Mixed Use Definition: PLACE Research V.1 - 1.3.18

A. Wikipedia:
Mixed-use development is a type of urban development that blends residential, commercial, cultural, institutional, or entertainment uses, where those functions are physically and functionally integrated, and that provides pedestrian connections.

B. University of Delaware Complete Communities:
http://www.completecommunitiesde.org/planning/landuse/what_is_mixed_use_development/
As defined by the MRSC of Washington, mixed-use development is characterized as pedestrian-friendly development that blends two or more residential, commercial, cultural, institutional, and/or industrial uses. Mixed use is one of the ten principles of Smart Growth, a planning strategy that seeks to foster community design and development that serves the economy, community, public health, and the environment.

While mixed use has become a popular buzz word, the term can be confusing. It is not just limited to a multi-story development that incorporates commercial use on the first floor with residential uses on upper floors. The Urban Land Institute’s Mixed-Use Development Handbook characterizes mixed-use development as one that 1) provides three or more significant revenue-producing uses (such as retail/entertainment, office, residential, hotel, and/or civic/cultural/recreation), 2) fosters integration, density, and compatibility of land uses, and 3) creates a walkable community with uninterrupted pedestrian connections.
A blog, don’t get mixed up on mixed use, by the folks at PlaceMakers clarifies that mixed use is:
… three-dimensional, pedestrian-oriented places that layer compatible land uses, public amenities, and utilities together at various scales and intensities. This variety of uses allows for people to live, work, play and shop in one place, which then becomes a destination for people from other neighborhoods. As defined by The Lexicon
of the New Urbanism, mixed-use is multiple functions within the same building or the same general area through superimposition or within the same area through adjacency… from which many of the benefits are … pedestrian activity and traffic capture.

Mixed-use zoning allows for the horizontal and vertical combination of land uses in a given area. Commercial, residential, and even in some instances, light industrial are fit together to help create built environments where residents can live, work, and play. The Placemakers’ blog, and a brief prepared by the Village of Caledonia, WI, further explains that while there are many forms of mixed-use development, it can be categorized three ways:

**Vertical Mixed-Use Development**

- Combines different uses within the same building
- Provides for more public uses on the lower floor such as retail shops, restaurants, of commercial businesses
- Provides for more private uses on the upper floors such as residential units, hotel rooms, or office space.

**Horizontal Mixed-Use Development**

- Consists of single-use buildings within a mixed-use zoning district parcel, which allows for a range of land uses in a single development project
- Provides for a variety of complementary and integrated uses that are walkable and within a given neighborhood, tract or land, or development project
Mixed-Use Walkable Areas

- Combines both vertical and horizontal mix of uses in an area, within an approximately 10-minute walking distance to core activities

C. Design Center for American Urbanism, University of Minnesota:
D. Case Study- Fort Worth, Texas Urban Land magazine:
https://urbanland.uli.org/development-business/building-flexibility-into-mixed-use-projects/

Building Flexibility into Mixed-Use Projects

By Will Macht
May 31, 2012

An infill project configures the street grid to connect to nearby museums and surrounding uses so it can flexibly mix offices, retail space, hotel space, and housing.

The front door of Museum Place is at the Six Points intersection of Seventh Street and Camp Bowie Boulevard.

Large-scale infill developments outside the downtown core often can be insular and inward looking, akin to a suburban retail center. It would have been easy to follow such an inward-oriented pattern on an 11-acre (4.5 ha) site assembled in the Fort Worth, Texas, cultural district. But Museum Place, a 1.05 million-square-foot (103,000 sq m) development, is designed to knit 11 new structures into a finer-grained urban fabric of streets that once housed an active mix of shops, restaurants, and community services.

Museum Place is located north of the large superblocks containing the Amon Carter Museum, designed in 1961 by Philip Johnson; the Kimbell Art Museum, designed in 1972 by Louis Kahn; and the Modern Art Museum of Fort Worth, designed in 2002 by Tadao Ando.

Including flexibility in mixed-use urban infill projects built in phases in challenging markets requires creative responses to building design for multiple uses, functional urban street layouts, and solutions allowing shared parking.

