for various use types integrated into single structures and/or sites, guaranteed mixture of homes, offices, and retail to activate urban and suburban spaces.

PROPOSED AMENDMENT

In the Urban Mix (S-UM) district, development must include a mixture of residential and non-residential uses. Buildings must be built to the front property line, and parking is prohibited in the front yard. Additionally, clear definitions and use specific standards are used to ensure appropriate mixture of uses.

MAINTAIN AND CLARIFY THE URBAN MIX (S-UM) DISTRICT

Table 10.05-1: Urban Mix District Dimensional Standards	
LOT STANDARD	S-UM
LOT SIZE & DIMENSIONS	
Lot Size (min.)	-
Lot Frontage (min.)	-
SETBACKS	
Front Yard (min)	11'
Side Yard (min)	-
Rear Yard (min)	-
BUILDING MASSING & LOT COVERAGE	
Building Height (max)	65' -and-
Building Height (min)	For structures built with zero setback any stories above 125% of the average height of adjacent structures must be set back at least 10' per additional story. Any proposed structure taller than 65 feet shall require Planning Commission review.
Lot Coverage (max)	20' (or two (2) stories)
(1) Buildings shall be built to the front property line along the street. Buildings may be set back up to 20' when necessary to include public space design enhancements such as public art installations, wide sidewalks, pedestrian plazas, or patio / seating areas.	



INTENTIONAL URBAN FORM

In the S-UM district, in order to ensure the downtown core has a mix of uses and does not impede the pedestrian realm, developments must feature a mixture of uses, and structures are built to the front property line, or may be set back a maximum of 20' only when providing public space enhancements.

Section 10.05.A & 10.05.B

Special Urban Mix (S-UM) district purpose statement, definitions of what constitutes an adjacent structure and the principal frontages and standards required.

Section 10.05.D.

Requires a mixture of both residential and non-residential uses for development within the S-UM district.

Section 10.05.E. & Table 10.05-1

Established dimensional standards for the S-UM District which indicate a 0' setbacks, build to the front lot line rules, with 20' max exemption when including a plaza.