

“FREQUENTLY ASKED QUESTIONS”

A USER’S GUIDE TO THE MIXED-USE OVERLAY DISTRICTS

This User’s Guide provides an overview of the process for determining which regulations apply when a property is located within the boundaries of two districts at the same time – for example, a commercial (base) district and a mixed-use overlay district. When this situation occurs, the property owner/developer has the option to develop under either set of standards, but not both. The choice is entirely up to the property owner/developer.

Step One – Determine Base District Requirements

Identify base district. The Zoning Map identifies the locations and boundaries of base districts. Find the base district in which the property is located.

Determine purpose, allowable land uses, and development standards. After determining which base district applies to a property, see the relevant chapter in the Zoning Code to identify the district purpose, allowable land uses, and development standards (most likely Chapter 9.04 – Commercial Districts).

Step Two – Determine Mixed-Use Overlay District Requirements

Identify mixed-use overlay district. The Zoning Map identifies the location and boundaries of each mixed-use overlay district by a unique overlay hatch pattern. Find the mixed-use district in which the property is located.

Determine purpose, allowable uses, and development standards. After determining which mixed-use overlay district applies to a property, see the following provisions in Chapter 9.07.095 (Mixed-Use Overlay Districts):

- Section 9.07.093 (Purposes of Mixed-Use Overlay Districts) for descriptions of the character and purpose of each mixed-use overlay district;
- Section 9.07.094 (Permitted Uses) for allowable land uses and permit requirements;
- Sections 9.07.095 – 9.07.099 for development standards (density, intensity, block size, setbacks, building height, building frontage types, open space, etc.).

Determine operational standards and design guidelines. See Section 9.09.250 (Live-Work Development) and Section 9.09.260 (Mixed-Use Development).

Step Three – Choose the District

After reviewing the base district requirements and mixed-use overlay district requirements, a property owner/developer can choose to develop in compliance with either one district or the other, but not both. No change is required to any buildings already legally constructed.