Street Solutions

To create a framework for a mixture of uses that could be developed in phases, Dallas-based JHP Architecture/Urban Design reinforced the historic street pattern and restored it to its orthogonal form. A
portion of Sixth Street was converted from a private driveway back into a through-street, and Arch Adams Street was transformed from a meandering lane into a straight, north–south urban-scaled street with special pavement.

*Parking solutions reinforced the smaller-scaled street grid.*

Each street, designed to accommodate as much parking as possible to maximize shared parking available for retail and restaurant patrons, has parallel, diagonal, or perpendicular parking. Seventh Street, the main thoroughfare to the cultural district from downtown Fort Worth 1.75 miles (2.8 km) to the east, was narrowed from four to two lanes with head-in diagonal parking. Diagonal parking was also added on the north side of the four-lane Camp Bowie Boulevard (divided by a tree-lined median), which is the southern boundary of Museum Place across from the museums. The diagonal parking helps slow traffic, and the presence of on-street parking helps activate the streets to support the shops and restaurants.

Rather than being built at the periphery and focused inward on a center court, the parking structures were integrated into the centers of blocks and wrapped with housing, retail space, and offices. The 270-foot (82 m) width of the Fort Worth blocks in that location still permitted efficient, mostly double-loaded housing and office corridors. This is different from what is often the case in mixed-use projects: parking is often placed under buildings, driving the configuration of the uses above because the layout of columns and drive aisles cannot be changed, so the bay spacing of the uses above follows the parking plans. At the same time, fire separation and ventilation requirements can increase the cost and complexity of buildings built over parking.
Courtyards and Shared Parking

At Museum Place, courtyards separate the housing and office space from the parking structures to simplify each structure and lower its cost. Tenants can drive to the level on which their unit is situated and walk across a bridge directly to their floor, avoiding elevators for most of their trips. Separation allows at-grade access to the rear of buildings, which will facilitate conversion of retail space to live/work or residential uses should the market require it in times of recession.

Mixing uses horizontally can still provide the option of shared parking, which can reduce required parking ratios. Museum Place uses planned parking ratios at only two per 1,000 square feet (21 per 1,000 sq m) of office space. Retail space and restaurants were planned at a high 5-to-1 parking ratio, resulting in 700 spaces, but the large number of shared on-street parking spaces throughout the project makes the on-street option more efficient and convenient than some of the structured parking.

With such a high parking ratio, if the retail space does not lease as expected, it could be viewed as desirable office space with more parking than its competition. Hotel parking for 120 units was planned at 1.1 spaces per unit, and the hotel can easily share spaces with the 130,000 square feet (12,000 sq m) of office space in two buildings in the project, for which there are at least 260 parking spaces. In total, there are more than 1,800 parking spaces in the four parking structures, with two having 470 spaces each, one 600, and the fourth, 280.

The lion’s share of that parking is for the 500 rental apartments and 40 condominiums planned at a parking ratio of two per unit. This residential parking is not shared and has access restricted to unit owners and tenants. It is allocated from the top of the garage downward; lower levels are reserved for the office and retail users and the public. Controlled access for payment at the public levels is provided, but will not be instituted initially.
Camp Bowie Boulevard is a physical barrier that is reinforced by the large reflecting pool.

For One Museum Place, the architects and structural engineers created an optimal depth for a condominium unit by setting one column each at the exterior and at the corridor.

The front door of Museum Place is at the Six Points intersection at Seventh Street and Camp Bowie Boulevard, but its heart is a T-shaped linear civic plaza at the intersection of Seventh Street and Arch Adams Street. Although this is a public right-of-way, landscape elements and street pavers define a large pedestrian plaza, and the street can be blocked off to create a wholly pedestrian plaza for special events. The individual projects at Museum Place lead to this civic space, and its northern edge is slated to accommodate restaurants with outdoor seating.

Informed by the city’s creation of cultural district design guidelines, its new mixed-use zoning criteria, and the general market interest in mixed-use development, the urban design concept was to approach each block as an expression of its particular place in the development and the mix of uses while linking individual buildings and blocks to one another through shared streetscape standards and building materials. Each block’s geometry, overall massing, and uses were planned as a response to zoning, proposed street hierarchy and streetscapes, neighboring uses, and market demand for various uses.

