

Chapter 18.55: "MU-N" Mixed Use Neighborhood Overlay District

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18.55.010 Purpose

The specific purposes of the "MU-N" Mixed Use Neighborhood Overlay District are to:

- A. Provide sites for new neighborhoods with a mix of land uses in a compact pattern in order to reduce dependency on automobiles; improve air quality; and promote high-quality, interactive communities, consistent with the General Plan.
- B. Allow for: (1) a greater variety of uses, (2) flexibility in site planning and development regulations, and (3) greater intensity of land use than as generally permitted in other zoning districts.
- C. Ensure an appropriate mix and intensity of uses with a dense concentration of activity in the core and lower densities extending outward.
- D. Establish appropriate standards to foster compact, pedestrian-oriented development; provide landscape and buffering between incompatible uses.

18.55.020 Applicability and Zoning Map Designator

The "MU-N" Mixed Use Neighborhood Overlay District may be combined with any "R" District and applied to an area at least 20 acres, but not more than 160 acres, in size that is designated as a "Mixed Use Neighborhood" by the General Plan. It may be initiated by the Planning Commission or the City Council or by a petition of property owners under the procedures established in Chapter 18.11, Common Procedures. The minimum size of the overlay district may be reduced if the Planning Commission determines that a lesser acreage fulfills the intent of this code and the General Plan given the circumstances peculiar to the site.

18.55.030 Land Use Regulations

Uses permitted in a mixed-use neighborhood shall be those identified in and established by the approval of a Mixed Use Neighborhood Development Plan. Such use shall be limited to those consistent with the intent of this chapter and the General Plan, but will generally consist of those office and commercial uses allowed in the "LO," "NC," "SC," and "GC" Districts, and those residential and other uses allowed in the "RM" and "RS" Districts.

No subdivision of land for commercial uses or residential uses exceeding the residential density of the base district with which the "MU-N" District is combined is permitted except in accord with an approved Mixed Use Neighborhood Development Plan.

18.55.040 Mixed Use Neighborhood Development Plan

Approval of a Mixed Use Neighborhood Development Plan is required as a precondition of any commercial development or residential development exceeding the densities for the base district within which the "MU-N" Overlay District is combined. The plan shall include a text and diagram or diagrams that contain all the elements required in Section 18.53.040(2), Planned Developments, and which address the following:

- A. **Compatibility.** The development shall be consistent with the General Plan and compatible with surrounding development
- B. **Proposed Location of Core and Residential Development Areas.** The plan shall indicate the precise location of the core, residential development areas, and public areas and shall indicate the minimum and maximum densities and intensities for these areas, as appropriate. Proposed uses, both commercial and residential, and their location within the project shall be indicated as shall all ancillary and accessory uses, such as parking and loading facilities.
- C. **Circulation System.** The vehicular and pedestrian circulation system shall be clearly shown, including links to on-site public transit stops/stations.
- D. **Proportion and Intensity of Uses.** In order to ensure an appropriate mix of uses within proposed developments, the minimum desired percentage of a proposed development site that is required for each land use component and the desired average residential density and commercial floor area ratio (FAR) are shown in Schedule 18.55.030-A. The maximum residential densities and FARs shall be as prescribed by the Mixed Use Neighborhood Development Plan, but shall not exceed 2 times the minimum densities and minimum FAR.

Schedule 18.55.030-A: Proportion of Uses

Use	Minimum Proportion of Development Site	Desired Average Residential Density
Mixed Use Core	10% ¹	12.0 dwelling units/acre; 0.40
Residential ²	50%	8.0 dwelling units/acre
Public	10%	N/A

Notes:

¹ Up to 100,000 square feet of commercial may be allowed. The size of the commercial core may be reduced in neighborhoods of less than 50 acres.

² Maximum residential density—24.0 dwelling units per acre.

E. **Mix of Uses.** To meet the intent of the General Plan, a mix of uses shall be provided and reflected in the Mixed Use Neighborhood Plan. Wide latitude is afforded by this code in development of a plan. However, certain components are critical in ensuring that the intent of the General Plan is met. These include the following:

1. **Mixed Use Core.** Each Mixed Use Neighborhood shall have a mixed-use core area containing commercial space that occupies at least 10 percent of the site area. Retail space at least in proportion to the size of the development must be provided. The core area shall include:

- a. A centrally located transit stop.
- b. In larger neighborhoods, street-level retail space that forms a pedestrian "main street," with appropriate signage, street furniture, storefront and display windows, and similar design considerations.
- c. Services such as convenience shopping; a neighborhood center with a supermarket, drugstore, and supporting uses; and/or a specialty retail center.
- d. Housing at an overall density of at least 12 units per acre. Housing may be provided above ground-level businesses and on stand-alone sites within the core. The requirement for housing within the core area may be waived for projects with a core that is less than 8 acres in size upon finding that residential uses cannot be physically or economically integrated into mixed-use structures because of the small size or scale of development, site access, or other limitations.
- e. Residents, employees, and transit users should be able to easily walk or bike to jobs, stores, and service providers located in the Mixed Use Core. Commercial uses shall not be permitted outside the core area. Residential uses may be in separate buildings or over commercial uses.

