

APPENDIX A – STRATEGIC PLAN

The development of a new zone requires a series of supporting actions to synchronize the intent and letter of the zoning code with other procedural and stakeholder-related considerations. This Appendix outlines elements of a Strategic Plan to pursue desired changes beyond the MUZD zone text suggested in Appendix B.

Continued stakeholder engagement

The current MWCOG TLC process includes the following engagement elements:

- The February 1 and March 15 DORAC work sessions described in Appendices E and F
- An April 24 public meeting
- The May 15 public work session with the Planning Commission to present the proposed MUZD zone approach to garner feedback and establish the approaches needed to implement the MUZD approach.

Additional information on the County’s public outreach process, including past activities and next steps, is available on the Prince William County website:

<http://www.pwcgov.org/government/dept/planning/zoning/Pages/MixedUse.aspx>

Other Zoning Code amendments

Beyond the new MUZD Zone proposed in Section 32-352 and contained in Appendix B, the following amendments should be made to Chapter 32:

- Article I, Part 100: Definitions
 - Consider establishing the definitions in proposed Section 32-352-02 as general definitions within the Zoning Code:
 - Mixed-use
 - Form-Based Design Proffer
 - Define “residential” (409 occurrences in Chapter 32) and “non-residential” (110 occurrences), to be synchronized with “commercial” (310 occurrences)
 - Define “Enclosure Ratio: The ratio of vertical: horizontal dimensions between the building height (vertical dimension) and the adjacent street right-of-way width (horizontal dimension)
- Revisiting and revising each of the County’s Overlay Districts for applicability and removing them in other zones (in addition to the three specific Overlay District exemptions proposed in Appendix B).

Continued Small Area Plan implementation

The continued development of the Small Area Plans (SAP) working their way through the development and adoption process will go hand-in-hand with the MUZD zone adoption process. The most pertinent linkages include:

- Definition of neighborhood-specific FAR and height limits

- Development of street network recommendations reflecting the DRPT Multimodal System Design Guidelines
- Establishment of supporting implementation approaches appropriate for each SAP area that might include:
 - Multimodal Transportation Districts to help aggregate SAP transportation system improvement needs and proffers
 - Shared Parking Districts to establish boundaries, address multimodal parking demands, and operational parameters for both exclusive and shared parking

Possible DCSM amendments

Prior discussions with project stakeholders have suggested that the DCSM creates barriers to mixed-use implementation particularly associated with two general concerns; the requirement for buffers separating mixed uses and the fact that roadway design standards need to be modernized to align with the DRPT Multimodal System Design Guidelines. The former comment is an example of a minor amendment that can be incorporated into this project's recommendations, although review to date has not identified any particular buffer requirements that are obvious candidates for changes. A full itemization of amendments to align the current street design standards with the DRPT Multimodal System Design Guidelines are beyond the scope of the current MWCOC project, but the steps to execute a strategic plan for that vision are described below, along with other DCSM amendment concepts:

- Align street design standards (Section 650) with DRPT Multimodal System Design Guidelines, to include the following steps with a multidisciplinary task group to include planners, engineers, emergency responders, law enforcement, educators, and key stakeholders such as representatives of modal advocacy groups:
 - Develop a multimodal system network plan that should identify key modal networks for longer-distance modes (transit, bicycles, and autos) on a countywide basis
 - Develop a network of modal emphases for all modes (longer-distance modes and pedestrians) within each Small Area Plan
 - Correlate the existing design standards with the range of minimum and desired street width elements in the DRPT Guidelines and identify areas of conflict (this step should be done in coordination with VDOT as they work towards greater integration of DRPT Guidelines and street design standards)
 - Define appropriate changes to street design standards that can be accommodated with nominal changes to the County standards and which should continue to be approved through waiver processes.
- Update transportation impact analyses and TDM planning (Section 602.01 through 602.03) to reflect context-sensitive and mixed use guidelines (recognizing the value of consistency with VDOT's Traffic Impact Analysis Regulations), including:
 - Establishing multimodal and context-sensitive trip generation rates that reflect mixed-use environments
- Allow alleyways (Section 602.16.2) in the MUZD zones without requiring an SUP
- Conduct a countywide study of parking and loading spaces required (Section 610), in addition to the consideration of SAP-specific Shared Parking Districts described in Appendix B.

- Update stormwater management coefficients of runoff (Section 700) to reflect mixed-use guidance and incorporation of current best management practices
- Update buffer requirements (Section 802.11) to state that any land use within an MUZD is by definition a compatible land use with any abutting land use that is also within the same MUZD.