The development’s edges are defined by the culturally and architecturally significant museums to the south; a redeveloping retail corridor to the east, which continues to the city’s central business district; an older community of single-family homes in the Arts and Crafts style to the north; and a smaller neighborhood retail corridor to the west.

A key element of Fort Worth’s urban design is the nine-mile-long (14.5 km) Camp Bowie arterial boulevard traversing the Arlington Heights neighborhood along a northeast–southwest axis separating Museum Place from the neighboring museums. The boulevard itself is a physical barrier reinforced by the large reflecting pool that surrounds the north side of the Modern Art Museum more than 115 yards (105 m) to the south.

In the vertical design of 3131 West Seventh Street, which faces the museums, the architects faced a formidable challenge. The solution was based on the perspective from the Modern Art Museum’s lobby, which looks out across a reflecting pool to Camp Bowie Boulevard and beyond. A south-facing tilted curtain-wall facade was designed for 3131 West Seventh Street, a wedge-shaped building with three stories of office space over ground-level retail space. The curtain wall reflects the seasonal changes in the museum’s landscaping. The northern facade on Seventh Street makes a transition to a brick facade, tying it to the common materials of the buildings along this street.

The tallest building at eight stories, One Museum Place, located on the eastern edge, fronts the Seventh Street commercial corridor and anchors the Six Points intersection. Across from it to the east is a 6,000-square-foot (560 sq m) Museum Place post office, completed in 2009 and designed by Venturi Scott
Brown & Associates. It serves as a gateway into Museum Place at the corner of Bailey Avenue and University Drive and is accessible from Sixth Street off Bailey.

A south-facing tilted curtain-wall facade was designed for 3131 West Seventh Street.

The street edge, particularly on Seventh Street through the project, is controlled to consistently enclose public space, interrupting the massing with receding and projecting facades and upper-level terraces to mitigate a fortresslike wall. Where building heights differ significantly, the taller buildings were stepped back from their neighbors over the course of several stories and include compatible banding or similar elements that align with a horizontal plane on the next block.

**Design Flexibility for Building Use**

At One Museum Place, a mixed-use building, the architects and structural engineers created an optimal depth for a condominium unit by setting one column each at the exterior and at the corridor. Cantilevered balconies on the facade project over the depth of the office floor plate below, a solution that permitted the design firm to pull the column back behind the glass on the retail level. It also gave the developer the flexibility to respond to market changes by switching uses in the upper seven floors until late in the construction-document phase and beyond. One Museum Place provides 23,000 square feet (2,100 sq m) of ground-level retail space, 100,000 square feet (9,300 sq m) of office space on the four lower floors, and 34 condominium units on the three upper floors. Office and residential uses have separate lobbies; a private bridge from the garage provides access to the residential floors.

Flexibility to deal with the weak economy is also built into the retail space. Should the space not lease as expected, its double-height spaces allow the addition of mezzanines to create live/work units, with ample
light and air provided by tall windows. Or it could be configured to provide more office space to enlarge net rentable space, increase income, and reduce effective rent per square foot.

At the northwestern corner of the project, the developer built a new convenience store for the residents of the three-story townhouses to the north, the single-family homes beyond, and the one-story galleries and shops on Seventh Street to the west. The primary retail tenant is a new, more upscale 7-Eleven store with no gasoline pumps—a new concept the company is testing in Fort Worth. Five condominiums with tuck-under parking were placed over 4,500 square feet (418 sq m) of retail space.

The codevelopers of the Museum Place project, Fort Worth–based JaGee Holdings LLP and TLC Urban, completed construction of the $200 million project in January 2011.

E. Case Study, One Santa Fe, Urban Land Institute:
https://casestudies.uli.org/one-santa-fe/

F. Springfield, Oregon Zoning:
3.2-630 Mixed-Use Development Standards—Specific

A. MUC Development Standards.

1. Preservation of the Commercial Land Supply

   a. One hundred percent of a new mixed use building footprint may be developed for commercial uses.

   b. A minimum of 60 percent of the ground floor area within a new building in the MUC District shall be dedicated to commercial uses to ensure that commercial land is preserved for primarily commercial purposes. Up to 100 percent of any building may be developed for residential uses so long as 60 percent of the total ground floor area within the development area is devoted to commercial uses.