2. **Residential Area.** The residential areas must incorporate an average minimum gross density of 8 dwelling units per acre that will allow a mix of small-lot single family,

town homes, and apartments. These areas must be pedestrian in scale, generally not more than ¼ mile in radius, and must provide direct and easy access to the core area. While housing diversity is desired, this density requirement can be achieved using only a single product type. Townhouses and courtyard housing should be used as a transition between commercial areas and lower-density residential areas.

3. **Public Use.** The public land use shall include parks, plazas, squares, town halls, and/or other community facilities that are open to the public and contribute to the civic or recreational life of the neighborhood. Public areas may be publicly or privately owned. Public uses shall be the focus of the neighborhood and should be located next to public streets, residential areas, and retail uses. Adjacent residences and businesses should have opportunities for views into the public areas.
4. **Neighborhood Square.** Each Mixed Use Neighborhood must include a neighborhood square serving as the social focal point for the community. The neighborhood square and land uses fronting the square must conform to the following standards:
 - a. **Central Location.** Each neighborhood square should be located within 1,000 feet of the geographic center of the neighborhood and within ¼ mile of 90 percent of the neighborhood housing. Ideally, the square will be located within the Mixed Use Core.
 - b. **Minimum Size.** One acre.
 - c. **Adjacent Land Uses.** Uses fronting the square may include a community service facility, cultural institution, day care center, parks and recreation facilities, post office, other public and semi-public uses, and neighborhood store with a maximum gross floor area of 1,500 square feet adjacent to one side of the square.
 - d. **Perimeter.** A neighborhood square must have at least 50 percent of its perimeter adjacent to street rights-of-way.
 - e. **Through Streets.** A neighborhood square must be located at the intersection of through streets or other streets which extend beyond the boundaries of the neighborhood proper.
 - f. **Parking.** Thirty percent of the neighborhood square may be used for paved parking.

18.55.050 Development Regulations

- A. **Residential.** To improve the human scale of the street, single-unit homes shall be designed so that the front door entrance of each home is closer to the street than the garage door.

B. Mixed Use Core.

1. **Street Orientation.** Commercial and mixed-use buildings shall be oriented so that functional pedestrian entrances face the street and parking areas are located underground or to the rear or side of the building.
2. **Pedestrian Paths.** Pedestrian paths shall be provided to connect commercial building entries with adjacent streets, uses, and parcels. Pedestrian paths should be visually distinguishable from other hardscape and should be separated from parking areas by wheel stops, curbs, landscape, or other physical barriers, except when crossing driveways or aisles.
3. **Transparency.** Along predominantly retail streets in the Mixed Use Core component, a minimum of 50 percent of the street wall area between 3 and 10 feet above the sidewalks shall be transparent with clear glass visible into a commercial or residential use. Windows or other transparency into a garage or similar area shall not qualify toward the minimum transparency requirement.
4. **Building Articulation.** Building facades shall be varied and articulated to provide visual interest to pedestrians. This can be accomplished by methods including: offsetting planes, changes in wall texture and color, special architectural elements, provision of plazas and courtyards, and the use of trees and vines.

C. Streets and Sidewalks.

1. **Street Pattern.** The layout of the street system shall be in a grid pattern or modified grid pattern, emphasizing interconnected streets and the ability to reach local destinations without crossing major or arterial streets. It is desirable to have streets with block faces 400 feet in length or less. The use of alleys is encouraged. Where possible, streets should frame vistas of the Mixed Use Core, public buildings, parks, and natural features.
2. **Street Trees.** The design of the public right-of-way should provide for the planting of street trees adjacent to the curb in parkways or tree grates, as appropriate.
3. **Street Width.** The number and width of travel lanes should be reduced to the extent feasible in accordance with any applicable street-design standards and public-safety considerations as determined by the City Engineer and Fire Marshal.

18.55.060 Phasing

- A. **Development Phasing Plan Required.** For any development that is proposed to be constructed in phases, the applicant shall submit a development phasing plan that specifies the chronology of development, including structures, public facilities, and infrastructure.

Projects shall be phased so that supporting public facilities and infrastructure are provided concurrent with their need and are completed before occupancy of structures.

- B. **Public Area Reservations and Development.** Public plazas, squares, halls, and other areas used to satisfy the public use component shall be reserved concurrent with the initial phase of development. These reserved areas shall be developed concurrent with any abutting development.
- C. **Commercial Component Phasing.** If the initial phase of development does not include commercial uses, the approving authority shall apply conditions on the phasing of commercial uses so that some portion of the commercial component is provided before completion of the residential component.

18.55.070 Approval Procedure

- A. Application for a mixed use neighborhood shall include: (1) application for "Planned Development" zoning if not already so zoned, (2) submittal of an application in a form prescribed by the Director, (3) submittal of the Mixed Use Neighborhood Development Plan, and (4) submittal of a subdivision application, as appropriate.
- B. The approval process and findings shall be the same as those required of a Planned Development as addressed in Chapter 18.53, "PD" Planned Development Overlay District, with the addition of the following findings:
 - 1. The "MU-N" District will enhance the potential for high-quality interactive neighborhoods with an appropriate mix of uses and interconnected streets and pedestrian amenities in comparison with the development under the base district regulations that would apply if the conditional use were not approved.
 - 2. Deviations from the base district regulations are justified by compensating benefits of the "MU-N" District.