Possible regulatory amendments

Pending general consensus or revision of the MUZD approach described in this memorandum, regulatory amendments associated with the approach would include:

- Establishing Form-Based Design Proffer Guidelines, that would Include
 - Examples of “form-based” and more conventional proffers based on hypothetical or actual case studies
 - Guidance for applicants and staff on the consideration of appropriate levels of low criteria and high criteria for each of the site layout elements
- Considering changes to regulatory land development and building development review procedures, particularly related to the time and cost of application submission and review

APPENDIX B – DRAFT MUZD

PART 352. – MIXED USE ZONING DISTRICT (MUZD)

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 development in a single structure or multiple, integrated and related structures. The MUZD is implemented in Small Area Plans adopted as a part of the Comprehensive Plan. 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

Sec. 32-352.02. - General standards.

1. The following definitions shall apply in the MUZD zones:
 - a. *Mixed-use*: A building or area that houses a mix of commercial use(s) and residential use(s).
 - b. *Form-based design proffer*: A type of proffer expressly to create site design that encourages pedestrian activity.
 - c. *Parking, public*: A publicly-owned surface parking lot, parking deck or garage providing off-street parking spaces not in connection with any specific residential or nonresidential use.
 - d. *Through lot*: A lot that has frontage on two parallel public rights-of-way.
 - e. *Enclosure ratio*: the ratio between the horizontal distance between a street centerline and the vertical distance between the top of a building wall.
 - f. *Connectivity index*: the ratio between street segments and street intersections within or abutting the site.
 - g. *Façade permeability*. The percentage of ground floor frontage along public streets that is covered by windows and doors.
2. Overlay district application. The Highway Corridor Overlay District, Data Center Opportunity Zone Overlay District, and Technology Overlay District do not apply in MUZD zones.
3. No waiver or modification may be granted from any regulation or restriction imposed by the MUZD zones except as specifically provided herein.

Sec. 32-352.03. – Required Generalized Development Plan.

A Generalized Development Plan shall be required for sites seeking conditional rezoning approval with a form-based design proffer. The Generalized Development Plan shall consist of drawings and text which show the proposed general layout, transportation network, community open space and parks, general location and extent of proposed housing types, commercial, neighborhood commercial, employment and other uses. The Generalized Development Plan shall depict the major road network, utility network, general storm drainage plan and community and public facilities. The Generalized Development Plan should identify the street network as specified in the DRPT Multimodal System Design Guidelines. The building frontages, access management and circulation should be oriented to the street network. The

Generalized Development Plan will describe the form-based design proffers volunteered by the applicant to address the following site layout elements:

1. Minimum site density is an element to disincentivize low density development patterns. These types of development are typically auto-oriented and not suitable for pedestrian activity.
2. Maximum parcel size is an element that aims to mitigate large building footprints that dissuade pedestrian activity and create large blocks.
3. Maximum building size works together with maximum parcel size to support a pedestrian-oriented, walkable environment.
4. Maximum setback is an element aimed at creating enough sidewalk space to incentivize sidewalk activity.
5. Enclosure ratios define the relationship between building height and street width to incentivize street framing that encourages pedestrian activity.
6. Building façade permeability is also an element that can encourage pedestrian activity. Façade permeability is the percentage of ground floor frontage that is covered by windows and doors.
7. Connectivity index is the ratio of intersections to street segments abutting the site; this incentivizes short, walkable blocks and provides through-block connections.
8. Proximity to uses reflects the Land Use score in the Commonwealth of Virginia Smart Scale scoring system. This element considers uses either on site or within ½ mile to encourage shorter trips..

An applicant may choose to submit a Generalized Development Plan even if the proposed development does not meet either of the above thresholds.

Sec. 32-352.04. – Intent of districts.

MUZD-Neighborhood (MUZD-N)

This mixed use zone is intended for smaller mixed use nodes surrounded by lower density residential areas, as well as on neighborhood corridors, and at the edges of neighborhood centers, town centers and regional centers. The commercial uses permitted are those commonly used by neighborhood residents. The intensity of commercial uses are limited to minimize impacts on adjacent residential uses. Buildings in this zone are generally expected to be up to three stories. Buildings should be street-oriented with windows and door openings fronting the public right-of-way. Development is intended to be pedestrian-oriented and generally compatible with the scale of surrounding development.

MUZD-Town (MUZD-T)

This mixed use zone is intended for sites in a variety of centers and corridors, and in smaller mixed use areas that are well served by frequent transit.. Buildings in this zone are generally expected to be up to four stories, unless height and floor area incentive densities are used to provide additional public benefits. Development is intended to be pedestrian-oriented and complement the scale of surrounding areas.

MUZD-Urban (MUZD-U)

This mixed use zone is intended for high-capacity transit station areas and town centers. Development is intended to be pedestrian-oriented, and urban in both form and density. Where building setbacks exist they should be used for the provision of pedestrian amenities like plazas or outdoor dining. Driveway access should be located via side streets and alleys to the extent possible. When surface parking is provided, it should be located to the rear of buildings and screened.

Sec. 32-352.05. – Prohibited uses.