   EXCEPTION: This provision shall not apply when commercial uses are proposed for an existing residential building within a commercial district that was within a commercial district prior to June 3, 2002.

   c. The commercial uses on an MUC site shall be developed prior to or concurrently with other proposed uses. Concurrency may be established by approval of a Master Plan that provides a mix of uses that includes commercial and other proposed uses.

   EXCEPTION: This provision shall not apply to residential and/or limited manufacturing uses that are in existence as of June 3, 2002.
2. Maximum Footprint for Retail Uses. The maximum building footprint for a grocery store shall be 70,000 square feet. The maximum building footprint for other single tenant wholesale or retail uses shall be 50,000 square feet. The maximum footprint for all other uses shall be based upon lot/parcel coverage and building setbacks.

3. Minimum Floor Area Ratio. A minimum floor area ratio (FAR) of .40 shall be required for all new development or redevelopment in the MUC portion of the Downtown Mixed Use Area. A FAR of .30 is required for new development on lots/parcels greater than 1 acre in the MUC District outside of the Downtown Mixed Use Area. FAR is defined for this purpose as the amount of gross floor area of all buildings and structures on the building lot/parcel divided by the total lot/parcel area.

**EXCEPTION:** Existing auto and truck dealerships in the Downtown Mixed Use area as specified in Subsection 3.2-610 under the automotive and truck sales, storage, repair and service category are exempt from the minimum floor area ratio requirement.

B. MUE Development Standards.

1. Preservation of the Industrial Land Supply
   a. A minimum of 60 percent of the gross floor area within a MUE District shall be dedicated to industrial uses to ensure that industrial land is preserved for primarily industrial purposes.

   **EXCEPTION:** Pre-existing structures and uses shall be covered under the provisions of Section 5.8-100 that addresses continuing non-conforming uses.

   b. "Businesses and Professional Offices and Personal Services" listed in Section 3.2-610 shall not have a ground floor area of more than 5,000 square feet for any single use.

   c. The industrial uses on an MUE site shall be developed prior to or concurrently with any other commercial or residential uses. Concurrency may be established by approval of a Master Plan that provides a mix of uses that includes commercial and other proposed uses.

   **EXCEPTION:** Commercial and/or residential uses that are in existence as of June 3, 2002.

2. Minimum Floor Area Ratio. A minimum floor area ratio of .25 is required for all new development or redevelopment in the MUE District.

3. On-Site Design Standards specified in Section 3.2-445 apply to development in the MUE District with the following exemptions:
a. Outdoor storage is allowed, but storage areas shall not be permitted in front or street-side yards.

b. Outdoor storage shall be screened from the view of adjacent properties and from public rights-of-way as specified in Section 4.4-110. Painted structural screens shall match the building color scheme of the development area.

c. The minimum landscaped open space and the maximum impermeable surface standards specified in Section 3.2-445 shall be reduced to 25 percent and 75 percent respectively.

C. MUR Development Standards.

1. Preservation of the Residential Land Supply

a. A minimum of 80 percent of the gross floor area within a MUR District shall be dedicated to multi-unit residential uses to ensure that medium and high density land is preserved for primarily residential purposes.

**EXCEPTION:** Pre-existing structures and uses shall be covered under the provisions of Section 5.8-100 that addresses continuing non-conforming uses.

b. The residential uses on an MUR site shall be developed prior to or concurrently with any other commercial or industrial uses. Concurrency may be established by approval of a Master Plan that provides a mix of uses that includes commercial and other proposed uses.

**EXCEPTION:** Commercial and/or industrial uses that are in existence as of the adoption of this MUR District.


a. Minimum residential densities for strictly residential development within the MUR District shall be 20 units per gross acre.

b. Minimum residential densities for developments that include mixed uses within the MUR District shall be 12 units per gross acre.

