SEC. 10-1.750 SUSTAINABLE MIXED USE DISTRICT (SMU)

Sections:
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SEC. 10-1.755 PURPOSE.

The SMU District encourages mixed-use development consisting of either residential with retail, residential with commercial/office, or educational or cultural facilities with public open space, along major transit corridors, near transit stations or in close proximity to public higher educational facilities or large employment centers, in order to provide transit oriented development in a sustainable way.

SEC.10-1.760 SUBDISTRICTS.

None.

SEC. 10-1.765 USES PERMITTED.

a. **Primary Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the SMU District as primary uses:

(1) Residential Uses.
Multiple-family dwelling units. (at 25.0 to 55.0 units per net acre.)

(2) Retail.
(a) Bakery
(b) Bookstore
(c) Card shop
(d) Coffee/espresso shop
(e) Delicatessen
(f) Floral shop
(g) Gift shop
(h) Jewelry store
(i) Supermarket

(3) Administrative and Professional Offices/Services.
- (a) Accounting and financial offices
- (b) Law offices
- (c) Medical and dental offices

(4) Personal Services.
- (a) Barber or beauty shop
- (b) Dry cleaner/laundry
- (c) Nail salon
- (d) Tailor/seamstress shop

b. **Secondary Uses**. The following uses are permitted as secondary or subordinate uses to the uses permitted in the SMU District:

(1) Home Occupation. (See definitions)

(2) Household pets.

SEC. 10-1.770 CONDITIONALLY PERMITTED USES.

a. **Administrative Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the SMU District, subject to approval of an administrative use permit:

(1) Other Uses.
- (a) Cultural facility.
- (b) Educational Facility (Must be LEED Silver certified and include an adjacent community park)
- (c) Recreational Facility

b. **Conditional Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the SMU District subject to approval of a conditional use permit:

None.

SEC. 10-1.775 LOT/DENSITY REQUIREMENTS.

a. Minimum Lot Size:	20,000 square feet.
b. Required Residential Density Range:	25.0 to 55.0 units per net acre.
c. Minimum Lot Frontage:	100 feet.

d. Minimum Average Lot Width:	100 feet.
e. Maximum Lot Coverage:	90 percent.
f. Minimum Lot Depth:	80 feet.

SEC. 10-1.780 SETBACK REQUIREMENTS.

a. Minimum Setbacks along Public Streets:	20 feet
b. Minimum Setbacks for Other Areas:	10 feet
c. Special Yard Requirements and Exceptions:	See General Regulations Section 10-1.2725.

SEC. 10-1.785 HEIGHT LIMIT.

a. Maximum Building Height:	55 feet.
b. Maximum Accessory Building Height:	14 feet and one story.
c. Maximum Height for Fences/Hedges/Walls:	
(1) Front and Side Street Setback	4 feet.
(2) Side and Rear Setback	6 feet. (Also see Section 10-1.845k for additional standards.)
d. Special Height Requirements and Exceptions:	See General Regulations Section 10-1.2730.

SEC. 10-1.790 SITE PLAN REVIEW REQUIRED.

Site plan review by the Planning Commission and approval by the City Council is required before issuance of any building permit or construction permit.

SEC. 10-1.795 MINIMUM DESIGN AND PERFORMANCE STANDARDS.

The City recognizes that sustainable mixed use developments can contribute in a positive way to a community in reducing the number of car trips necessary. In addition high quality design of structures can contribute to a positive appearance of neighborhoods and improve overall character of the community. This section establishes design and performance standards that shall

apply to the construction of mixed use projects that contain a residential component in the SMU District.

Residential Parking Ratios.

(1) Residential units are allowed a maximum of 1.3 off-street parking spaces per studio or one-bedroom unit and a maximum of 1.5 spaces for units with two or more bedrooms.

Open Space and Amenities.

(2)

(a) For at least 40% of the units in each mixed use development with a residential component, a minimum of one hundred (100) square feet of usable private open space, consisting of a private yard, patio, porch, deck, balcony, or a combination of the above, shall be provided for each unit.

(b) All mixed use developments with a residential component shall provide a minimum fifteen percent (15%) of the lot area plus 100 square feet per unit for each unit that is not provided private open space, as usable common open space for both passive and recreational uses. Usable open space areas shall not include public or private rights-of-way; vehicular parking areas; areas adjacent to or between structures less than fifteen (15) feet apart; required building setback areas; private patios or yards; or areas having a slope greater than 3:1. Usable open space can include roof decks (including roof deck above structured or podium parking) or interior group open space accessible to all residents in the development.

(c) All common open space associated with mixed use developments with a residential component shall have, at a minimum, a landscaped area of six hundred (600) square feet complete with two (2) benches. Additional amenities may include, but are not limited to, a swimming pool, spa, tot lot with play equipment, picnic shelter with barbecue area, court game facilities and indoor exercise facilities. The types of amenities shall be dependent upon the nature of development and shall be approved by the reviewing authority.