The following uses shall be prohibited in all MUZD zones:

1. Agriculture
2. Asphalt/concrete plant
3. Assembly (HAZMAT)

4. Blacksmith, welding, or machine shop
5. Boat building and repair yard
6. Building material sales yard
7. Coal, wood or lumber yards
8. Contractor or tradesman's shop (unlimited)
9. Country club
10. Dry cleaning/garment processing plant, wholesale facility
11. Dump heap
12. Electric substation
13. Extraction of mineral resources and related industrial/wholesale operations
14. Farm winery
15. Feed and grain storage and distribution center
16. Heliport
17. Junk yard
18. Landfill
19. Livestock market
20. Manufacturing and processing (HAZMAT)
21. Motor vehicle graveyard
22. Motor vehicle impoundment yard
23. Racetracks (equestrian)
24. Racetracks (motorized vehicles)
25. Railroad freight depot
26. Range, shooting (indoor or outdoor)
27. Recreational vehicle park/campground
28. Recyclable materials separation facility
29. Recycling plant
30. Research and development (HAZMAT)
31. Sawmill
32. Slaughterhouse
33. Storage facility (HAZMAT)
34. Testing/experimental laboratories (HAZMAT)
35. Warehouse (HAZMAT)
36. Wholesaling/storage and processing (HAZMAT)

Sec. 32-352.06 – Residential development standards.

1. All setbacks as required herein shall be measured from lot lines or proposed public rights-of-way, whichever is more restrictive.
2. Duplex dwellings shall comply with the minimum standards of the duplex house, as described in section 32-306.12.E herein.
3. Single-family attached dwellings shall comply with the minimum standards of townhouses, as described in section 32-306.12.F herein, except that the group setback shall be at least ten feet but shall not exceed 20 feet. An illustrative example is found in section 32-351.07.1 below.
4. Multi-family dwellings shall comply with the minimum standards of multi-family buildings, as described in section 32-306.12.G herein, except that:
 - a. The front setback shall be at least ten feet but shall not exceed 35 feet;
 - b. Side setbacks shall be at least 20 feet; and
 - c. Through lots shall be treated as if they have two frontages.
5. Single family detached dwellings shall comply with the minimum standards of the reduced setback house, as described in section 32-306.12.B herein.

6. A minimum of 48 square feet per dwelling unit of private or shared outdoor space is required for residents to be provided in conjunction with mixed use or residential development
7. Buffer areas normally required by Table 8-1 of the Design and Construction Standards Manual shall not be required.
8. No fence within a front setback or any setback abutting a public right-of-way shall exceed four feet in height.
9. Parking:
 - a. Parking for single-family detached and duplex dwellings shall be permitted within the front setback area, provided the parking surface does not exceed 33 percent of the total front setback area.
 - b. Parking for single-family attached dwellings shall be permitted within the front setback area, provided the parking surface does not exceed 50 percent of the total front setback area.
 - c. Parking for multi-family dwellings shall not be permitted within the front setback or within the first ten feet of the side setback area.
 - d. Parking setback areas for multi-family dwellings, as required in subsection c. above, shall be landscaped in accordance with section 802.43(B) of the Design and Construction Standards Manual.
10. Signage:
 - a. Signage for home business uses shall be as described in section 32-250.24 herein.
 - b. Signage for attached single-family and multi-family dwelling developments shall be limited to one monument sign at each entrance to the project parking area, provided the entrances are at least 60 feet apart if on the same public right-of-way. Each monument sign shall be limited to no more than four feet in height

Sec. 32-352.07. - Commercial and mixed-use development standards.

1. Buffer areas normally required by Table 8-1 of the Design and Construction Standards Manual shall not be required.
2. All setbacks as required herein shall be measured from lot lines or proposed rights-of-way, whichever is more restrictive.
 - a. Building setbacks:
 - i. Through lots shall be treated as if they have two frontages for setback purposes, but not for signage purposes.
 - ii. Except for through lots, as provided in subsection i. above, the minimum building setbacks shall be defined below.

	MUZD-N	MUZD-T	MUZD-U
Minimum Front Setback	See "Building frontage" in DRPT cross-sections in DRPT Multimodal System Design Guidelines for appropriate street type		
Minimum Side Setback	5 feet	None; except when abutting residential, then 8 feet	None; except when abutting residential, then 8 feet
Minimum Rear Setback	12 feet	12 feet	25 feet

- b. 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. To promote the compatibility of nonresidential and residential uses, the following shall apply:
 - a. Roofs shall be designed with at least one change or break in plane within every 60 foot segment. Vertical roof changes, porch roofs and dormers are examples of acceptable plane changes.
 - b. Concrete masonry units, precast concrete panels, vertical ribbed metal exteriors or highly reflective materials shall not be used as primary exterior finishes.