**EXCEPTION:** If less than 20 units per gross acre are provided, the development shall include a minimum of 10 percent of the total gross floor area in nonresidential uses.

c. There are no maximum residential densities established for the MUR District.

**EXCEPTION:** Building heights shall regulate maximum densities.

   a. Nonresidential uses in the MUR District shall not exceed 5,000 square feet of ground floor area for each separate use and shall be limited to a maximum of 20 percent of the total gross floor area in the development area.

   b. Nonresidential uses developed as part of a mixed use building that includes housing shall be developed to maintain a minimum density of 12 dwelling units per acre. When a development site is composed of 2 or more phases, each phase shall also meet this standard.

   **EXCEPTION:** Civic uses shall not be a permitted use in the MUR District.

4. All development in the MUR District complies with the standards specified in Section 3.2-240.

   **EXCEPTION:** Section 3.2-240D.5.a. exempts multi-unit developments in mixed-use buildings from the minimum open space standards.

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**G. Orlando, Florida, Model Zoning Ordinance, Transit Oriented Development:**


4.1 MODEL MIXED-USE ZONING DISTRICT ORDINANCE The following model zoning district provisions represent a commercial zoning classification that permits, rather than mandates, a vertical mix of commercial and residential uses within the same building. The district is intended to accommodate a physical pattern of development often found along village main streets and in neighborhood commercial areas of older cities. Primary Smart Growth Principle Addressed: Mix land uses Secondary Smart Growth Principle Addressed: Compact building design CX1, Neighborhood Commercial, Mixed-Use District 101. Purpose The purposes of the CX1, Neighborhood Commercial, Mixed-Use District are to: (1) Accommodate mixed-use buildings with neighborhood-serving retail, service, and other uses on the ground floor and residential units above the nonresidential space; (2) Encourage development that exhibits the physical design characteristics of pedestrian-oriented, storefront-style shopping streets; and (3) Promote the health and well-being of residents by encouraging physical activity, alternative transportation, and greater social interaction. 102. Definitions As used in this ordinance, the following words and terms shall have the meanings specified herein: “Floor Area Ratio” means the ratio of a building’s gross floor area to the area of the lot on which the building is located. “Gross Floor Area” is the sum of the gross horizontal areas of all floors of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings. Gross floor area does not include basements when at least onehalf the floor-to-ceiling height is below grade, accessory parking (i.e., parking that is available on or off-site that is not part of the use’s minimum parking standard), attic
space having a floor-to-ceiling height less than seven feet, exterior balconies, uncovered steps, or inner courts. “Mixed-use Building” means a building that contains at least one floor devoted to allowed nonresidential uses and at least one devoted to allowed residential uses. 103. Allowed Uses

Uses are allowed in “CX1” zoning districts in accordance with the use table of this section.

