



5.15.19

The City of



Planning Department

FACT SHEET

PROPOSED MIXED-USE ZONING DIVISION

WHY DO WE NEED IT?

- Implement the Climate Action Plan
- Address housing demands
- Keep up with employment trends
- Provide development flexibility
- Currently the City does not have a true mixed-use zone

WHAT WE PROPOSE?

- A new division within the Land Development Code.
- Six new zones that permit, rather than mandate a vertical or horizontal mix of employment and residential uses.
- Zones to be applied within Transit Priority Areas (TPA's).
- Transition to F.A.R. – based zoning.
- Mixed-use based on primary and secondary uses.
- Primary Use must be a minimum of 51% - Secondary Use must be more than 10%.
- Three RMX Zones – primary use is Residential, secondary use may also be Residential so long as it meets certain criteria.
- Three EMX Zones – primary use is Employment (non-residential), secondary use may also be another non-residential use so long as it is a different use than the primary use.

WHAT IT DOES?

- Support the need to locate housing near jobs within TPA's.
- Accommodates a flexible mix of uses and requires a physical pattern of development that supports the Climate Action Plan goals.
- Ground-floor flexibility which promotes activation yet provides flexibility of uses as to ensure the ground-floor space is not vacant for years after residential units have been leased or sold.
- Integrate vertical mixing of project components into a single structure or a horizontal mixing of uses which may include separate structures on separate parcels of land.
- Supports the innovation economy by allowing for R&D, incubator, and co-work spaces.

NEXT STEPS?

- City Council – July 29, 2019