4. Floor area ratio. The maximum floor area ratio (FAR) for each zone is specified in the table below.

	MUZD-N	MUZD-T	MUZD-U
Maximum Residential FAR	0.00	0.10	0.25
Maximum Commercial FAR	0.00	0.10	0.25
Maximum Overall FAR	0.00	0.10	0.25
Maximum Overall FAR with Form-Basd Design Proffers	1.0	2.0	4.0

5. Building height. The maximum building height for each zone is specified in the table below.

	MUZD-N	MUZD-T	MUZD-U
Maximum building height	35 feet	60 feet	300 feet

6. Open space, landscaping, screening and fencing:
 - a. At least 25 percent of the total lot area shall be maintained as open space, as defined in section 32-100.
 - b. The front building setback shall be landscaped in accordance with section 802.42(B) of the Design and Construction Standards Manual.
 - c. Parking setback areas shall be landscaped in accordance with section 802.43(B) of the Design and Construction Standards Manual.
 - d. All dumpsters and exterior utility boxes shall be located and/or screened so as not to be visible from any public right-of-way.
 - e. No fence within a front setback or in any setback abutting a public right-of-way shall exceed four feet in height.

7. In lieu of the provisions of section 32-250.20 et seq herein, signage for commercial and mixed-use lots shall be limited to one facade sign on each building face fronting a public right-of-way, and either one monument sign or one perpendicular projecting sign per lot, as follows:
 - a. Facade signs shall be located below the top of the first story, and shall not exceed one-half square foot for every linear foot of building frontage, with a maximum of 50 square feet per sign.
 - b. Monument signs shall be located within the front building setback and shall not exceed four feet in height or 20 square feet in sign area per face.
 - c. Perpendicular projecting signs shall be located such that the bottom of the sign is at least nine feet, but not more than 12 feet, from the finished grade. Total sign area shall not exceed 20 square feet per face. Perpendicular signs shall not project over existing or proposed public right-of-way.
 - d. Waivers or modifications to these sign regulations shall not be permitted through the Special Use Permit process.

Sec. 32-352.08. - Off-street parking and loading.

Off-street parking and loading shall be provided as required by Table 6-8 of the Design and Construction Standards Manual, with the following additional provisions:

1. Parking provided shall not exceed 120 percent of the minimum parking requirement, unless a parking structure is provided.
2. When public parking is provided within 500 feet of the site, nonresidential developments may request a modification of up to 50 percent of the parking standard. The request for modification must include a parking tabulation study for all nonresidential development within 500 feet of the public parking facility.

APPENDIX C – SECTION 351 VILLAGE DISTRICT

PART 351. - VILLAGE (V) DISTRICT

Sec. 32-351.01. - Purpose and intent.

The Village (V) District is intended to implement the VMU land use classification of the Potomac Communities Revitalization Plan. This district is designed to provide for, and encourage development of, residential and neighborhood commercial uses, intermingled in a neighborhood of small lots, laid out in a traditional street grid. Development within the village district should be oriented toward the pedestrian rather than the automobile, minimizing potential points of conflict between pedestrians and vehicles. Other considerations should include the scale and arrangement of buildings, with specific attention to street-level facades, and a mix of uses that contribute to a vibrant community.

(Ord. No. 06-69, 7-25-06)

Sec. 32-351.02. - General standards.

1. The following definitions shall apply in the V District:
 - a. *Mixed-use building*: A building that houses both nonresidential use(s) and apartment and/or condominium dwelling unit(s), as permitted by the underlying zoning district.
 - b. *Parking, public*: A publicly-owned surface parking lot, parking deck or garage providing off-street parking spaces not in connection with any specific residential or nonresidential use.
 - c. *Through lot*: A lot that has frontage on two parallel public rights-of-way.
2. No waiver or modification may be granted from any regulation or restriction imposed by the V District except as specifically provided herein.

(Ord. No. 06-69, 7-25-06)

Sec. 32-351.03. - Uses permitted by right.

The following uses shall be permitted by right in the V District:

1. Adult-day care facility.
2. Attached single-family dwellings on lots up to one acre.
3. Barber shop, beautician studio, tanning and toning salon (one set of toning equipment only).
4. Bicycle service.
5. Business school.
6. Cafeteria/lunchroom/snack bar/automat.
7. Child-care facility.
8. Commercial artist or photographer's studio.
9. Computer and network services.
10. Cultural arts center.
11. Dry cleaning/garment processing facility, retail less than 3,000 square feet.
12. Dry cleaning pick-up facility.
13. Duplex dwelling.
14. Financial institution.
15. Greenhouse or nursery.

16. Household equipment and appliance service.
17. Institute for special education and training.
18. Interior design and decorating shop.
19. Laundromat.
20. Lawn mower service.
21. Locksmith.
22. Medical or dental offices and clinic.
23. Mixed-use buildings.
24. Multi-family dwellings on lots up to one acre.
25. Office.
26. Optical and eye care facility.
27. Package, telecommunications and courier service.
28. Parking, public.
29. Pet grooming service.
30. Place of religious worship or assembly.
31. Private school (boarding prohibited).
32. Quick service food store.
33. Recycling collection points, subject to standards in section 32-250.84.
34. Religious institution.
35. Restaurant.
36. Retail store.
37. School of special instruction.
38. Shoe repair.
39. Single-family detached dwelling.
40. Tailor, seamstress shop.
41. Theater (indoor).
42. Tool and equipment rental (minor).
43. Travel agency.
44. Veterinary hospital.