<table>
<thead>
<tr>
<th>USE GROUP</th>
<th>ZONING DISTRICT</th>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>P</th>
<th>C</th>
<th>N</th>
</tr>
</thead>
</table>
| RESIDENTIAL | Household Living | Artist Live/Work Space located above the ground floor | P | Artist Live/Work Space, ground floor | C | Multiunit (3+ units) Residential C Single-Room Occupancy C Townhouse C Two-Flat C Group Living Assisted Living C Group Home C Nursing Home C Transitional Shelter C Transitional Shelters C P U B L I C A N D C I V I C | Schools and Universities P Cultural Exhibits and Libraries P Day Care P Hospital N Lodge or Private Club N Parks and Recreation P Postal Service P Religious Assembly P School C Utilities and Services, Minor P Utilities and Services, Major C C O M M A N D I N D U S T R I A L | Adult Use N Animal Services Shelter/Boarding Kennel N Sales and Grooming P Veterinary P Drive-Through Facility [See comment] C Eating and Drinking Establishments Restaurant P | Sec. 4.1 Model Mixed-Use Zoning District Ordinance Model Smart Land Development Regulations Interim PAS Report ©American Planning Association, March 2006 2 U S E G R O U P Zoning District Use Category Specific Use Type CX1 P= permitted by-right C= conditional use N= Not allowed U S E G R O U P Zoning District Use Category Specific Use Type CX1 P= permitted by-right C= conditional use N= Not allowed R E S I D E N T I A L Household Living Artist Live/Work Space located above the ground floor P Artist Live/Work Space, ground floor C Dwelling Units located above the ground floor P Detached House C Multiunit (3+ units) Residential C Single-Room Occupancy C Townhouse C Two-Flat C Group Living Assisted Living C Group Home C Nursing Home C Transitional Shelter C Residential Storage Warehouse N Retail Sales, General P Vehicle Sales, Service, and Repair N I N D U S T R I A L Manufacturing, Production and Industrial Services Artisan (hand-tools only; e.g., jewelry or ceramics) C O T H E R Wireless Communication Facilities Co-located P Freestanding (Towers) C Comment: This use table should be refined to reflect local characteristics and planning objectives. The range of uses allowed should be kept as broad as possible in order to ensure that the district is economically viable. Note that this model allows, as a conditional use, drive-through facilities. Drive-through facilities may be appropriate in such areas in connection with banks and pharmacies. Whether to allow them is a policy choice, no different than other policy choices in selecting permitted uses. Also keep in mind that in buildings with residential units, commercial use issues will be largely self-policing because owner associations and builder/developers will ensure that commercial uses in mixed-use buildings will be compatible with upper-story residential uses. 104. Commercial Establishment Size Limits

The gross floor area of commercial establishments in the CX1 district shall not exceed [15,000] square feet. Sec. 4.1 Model Mixed-Use Zoning District Ordinance Model Smart Land Development Regulations Interim PAS Report ©American Planning Association, March 2006 3 Comment: Floor area limits are proposed in the model ordinance to help ensure that allowed commercial uses would be geared toward a neighborhood market area. Some local ordinances impose much more restrictive floor area limits in neighborhood-oriented districts. The limit proposed in this model ordinance would accommodate a modern drug store. If floor area limits are employed, the standards should not be so restrictive as to hamper the economic viability of the district. 105. Indoor/Outdoor Operations

