PROPOSED ZONING ORDINANCE TEXT AMENDMENT FOR MU-1 and MU-2 MIXED USE DISTRICTS

Staff is proposing Zoning Ordinance text amendments for the MU-1 Low Intensity Mixed-Use and MU-2 High Intensity Mixed-Use zoning districts, as recommended by the Mixed-Use Zoning Advisory Group (MUZAG) and City staff. MUZAG was reconvened in March 2018 to review development standards for MU-1 Low Intensity Mixed-Use, and MU-2 High Intensity Mixed-Use, and UR Urban Residential to make recommendations for appropriate amendments to the respective districts and MUZAG continued to meet through 2019. The City Council adopted zoning text amendments for UR in August 2018 and for MU-1 and MU-2 in March 2019 incorporating the recommendations from MUZAG. Additional clarifications and amendments to MU-1 and MU-2 are recommended by MUZAG and staff and are as follows:

1) Provide staff authority to grant modifications to certain development standards with a maximum modification of 10%, with fenestration modifications at 20%.
2) Remove Project Test and only require a Proximity Test for projects with 90% or more residential uses.
3) Remove One-Family detached homes from the list of permitted uses or building types.
4) Separate Duplex and Manor House as distinct and allowed housing types.
5) Remove minimum required street frontage and street frontage alternatives; building frontage minimums are addressed through off-street parking standards.
6) Update Live/Work height bonus standards and graphics to be consistent across the MU-1 and MU-2 districts.
7) Allow a parking reduction for all residential housing types when within one-quarter mile of an existing or planned passenger rail station.
8) Require a transitional height plane only when adjacent to One-Family or Two-Family districts.
9) Remove Enhanced Landscaping point system and table. Require street trees and pedestrian lights along all rights-of-way.
10) Allow medium canopy trees to count towards required parking lot canopy coverage.
11) Remove 5% canopy coverage for Urban Forestry in MU-1 and MU-2.
12) Require two façade variations regardless of the building width.
13) Provide clarification on primary and secondary entrance locations.
14) Additional intent statements are included throughout ordinance to clarify the intent of specific standards.
15) Reformat text and include tables in several locations to improve legibility and ease of use.