(Ord. No. 06-69, 7-25-06; Ord. No. 16-21, Attch., 5-17-16; [Ord. No. 17-84](#), Attch., 10-17-17)

Sec. 32-351.04. - Secondary uses.

The following uses shall be permitted by right in the V 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. Live entertainment in accordance with the provisions of section 32-400.15.
2. Medical or dental laboratory, ancillary to medical or dental clinic.
3. Photographic processing laboratory, ancillary to retail store.

(Ord. No. 06-69, 7-25-06; [Ord. No. 17-70](#), Attch., 9-5-17)

Sec. 32-351.05. - Special uses.

The following uses shall be permitted in the V 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. Car wash, manned or self-service.
4. Catering, commercial.
5. Farmers' market.
6. Motor vehicle fuel station, retail.
7. Multi-family dwellings on lots in excess of one acre.
8. Nonresidential and mixed-use buildings that do not meet one or more of the development standards described in section 32-351.08 below.
9. Restaurant, drive-in/drive-up, or drive-through, in accordance with the standards for drive-in facilities specified in Sec. 32.400.07.

(Ord. No. 06-69, 7-25-06; [Ord. No. 17-70](#), Attch., 9-5-17; [Ord. No. 17-84](#), Attch., 10-17-17)

Sec. 32-351.06. - Residential development standards.

1. All setbacks as required herein shall be measured from lot lines or proposed public rights-of-way, whichever is more restrictive.
2. Single family detached dwellings shall comply with the minimum standards of the village house, as described in section 32-306.12.C herein.
3. Duplex dwellings shall comply with the minimum standards of the duplex house, as described in section 32-306.12.E herein.
4. Single-family attached dwellings shall comply with the minimum standards of townhouses, as described in section 32-306.12.F herein, except that the group setback shall be at least ten feet but shall not exceed 20 feet. An illustrative example is found in section 32-351.07.1 below.
5. Multi-family dwellings shall comply with the minimum standards of multi-family buildings, as described in section 32-306.12.G herein, except that:
 - a. The front setback shall be at least ten feet but shall not exceed 35 feet;
 - b. Side setbacks shall be at least 20 feet; and
 - c. Through lots shall be treated as if they have two frontages.

An illustrative example is found in section 32-351.07.2 below.

6. Buffer areas normally required by table 8-1 of the Design and Construction Standards Manual shall not be required.
7. No fence within a front setback or any setback abutting a public right-of-way shall exceed four feet in height.
8. Parking:
 - a. Parking for single-family detached and duplex dwellings shall be permitted within the front setback area, provided the parking surface does not exceed 33 percent of the total front setback area.

- b. Parking for single-family attached dwellings shall be permitted within the front setback area, provided the parking surface does not exceed 50 percent of the total front setback area. An illustrative example is found in section 32-351.07.1 below.
 - c. Parking for multi-family dwellings shall not be permitted within the front setback or within the first ten feet of the side setback area. An illustrative example is found in section 32-351.07.2 below.
 - d. Parking setback areas for multi-family dwellings, as required in subsection c. above, shall be landscaped in accordance with section 802.43(B) of the Design and Construction Standards Manual.
9. Signage:
- a. Signage for home business uses shall be as described in section 32-250.24 herein.
 - b. Signage for attached single-family and multi-family dwelling developments shall be limited to one monument sign at each entrance to the project parking area, provided the entrances are at least 60 feet apart if on the same public right-of-way. Each monument sign shall be limited to no more than four feet in height and 20 square feet per sign face and shall be located within the parking area setback.

(Ord. No. 06-69, 7-25-06)

Sec. 32-351.07. - Illustrative examples of residential development standards.