All permitted uses in the CX1 district must be conducted within completely
enclosed buildings unless otherwise expressly authorized. This requirement does not apply to off-street parking or loading areas, automated teller machines, or outdoor seating areas. 106. Floor-to-Floor Heights and Floor Area of Ground-floor Space (1) All commercial floor space provided on the ground floor of a mixed-use building must have a minimum floor-to-ceiling height of [11] feet. (2) All commercial floor space provided on the ground floor of a mixed-use building must contain the following minimum floor area: (a) At least [800] square feet or [25] percent of the lot area (whichever is greater) on lots with street frontage of less than [50] feet; or (b) at least 20 percent of the lot area on lots with [50] feet of street frontage or more. Comment: In areas with strong residential real estate markets, ground-floor space is sometimes viewed as an afterthought, particularly when developed by those with a poor understanding of mixed-use development. These types of provisions can help ensure that ground-floor space will meet the needs of future retailers and not sit vacant for years after upper-floor residential units have been leased or sold. 107. Lot Area per Unit (Density) The minimum lot area per dwelling unit shall be [1,000] square feet for mixed-use buildings and [1,500] square feet for all other buildings. Comment: If mixed-use buildings are desired, such buildings should be rewarded with more flexible development standards. The model ordinance allows higher residential densities in mixed-use buildings than it does in single-use buildings. 108. Floor Area Ratio The maximum FAR shall be [2.0] for mixed-use buildings and [1.25] for all other buildings. Comment: To encourage mixed-use buildings, the model ordinance allows higher FARs for mixed-use projects. Sec. 4.1 Model Mixed-Use Zoning District Ordinance Model Smart Land Development Regulations Interim PAS Report ©American Planning Association, March 2006 4 109. Setbacks (1) The entire building façade must abut front and street side property lines or be located within [10] feet of such property lines. Comment: Rather than mandating a zero-foot “build-to” line for all properties in CX1 zoning districts, this model offers flexibility to accommodate shallow building setbacks that are sometimes necessary to accommodate features such as outdoor seating/display areas, stoops and sidewalk widening. Alternately, it is possible for the ordinance to establish a formula to determine setbacks based on the average setback of buildings in a block face. For an example of this, see Section 108 of the Model Town Center Ordinance (below). (2) The minimum rear setback is [0–30] percent of the lot depth. Comment: The appropriate minimum building setback will depend on lot and development patterns in the area. When alleys abut the rear of CX1 lots, no rear setback may be necessary, except perhaps for upper floors. On the other hand, when CX1-zoned lots will abut the rear property line of residential lots, buildings in the CX1 district should be set back from rear property lines in order to protect the privacy and open feeling expected within residential rear yards. (3) No interior side setbacks are required in the CX1 district, except when CX1-zoned property abuts R-zoned property, in which case the minimum side setback required in the CX1 district shall be the same as required for a residential use on the abutting R-zoned lot. Comment: Most pedestrian-oriented shopping streets are lined with buildings that span the entire width of the lot. The standard proposed here will help reinforce that pattern, while also ensuring that if a CX1 district abuts a residential zoning district, a “typical” residential side yard will be provided. 110. Building Height The maximum building height shall be [38–50] feet for mixed-use buildings and [35–47] feet for all other buildings. Comment: Some communities will want to regulate height by stories rather than feet above grade, since stories will allow for greater flexibility in building design. The standards proposed allow greater height for mixed-use buildings than for single-use buildings because mixed-use buildings are required to have taller floor-to-ceiling heights on the ground floor. The proposed standards will accommodate three- or four-story
buildings. 111. Off-Street Parking (1) [Insert off-street parking standards] (2) No off-street parking is required for nonresidential uses in CX1 districts unless such uses exceed [3,000] square feet of gross floor area, in which case off-street parking must be provided for the floor area in excess of [3,000] square feet. Comment: Paragraph (2) may be incorporated into paragraph (1). Exempting small retail businesses from compliance with off-street parking requirements will help promote pedestrian-oriented character and encourage use/reuse of storefront retail space. Communities should also Sec. 4.1 Model Mixed-Use Zoning District Ordinance Model Smart Land Development Regulations Interim PAS Report ©American Planning Association, March 2006 5 examine off-street parking ratios with an eye toward reducing the amount of off-street parking required overall and encouraging shared and off-site parking arrangements. (3) Off-street parking spaces must be located to the rear of the principal building or otherwise screened so as to not be visible from public right-of-way or residential zoning districts. 112. Transparency (1) A minimum of [60–75] percent of the street-facing building façade between two feet and eight feet in height must be comprised of clear windows that allow views of indoor space or product display areas. (2) The bottom of any window or product display window used to satisfy the transparency standard of paragraph (1) above may not be more than [3–4.5] feet above the adjacent sidewalk. (3) Product display windows used to satisfy these requirements must have a minimum height of [4] feet and be internally lighted. 113. Doors and Entrances (1) Buildings must have a primary entrance door facing a public sidewalk. Entrances at building corners may be used to satisfy this requirement. (2) Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to a cluster of shops or businesses. Comment: Requiring ground-floor windows and sidewalk-facing entrances help make for a more pleasing pedestrian environment. 114. Vehicle and Driveway Access No curb cuts are allowed for lots that abut alleys. Comment: Driveways that cross sidewalks disrupt pedestrian movements and pose safety threats. They should be the rare exception in neighborhood-oriented mixed-use districts.
H. Chesapeake, Virginia Zoning:


Excerpt:

E. Building Height. Maximum of seventy-five (75) feet or a maximum of six (6) floors. Buildings with a proposed height that exceeds seventy-five (75) feet or six (6) floors in height may be approved with the issuance of a conditional use permit in accordance with Section 19-205, applicable fire safety codes and the guidelines and standards set out in the policy document "Design Guidelines Manual" that is incorporated into the Comprehensive Plan as Appendix M. No conditional use permit shall be approved for a building that exceeds one hundred twenty-five (125 feet or ten (10) floors in height.

