

# Summary of Zones

## Zoning District Intent

### MX-Urban



### MX-Neighborhood



## Desired Form

New buildings are block scale, up to 75 feet in height, buildings close to property line, and active ground floor activities. The building mass steps down to 45 feet when located adjacent to MX-neighborhood. Building mass along the street edge should be articulated with balconies and terraces and the building base should include human scaled detailing.

New buildings are primarily house scale, up to 45 feet, buildings close to property line, with active frontages along ground level. Building mass steps down to 35 feet when adjacent to existing residential districts.

## Streetscape and Public Realm Im- provements

Active streetscape providing continuity with adjacent areas. Commercial frontages such as shopfronts, arcades, or galleries; wide sidewalks; and street trees support interesting, safe, and comfortable walking environment.

Range of tree-lined walkable streets will continue adjacent street pattern while also providing opportunities for future development to extend the street grid. Commercial frontages such as shopfronts, arcades, or galleries; wide sidewalks; and street trees encourage interesting, safe, and comfortable walking environment, while yards, porches, dooryard, stoop, forecourt, and lightcourt may extend privacy to residential frontages.

## Parking

Parking consists of on-site spaces located either behind buildings or in above- or underground parking structure. On-street public parking spaces are provided. Parking ratios are lower due to available transit and shared parking options.

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## General Use

Buildings are occupied with ground floor commercial, retail, office activity along commercially viable corridors. Residential uses on the ground floor should provide appropriate frontage that ensures privacy to the units. Units should be accessed directly from the street. Upper floors and the floor area behind shopfronts are flexible for a wide variety of office, lodging, and housing uses.

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