1. Attached single-family:

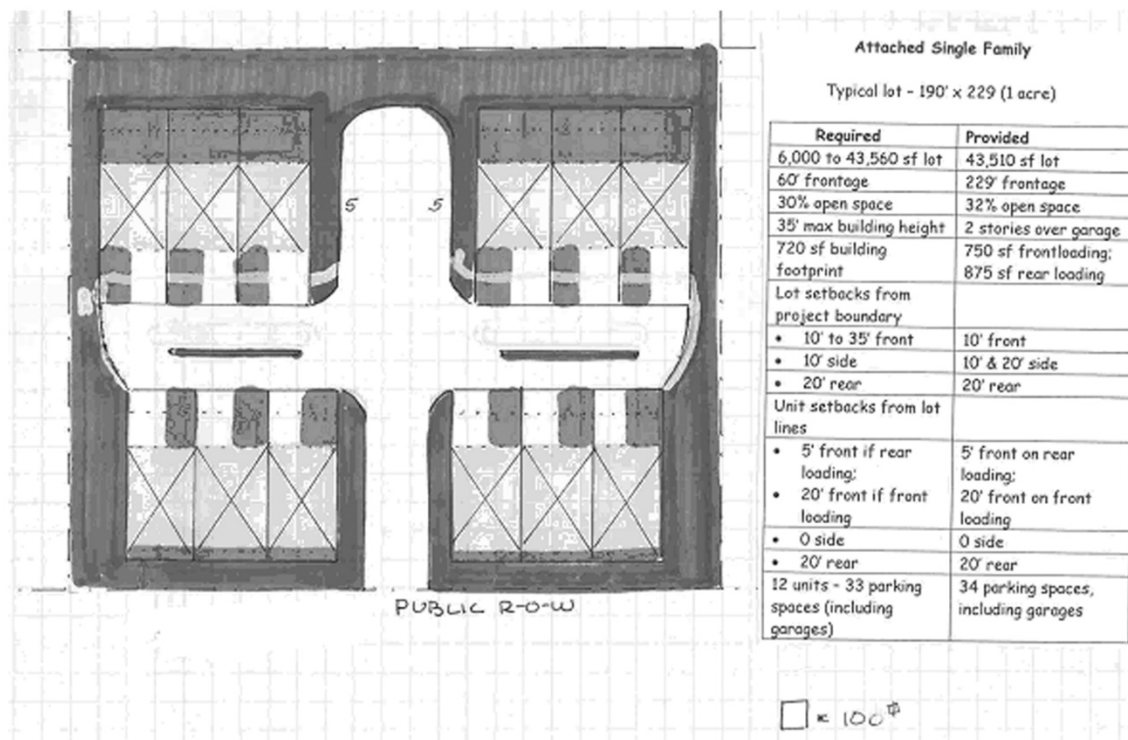


Figure 1. Attached single-family

2. Multi-family:

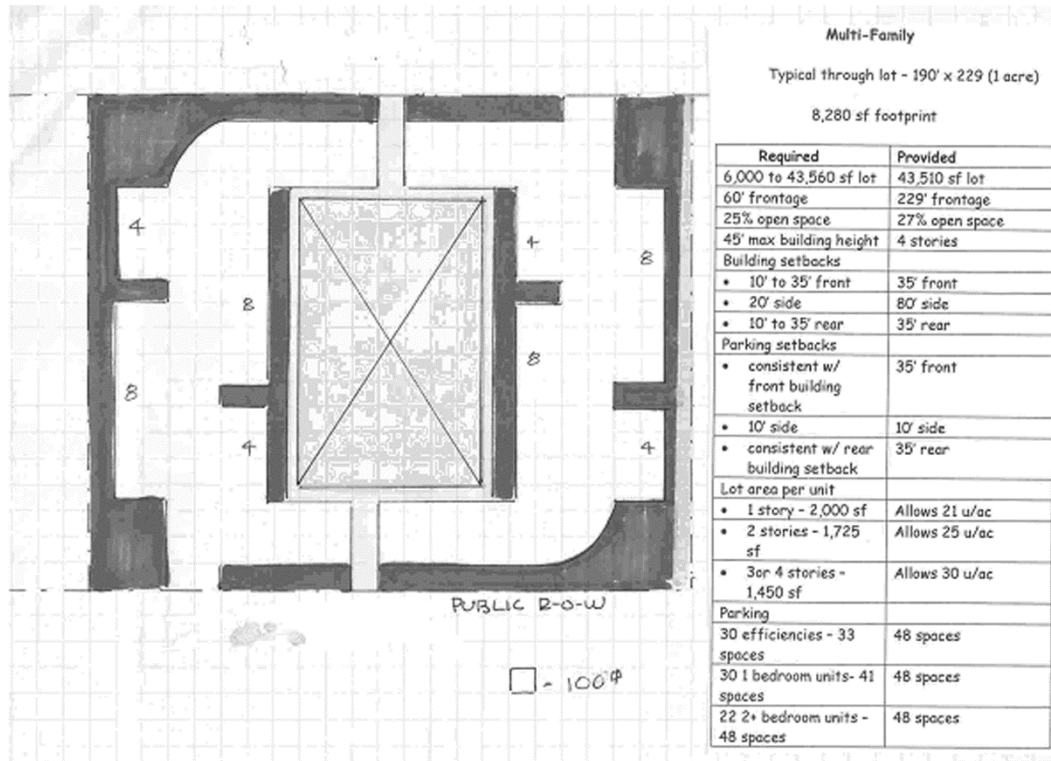


Figure 2. Multi-family

(Ord. No. 06-69, 7-25-06)

Sec. 32-351.08. - Nonresidential and mixed-use development standards.

