

Proposed Zoning Ordinance Table of Contents for MUZD

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MUZD Draft

PART 352. – MIXED USE ZONING DISTRICT (MUZD)

Division 1.- General

Sec. 32-352.01. - Purpose and intent.

The Mixed Use Zoning District (MUZD) is a family of mixed-use zones intended to encourage a mix of residential and commercial uses in a single zoning designation for multiple, integrated and related structures. The MUZD can be implemented in locations identified in Small Area Plans as adopted as a part of the Comprehensive Plan and through a rezoning process.

These zones allow a range of densities and heights. The aim of the MUZD zones is to:

1. Create a mix of commercial and residential uses
 2. Orient development to the transportation network
 3. Locate employment and retail activity in proximity to housing
 4. Minimize auto travel
 5. Conserve land resources
 6. Conveniently link businesses and residences
 7. Establish housing and employment centers in areas served by transit
 8. Create a pedestrian-oriented and scaled built environment
 9. Prioritize street connectivity
- A. MUZD is allowed in designated areas within all small area plans.
- B. The use of MUZD outside of designated locations in the Small Area Plan will be considered in the following Long-Range Land Use Map classifications on a case by case basis and processed as a rezoning application:
- a. Mass Transit Node (MTN),
 - b. Regional Commercial Center (RCC)
 - c. Regional Employment Center (REC)
 - d. Employment Center (CEC)
 - e. Village Mixed Use (VMU)
 - f. Urban Mixed Use (UMU)

Sec. 32-352.02. - General standards.

1. The following definitions shall apply in the MUZD zones:

- a. Block length: the distance measured along all that part of one side of a street which is between two intersecting or intercepting streets, or between an intersecting or intercepting street.
- b. *Connectivity index*: The ratio between the number of street segments and street intersections within or abutting the site. (connectivity index= number of street segments/number of intersections).
- c. *Enclosure ratio*: The ratio of vertical to horizontal dimensions between the building height (vertical dimension) and the distance between the street centerline and the building.
- d. *Form-based design proffer*: A type of proffer expressly to offer site design that supports pedestrian activity.
- e. *Façade permeability*: The percent of ground floor frontage along a street that provides by transparent windows and doors.
- f. *Proximity of Use*: Spatial consideration of mobility between residential and non-residential uses that promote shorter travel trips.
- g. *Street Wall*: the front façade of a building adjacent to the street boundary.
- h. *Transect*: the spatial allocation of each zone along the rural to urban continuum.

Sec. 32-352.03. – Form Based Design Review

1. In addition to submission requirements identified in Sec. 32-700.22, the applicant shall provide a Master Zoning Plan along with plans to address the following site layout elements:
 - a. Minimum site density is an element to distinguish low density development patterns. Developments that are typically auto-oriented are not ideally suitable for pedestrian activity.
 - b. Minimum and Maximum block lengths that support pedestrian activity and minimize large building footprints that create large blocks and dissuades pedestrian activity.
 - c. Street Wall location that supports a pedestrian- oriented, walkable environment.
 - d. Maximum setbacks are to create pedestrian scale at the street level.
 - e. Enclosure ratios which defines the relationship between building height and street width to incentivize street framing that encourages pedestrian activity.
 - f. Building façade permeability is the transparency of ground floor frontage

that encourages pedestrian activity.

- g. Connectivity index is the ratio of intersections to street segments abutting the site.
 - h. Proximity to uses that reflects the Land Use score used in the Commonwealth of Virginia Smart Scale scoring system that is part of VA. Code (§33.2-214.1) Statewide prioritization process for project selection. This element considers uses either on site or within ½ mile to encourage shorter trips.
2. In a MUZD zone, an application meeting the ideal ranges as described below for each of the form based elements as well as the building height limits identified in Sec. 32-352.09 will be allowed to proceed as by right with an administrative design review by the Planning Director or their designee.

Form Based Element	Ideal Range
1. Density	15%-85% Max FAR
2. Block length	200-660 feet
3. Street Wall	50-100%
4. Front Setbacks	5 -30 feet setback
5. Enclosure Ratio	1.1 to 2.1
6. Façade Permeability	30-60%
7.Connectivity Index	1.2-2.0
8. Proximity of Use	2-7

3. An applicant that does not meet the ideal ranges of the form based design will need to get a special use for deviations from the design standards.

Sec. 32-352.04 – Uses permitted by right.

The following uses shall be permitted by right in the MUZD District.

- 1. Adult-day care facility.

2. Alarm systems operations, office.
3. Assembly (non-HAZMAT)
4. Assisted living facility.
5. Bakery, industrial.
6. Barber shop, beautician studio, tanning and toning salon (one set of toning equipment only).
7. Bicycle service.
8. Blacksmith, welding or machine shop
9. Boat building and repair yard
10. Boat sales, rental or lease, storage, service, or repair.
11. Brewery and bottling facility.
12. Business school.
13. Cafeteria/lunchroom/snack bar/automat.
14. Catering- Commercial (on or off premises)
15. Child-care facility.
16. Civic club.
17. College, university or seminary.
18. Commercial artist or photographer's studio.
19. Computer and network services.
20. Commercial bus station
21. Commercial bus terminal.
22. Craft brewery (not to exceed production of 10,000 barrels per year. May or may not be associated with a restaurant).
23. Cultural arts center.
24. Distillery.
25. Dry cleaning/garment processing facility, retail less than 3,000 square feet.
26. Dry cleaning pick-up facility.
27. Duplex dwelling.

