

Zones and Regulating Plan

X.1 Zoning Districts and Overlays

X.1A Purpose and Establishment of Zoning Districts and Overlays

This section establishes the zoning districts and overlays to implement the Form-Based Code. Property and rights-of-way subject to the Form-Based Code shall be divided into the following zones and overlays, which shall be applied to all property as shown on Figure X.X.X.

X.1B Zoning Districts and Overlays

The following zoning districts and overlay are established and applied to property within the boundaries of the Form-Based Code. Refer to Table X.X.X for the intent and descriptions of the zoning districts and section X.2A2 for descriptions of the overlays:

- Mixed-Use Urban Zone (MUU)
- Mixed-Use Neighborhood Zone (MUN)
- Shopfront Overlay

X.2 Regulating Plan

X.2A Purpose and Establishment of Regulating Plan

This section establishes the regulating plan, Figure X.X.X, as the map that identifies and implements the various intentions and principles of the vision for the area. Table X.X.X defines the zoning districts, overlays and standards for site development, design and land use through the following: Zoning Districts. Each zoning district is allocated standards in the following areas:

- 1 Zoning Districts. Each zoning district is allocated standards in the following areas:
 - Building Placement
 - Allowed Building Types
 - Allowed Frontage Types
 - Building Height and Size
 - Allowed Encroachments into Required Yards
 - Parking Placement and Site Access
 - Required Parking
 - Allowed Land Uses
- 2 Shopfront Frontage Overlay. This overlay requires buildings to have shopfront frontage and a minimum floor-to-ceiling height. This requirement is to accommodate ground floor live-work, commercial, retail or other such non-residential activity on streets where the vision expects active, pedestrian-oriented streetscapes.
- 3 Regulating Plan Diagram. Each zoning district and overlay established by the Form-Based Code is identified on Figure X.X.X to show the boundaries of each zoning district, overlay, and the parcels within each boundary. Figure X.X.X is established as the zoning atlas for all property within the Form-Based Code boundaries.



Figure X.X.X: Regulating plan.

Figure X.X.X: Summary of Zoning District

Zoning District
Intent



Desired Form

New buildings are block scale, up to seven stories above grade and 80 feet in height, located close to front property line, and have active ground floor activities. The building mass steps down to 45 feet when located adjacent to an MUN 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 four stories above grade and 50 feet in height, located close to front property line, with active frontages along ground level. Building mass steps down to 35 feet when adjacent to residential districts.

Streetscape and
Public Realm
Improvements

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 retail, office, service, and other active uses 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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Also see Chapter 22.48 FMC and Chapter 22.50 FMC for more detailed information on uses and development standards.