Nonresidential and mixed-use buildings shall comply with the following standards, except upon approval of a Special Use Permit that assesses the proposal's impact on the village context and imposes conditions to make the development consistent with the village context:

1. Lot size shall be no less than 10,000 square feet, but shall not exceed one acre.
2. Lot frontage shall be no less than 60 feet, but shall not exceed 190 feet.
3. Lot coverage shall not exceed 75 percent of the total lot area.
4. The ground floor of any mixed-use building shall be limited to nonresidential uses.
5. The building height shall not exceed 45 feet.
6. Individual nonresidential uses shall be limited to a maximum building area of 8,000 square feet.
7. Buffer areas normally required by Table 8-1 of the Design and Construction Standards Manual shall not be required.
8. All setbacks as required herein shall be measured from lot lines or proposed rights-of-way, whichever is more restrictive.
 - a. Building setbacks:
 1. The front setback shall be no less than ten feet and no greater than 20 feet. Through lots shall be treated as if they have two frontages for setback purposes, but not for signage purposes.

2. The side setback shall be no less than 20 feet; however, corner lots shall provide a minimum of ten feet and a maximum of 20 feet along the side facing the public right-of-way.
 3. Except for through lots, as provided in subsection a. above, the rear building setback shall be no less than 20 feet.
 - b. Parking setbacks:
 1. Parking shall not be permitted within any front setback area or within the provided side setback area on a corner lot.
 2. All parking must be set back at minimum of ten feet from the side and rear lot lines.
 - c. Illustrative examples are provided in section 32.501.09 below.
9. To promote the compatibility of nonresidential and residential uses, the following shall apply:
- a. Flat roofs are prohibited; roof pitch shall be a minimum of 1:3, with a maximum of 1:1. Roofs shall be designed with at least one change or break in plane within every 60 foot segment. Vertical roof changes, porch roofs and dormers are examples of acceptable plane changes.
 - b. Windows shall cover between ten percent and 50 percent of any exterior wall fronting on a public right-of-way.
 - c. Concrete masonry units, precast concrete panels, vertical ribbed metal exteriors or highly reflective materials shall not be used as primary exterior finishes.
10. Open space, landscaping, screening and fencing:
- a. At least 25 percent of the total lot area shall be maintained as open space.
 - b. The front building setback shall be landscaped in accordance with section 802.42(B) of the Design and Construction Standards Manual.
 - c. Parking setback areas, as required in (8) above, shall be landscaped in accordance with section 802.43(B) of the Design and Construction Standards Manual.
 - d. All dumpsters and exterior utility boxes shall be located and/or screened so as not to be visible from any public right-of-way.
 - e. No fence within a front setback or in any setback abutting a public right-of-way shall exceed four feet in height.
 - f. When a nonresidential or mixed-use lot abuts a residentially developed lot and the residential structure is within five feet of the joint lot line, the nonresidential or mixed-use lot shall provide an opaque screen along that joint lot line. Such opaque screen shall be at least four feet in height at installation, but shall be maintained at a height between four feet and six feet. Chain link fencing with slats or fabric shall not be used to provide the required opaque screen.
11. In lieu of the provisions of section 32-250.20 et seq herein, signage for nonresidential and mixed-use lots shall be limited to one facade sign on each building face fronting a public right-of-way, and either one monument sign or one perpendicular projecting sign per lot, as follows:
- a. Facade signs shall be located below the top of the first story, and shall not exceed one-half square foot for every linear foot of building frontage, with a maximum of 50 square feet per sign.
 - b. Monument signs shall be located within the front building setback and shall not exceed four feet in height or 20 square feet in sign area per face.
 - c. Perpendicular projecting signs shall be located such that the bottom of the sign is at least nine feet, but not more than 12 feet, from the finished grade. Total sign area shall not exceed 20 square feet per face. Perpendicular signs shall not project over existing or proposed public right-of-way.

- d. Waivers or modifications to these sign regulations shall not be permitted through the Special Use Permit process.

(Ord. No. 06-69, 7-25-06)

Sec. 32-351.09. - Illustrative examples of non-residential and mixed-use development standards.

