

## 17.12.130 - Mixed use projects

This section provides design criteria and development standards for mixed use projects, where allowed by Chapter 17.11 (Allowable Land Uses). A mixed use project combines residential and commercial uses (vertical mixed use). Residential units may be also allowed at ground level behind street-fronting commercial uses (horizontal mixed use) only under limited circumstances specified by this section.

### A.

Design Considerations. A mixed use project shall be designed to achieve the following objectives:

1. The design shall provide for internal compatibility between the residential and commercial uses on the site;
2. Potential glare, noise, odors, traffic, and other potentially significant impacts on residents shall be minimized to allow a compatible mix of residential and commercial uses on the same site;
3. The design shall take into consideration potential impacts on adjacent properties and shall include specific design features to minimize potential impacts;
4. The design shall ensure that the residential units are of a residential character, and that appropriate privacy between residential units and other uses on the site is provided; and
5. Site planning and building design shall provide for convenient pedestrian access from the public street into the commercial portions of the project, through courtyards, plazas, walkways, or similar features.

### B.

Mixed Use Standards.

1. Zoning District Standards. The density, floor area ratio (FAR), height, and street setbacks for a mixed-use development project shall be determined by the underlying zoning district.
2. Commercial Setbacks. When the residential units are located above the commercial uses, the structure shall be treated as a commercial type of structure for front and side setbacks. No rear yard setback is required unless specified for commercial uses. Floors above the ground floor shall incorporate off sets and design features to break up the vertical mass of the building.
3. Commercial Uses Along Street Frontages.
  - a. Commercial uses shall be located along street frontages and have a minimum depth of fifty (50) feet. The director may reduce the minimum depth for commercial uses for a secondary street.
  - b. On corner lots, the commercial space shall turn (wrap around) the corner for a minimum depth of fifty (50) feet.
  - c. The director shall determine the primary frontage for purposes of compliance with this Subsection.
- 4.

Ground Floor Residential Units Allowed. If a structure is located on a corner lot, ground floor residential dwelling units are allowed only on the secondary street/frontage as determined by the director.

**5.**

**Community Space Requirements.**

**a.**

**Community Space Defined.**

**i.**

Community space shall include both indoor/interior space and outdoor open space.

**ii.**

Community space can be in the form of private open space (e.g., balconies) or common open space (e.g., pool or side or rear setback areas.)

**iii.**

An indoor recreational room of up to six hundred (600) square feet may be credited toward fulfilling community space requirement in subsection (B)(5)(b) of this section.

**b.**

**Minimum Space Per Unit.** Each development project shall provide a minimum of one hundred fifty (150) square feet of community space for each dwelling unit.

**c.**

Required front and/or side setbacks do not count toward the community space requirement in subsection (B)(5)(b) of this section.

**d.**

**Private Open Space.**

**i.**

Private open space shall not exceed thirty (30) percent of the total requirement for community space.

**ii.**

Each private open space shall have a minimum dimension of six feet by six feet.

**iii.**

The private open space requirement contained herein may be modified by not more than five percent if determined to be necessary by the reviewing authority.

**e.**

**Community Space.** Each community space shall have at least one minimum dimension of fifteen (15) feet and the other dimensions shall be at least six feet, except for private open space (e.g., balconies or patios).

**f.**

Balconies and patios shall have a minimum dimension of six feet by six feet in order to count as required community space.

**6.**

**Lighting.** Lighting for commercial uses shall be appropriately shielded to not cause light spillover onto the residential units and shall conform to Chapter 17.27.

**7.**

**Off-Street Loading.** Off-street loading areas shall be located as far as possible from the residential units and shall be completely screened from view from the residential portion of the project.

**8.**

Refuse and Recycling Areas. Areas for the collection and storage of refuse and recyclable materials shall be located on the site in locations that are convenient for both the residential and commercial uses.

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*(Ord. No. 2010-265, § 3, 1-27-2010)*

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