F. Number of principal buildings. No limit.

G. Floor Area Ratio. The maximum floor area ratio shall be 2.5 for mixed use buildings and 1.5 for all other buildings.

H. Mixture of Uses. All mixed use developments shall contain the following mixture of uses per gross floor area of all buildings:

1. Residential: Forty (40) to eighty (80) percent.
2. Commercial Office/Hotel: Ten (10) to thirty (30) percent.
3. Commercial Retail: Ten (10) to thirty (30) percent.

The percentage of uses shall be established in the approved master development plan and shall provide for an appropriate mixture of uses.
I. Urbana, Illinois Zoning:  

Excerpts, Mixed-Office Residential District:

The MOR, Mixed-Office Residential District is intended to encourage a mixture of residential, office and small-scale business land uses that are limited in scale and intensity and designed and constructed to be compatible with existing structures in the district. The district is intended to encourage the adaptive re-use of existing older structures through incentives that will extend the useful life of such structures. New construction shall be designed and constructed in a manner that is consistent with the character of the district. The land uses permitted and the development regulations required in the MOR District are intended to protect nearby residential uses by limiting the scale and intensity of the uses and buildings that may locate in this district. The MOR District is appropriate for mixed uses on small sites which need a careful evaluation of use-to-use compatibility so that the stability and value of surrounding properties are best protected. (Ord. No. 2003-11-120, 11-25-03)

Within MOR Zoning Districts, site plans for all changes of use, building additions, exterior building remodeling, new construction, and parking lot construction or expansion shall comply with the MOR zoning ordinance requirements and applicable design guidelines. Wherever this ordinance imposes greater restrictions on properties in the MOR, Mixed-Office Residential Zoning District than in other zoning districts, the greater restrictions shall govern. B. As an incentive to encourage the adaptive re-use of principal buildings, proposed changes to existing principal buildings which do not: 1. Increase the building footprint by more than 15 percent; or 2. Increase the floor area ratio by more than 15 percent; or 3. Include installing or enlarging a parking lot; or 4. Substantially change the building’s appearance and/or scale, as determined by the Zoning Administrator in consultation with the Chair of the MOR Development Review Board; Article V. Use Regulations Page 40 Urbana Zoning Ordinance - Republished November 2015 may be reviewed administratively for compliance with MOR zoning ordinance requirements and design guidelines. Other site plans shall be reviewed by the Design Review Board, in accordance with the provisions of the Board as specified in Section XI-12 and shall also demonstrate consistency with the “MOR, Mixed-Office Residential Design Guidelines” as specified in Section XI-12.J.
J. Bellevue, Kentucky

Mixed Use Definition:

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<th>Parking Garages</th>
<th>Function</th>
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<tr>
<td>Bellevue KY</td>
<td>The combination of offices, residential uses and retail and service uses to provide for a group of activities that are functionally integrated relative to land uses, vehicular and pedestrian circulation and the arrangement of structures. It is intended to promote flexibility in design and planned diversification in the relationships between location of and types of uses and structures; promote the advantages of modern site planning for community development through the efficient use of land; facilitating a more economic arrangement of buildings, circulation systems, land uses, and utilities, preserve to the greatest extent possible, the existing landscape features and amenities, and to utilize such features in a harmonious fashion; provide for more useable and suitably located open space facilities and common facilities than would otherwise be provided under conventional land development procedures, but always with the intention of furthering the public health, safety, and general welfare.</td>
<td>1. Building height shall be measured in number of Stories, excluding Attics and raised basements. Height limits also do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads and similar structures. 2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial Function, which shall be a minimum of 11 feet and may be a maximum of 24 feet. 3. Height shall be measured from the average Enfronging Sidewalk grade to the uppermost eave of a main pitched roof (not of a dormer), or to the uppermost roof deck (not the top of parapet) of a flat roof.</td>
<td>Parking Structures on the A-Grid shall have Liner Buildings lining the first and second Stories. (Page 186)</td>
</tr>
</tbody>
</table>

NOTE: degree of mixing is a function of the transect zone. It relates to height only in that mixing among land uses is a function of the transect zone within which the project is located. DOES NOT PRESCRIBE a % mix, anywhere.

End

Complied by Mike Stoneking 434.981.4382.