1. Retail commercial:

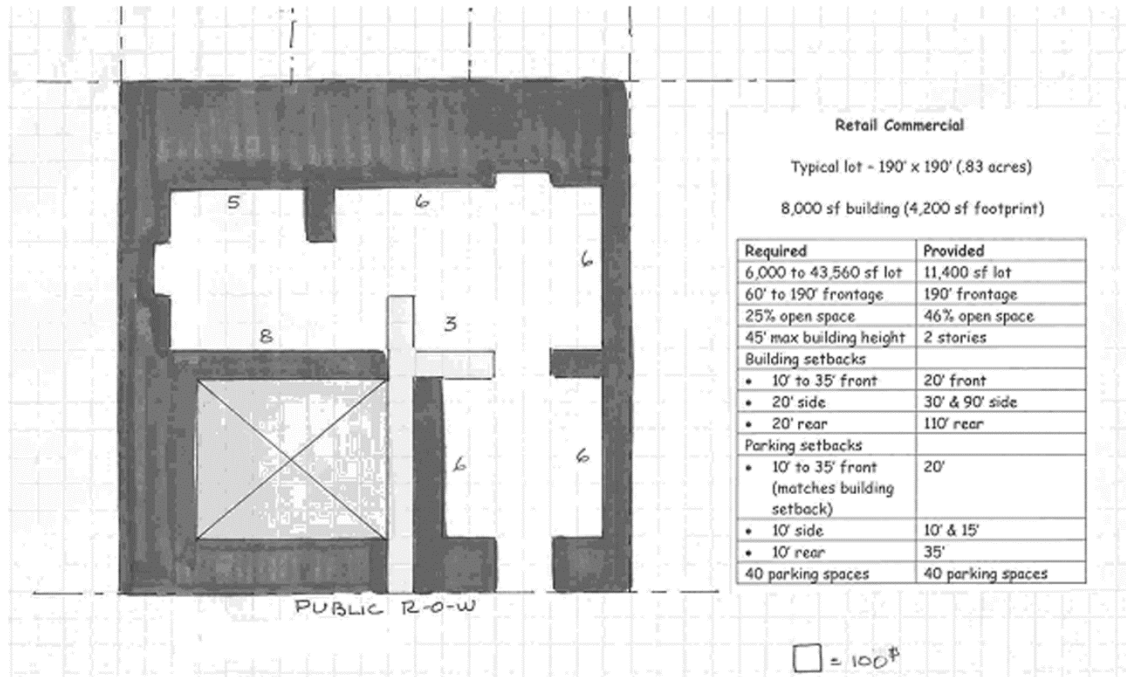
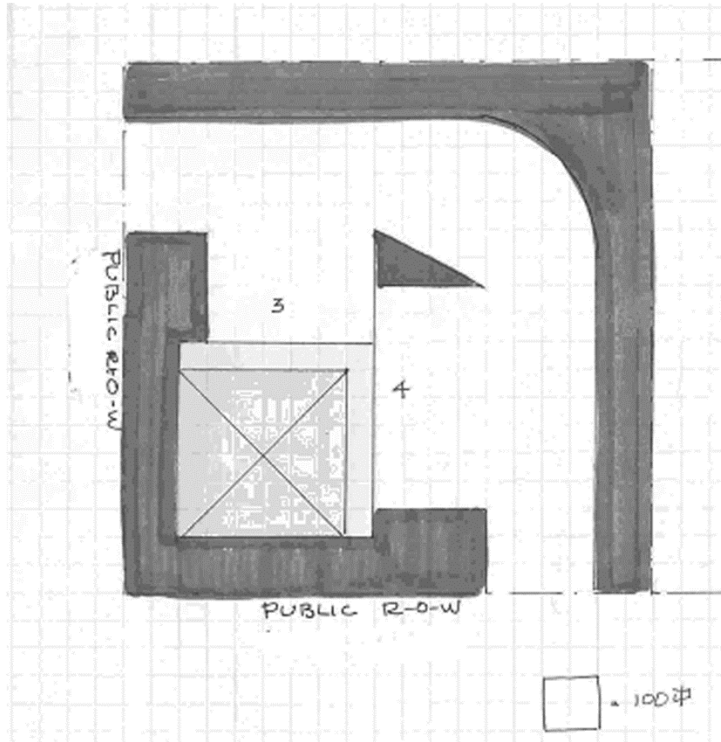


Figure 3. Retail commercial

2. Mixed-use:



Mixed Use
Ground floor office & 2 efficiency units
Corner lot - 95' x 95' (.21 acres)

Required	Provided
6,000 to 43,560 sf lot	9,025 sf lot
60' frontage	95' frontage
25% open space	47% open space
45' max building height	3 stories
Building setbacks	
• 10' to 20' front	10' front
• 10' to 20'	10' side
• 20' rear	55' rear
Parking setbacks	
• behind front building setback	15'
• 10'; behind corner side building setback	10'; 15'
• 10' rear	10' rear
Lot area per unit	
• 2 stories - 1,725 sf	Allows 25 u/ac
• 3or 4 stories - 1,450 sf	Allows 30 u/ac
Parking	
900 sf office - 3.6 spaces	4 spaces
2 efficiencies - 3 spaces	3 spaces

Figure 4. Mixed use

(Ord. No. 06-69, 7-25-06)

Sec. 32-351.10. - Off-street parking and loading.

Off-street parking and loading shall be provided as required by Table 6-8 of the Design and Construction Standards Manual, with the following additional provisions:

1. Parking provided shall not exceed 120 percent of the minimum parking requirement, unless a parking structure is provided.
2. When public parking is provided within 500 feet of the site, nonresidential developments may request a modification of up to 50 percent of the parking standard. The request for modification must include a parking tabulation study for all nonresidential development within 500 feet of the public parking facility.

(Ord. No. 06-69, 7-25-06)