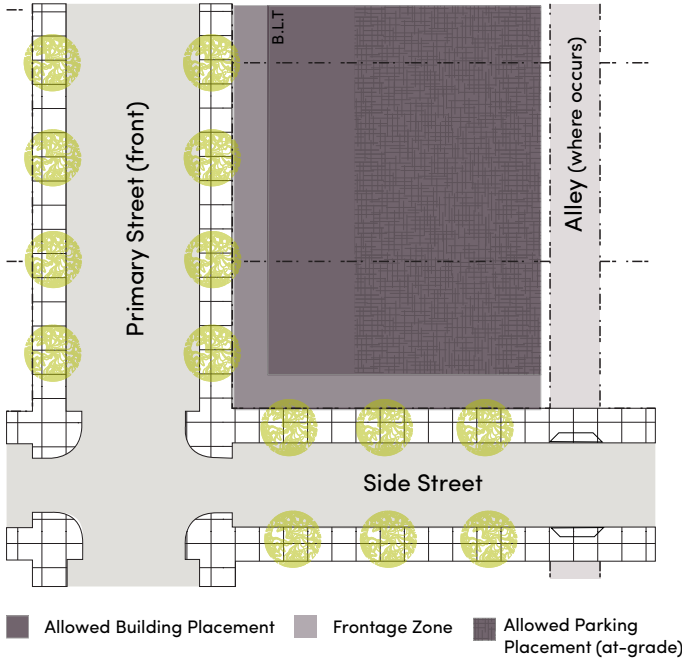
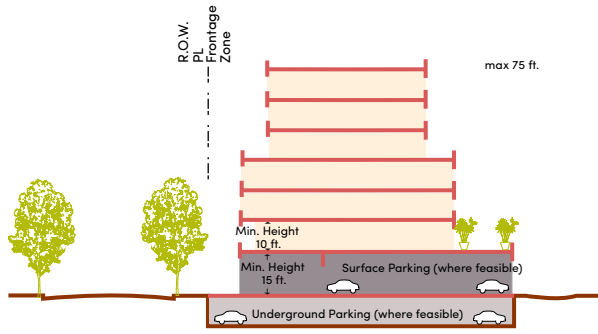


# MU-U MIXED-USE URBAN



## Allowed Building Types and Height

Allowed Building Types	Max Height
Flex building	75
Liner	45
Hybrid court	75
Court	75
Live-work	35
Rowhouse	35
Rosewalk or Bungalow Court	35
Duplex, multiplex	35

	Ground Floor	Upper Stories
Interior ceiling height	15 ft. min.	10 ft. min.
<b>Parking</b>		
i Required Parking		
a Residential uses	Studio or 1 bedroom	1 space per unit
	2+ bedroom	1.25 spaces per unit
	3+ bedroom	1.5 spaces per unit
b Office	1 spaces per 400 sq.ft.	
c Retail, Restaurants, & medical office	1 spaces per 250 sq.ft.	
For all other uses see FMCXX.XX		

Larger developments may reduce portion of the required parking in exchange for implementation of trip reduction measures. See Section X.X on TDM.

- ii Parking Placement: On-site parking and access shall be located in compliance with the following requirements:
- Setback
- a Primary street min.30 ft.
  - b Side street min. 15 ft.
  - c Side property min. 5 ft.
  - d Rear property/rear alley min. 5 ft.

## Encroachments

Architectural features, and signs may encroach into the required setbacks subject to the following requirements:

Description	Encroachment				Vertical
	Horizontal				
	Front	Side St.	Rear	Side	
Arcade, gallery, awning	6 ft. max.		min. 5 ft. from PL	not allowed	min. 8ft. clear
Balcony	4 ft. max.			min. 5 ft. from PL	
Bay window	4 ft. max. on upper floors only.				
Eave	2ft. max		min. 3 ft. from PL	min. 3 ft. from PL	

## Building Placement

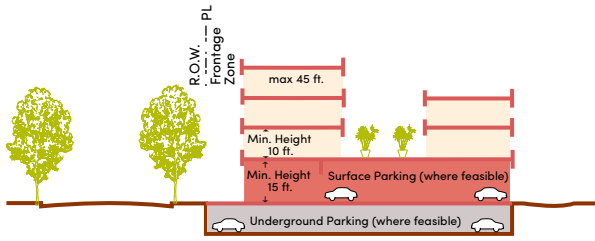
Setback	Building setback from PL			
		Frontage Zone		Side/Rear
		Min. (ft.)	Max. (ft.)	Min. (ft.)
i Primary street	0	10	--	
ii Side street	0	10	--	
iii Rear yard	with alley	--	--	5
	no alley	--	--	15

## Frontages

### Allowed Frontages

- Arcade
- Gallery
- Shopfront
- Lightcourt
- Forecourt
- Stoop

# MU-N MIXED-USE NEIGHBORHOOD



## Allowed Building Types and Height

Allowed Building Types	Max Height
Flex building	45
Liner	45
Hybrid court	45
Court	45
Live-work	35
Rowhouse	35
Rosewalk or Bungalow Court	35
Duplex, multiplex	35

	Ground Floor	Upper Stories
Interior ceiling height	15 ft. min.	10 ft. min.

## Parking

- i Required Parking
    - a Residential uses
      - Studio or 1 bedroom: 1 space per unit
      - 2+ bedroom: 1.25 spaces per unit
      - 3+ bedroom: 1.5 spaces per unit
    - b Office: 1 spaces per 400 sq.ft.
    - c Retail, Restaurants, & medical office: 1 spaces per 250 sq.ft.
- For all other uses see FMCXX.XX

Larger developments may reduce portion of the required parking in exchange for implementation of trip reduction measures. See Section X.X on TDM.

- ii Parking Placement: On-site parking and access shall be located in compliance with the following requirements:

### Setback

- a Primary street: min. 30 ft.
- b Side street: min. 15 ft.
- c Side property: min. 5 ft.
- d Rear property/rear alley: min. 5 ft.

## Building Placement

Setback	Building setback from PL			
		Frontage Zone		Side/Rear
		Min. (ft.)	Max. (ft.)	Min. (ft.)
i Primary street	0	10	--	
ii Side street	0	10	--	
iii Rear yard	with alley	--	--	5
	no alley	--	--	15

## Frontages

### Allowed Frontages

- Arcade
- Gallery
- Shopfront
- Lightcourt
- Forecourt
- Stoop
- Dooryard
- Porch
- Yard

## Encroachments

Architectural features, and signs may encroach into the required setbacks subject to the following requirements:

Description	Encroachment				Vertical
	Horizontal				
	Front	Side St.	Rear	Side	
Arcade, gallery, awning	6 ft. max.				min. 8ft. clear
Balcony	4 ft. max.			min. 5 ft. from PL	
Bay window	4 ft. max. on upper floors only.			min. 5 ft. from PL	
Eave	2ft. max		min. 3 ft. from PL	min. 3 ft. from PL	