28. Gunsmith shop
29. Event Center/meeting hall
30. Financial institution.
31. Furniture repair, dipping and stripping, upholstery.
32. Garden Center
33. Greenhouse or nursery.
34. Hospital
35. Hotel or motel
36. Household equipment and appliance service.
37. Institute for special education and training.
38. Interior design and decorating shop.
39. Laundromat.
40. Lawn mower service.
41. Locksmith.
42. Marble/tile processing, cutting and polishing.
43. Medical or dental laboratory.
44. Medical or dental offices and clinic.
45. Mixed-use buildings.
46. Motor vehicle parts, retail
47. Multi-family dwellings
48. Office.
49. Office equipment sales, lease and services.
50. Optical and eye care facility.
51. Package, telecommunications and courier service.
52. Parking, public.
53. Pet store, in accordance with the provisions of section 32-400.24.
54. Pet grooming service.

55. Place of religious worship or assembly.
56. Private school (boarding prohibited).
57. Publishing and printing.
58. Quick service food store.
59. Radio or TV broadcasting station.
60. Recording studio
61. Recycling collection points, subject to standards in section 32-250.84.
62. Recreation facility, commercial (indoor)
63. Religious institution.
64. Research and development (non-HAZMAT)
65. Restaurant.
66. Restaurant, carry-out.
67. Retail store, less than 80,000 square feet.
68. School of special instruction.
69. Shoe repair.
70. Shopping Center A, B, C or D (see part 100)
71. Single-family detached dwelling.
72. Tailor, seamstress shop.
73. Theater (indoor)
74. Theater (outdoor)
75. Townhouse
76. Tool and equipment rental (minor).
77. Trade, conference or convention center.
78. Trade, technical or vocational school.
79. Travel agency.
80. Veterinary hospital.
81. Village House

82. Warehousing (non-HAZMAT)

83. Wholesaling (non-HAZMAT)

Sec. 32-352.05. - Secondary uses.

The following uses shall be permitted by right in the MUZD District only in conjunction with, and secondary to, a permitted principal use, existing or proposed for concurrent construction in accordance with the provisions of section 32-400.14 herein:

1. Catalog sales, contractor, tradesman, or industrial equipment (without showroom).
2. Live entertainment in accordance with the provisions of section 32-400.15.
3. Photographic processing laboratory, ancillary to retail store.
4. Watchman's dwelling.

Sec. 32-352.06. - Special uses.

The following uses shall be permitted in the MUZD District with a Special Use Permit:

1. Attached single-family dwellings on lots in excess of one acre.
2. Bed and breakfast, subject to the standards of section 32-300.15.
3. Data Center outside the Data Center Opportunity Zone Overlay District.
4. Electronic equipment and component manufacturing, assembly, processing and distribution.
5. Farmers' market.
6. Heliport
7. Janitorial Services
8. Manufacturing of musical instruments and toys.
9. Manufacturing, cosmetics and perfume.
10. Manufacturing, pharmaceuticals (non-HAZMAT process).
11. Manufacturing, pottery, ceramics (using only previously pulverized clay and kiln fired only by electricity or gas).
12. Metal fabrication of signs
13. Marina

14. Motor vehicle fuel station, retail.
15. Parking Commercial, secondary only
16. Range, indoor shooting,
17. Restaurant, drive-in/drive-up, or drive-through, in accordance with the standards for drive-in facilities specified in Sec. 32.400.07.
18. Retail store, greater than 80,000 square feet.
19. Self-storage center, in accordance with the provisions of section 32-400.14.
20. Stadium or arena, indoor or outdoor.
21. Taxi or limousine dispatching service.
22. Testing and experimental labs (HAZMAT processes).

Sec. 32-352.07. – General development standards for non-residential and mixed-use areas.

1. The ground floor of a mixed-use building shall be limited to non-residential uses in areas designated as commercial in the Master Zoning Plan.
2. All setbacks as required herein shall be measured from proposed rights-of-way, whichever is more restrictive.
 - a. Parking setbacks:
 - i. Parking shall not be permitted within any front setback area or within the provided side setback area on a corner lot.
 - ii. All parking must be set back at minimum of ten feet from the side and rear lot lines.
3. Floor area ratio. The maximum floor area ratio (FAR) for each zone will be determined by the transect specified in the table below.

	T-2	T-3	T-4	T-5	T-6
Maximum Overall FAR.	0.23	0.57	1.38	2.30	2.70

4. Building height. The maximum building height for each zone is specified in the table below. The minimum building height pertains to primary building with street frontage.

	T-2	T-3	T-4	T-5	T-6
Minimum Building Height			20 feet	40 feet	45 feet
Maximum Building Height	30 feet	45 feet	60 feet	150 feet	250 feet

5. Open space, landscaping, screening and fencing:
- a. At least 25 percent of the total lot area shall be maintained as open space, as per the Master Zoning Plan.
 - b. All dumpsters and exterior utility boxes shall be located and/or screened so as not to be visible from any public right-of-way.
 - c. No fence within a front setback or in any setback abutting a public right-of-way shall exceed four feet in height.