# ZONE DISTRICT SUMMARY

## M-R-T

**Mixed Use - Residential - Transit**

The M-R-T district is intended to allow for compact multifamily residential development with varying densities as well as office and retail uses generally along local and minor collector streets. The Transit context reflects the most pedestrian-oriented environment, and requires that buildings be located within a short distance of adjacent public streets. Parking shall be located behind buildings or in a parking lot.

### Building Setbacks

<table>
<thead>
<tr>
<th>Type</th>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>0 feet</td>
<td>20 feet</td>
</tr>
<tr>
<td>Side¹</td>
<td>0 feet</td>
<td>20 feet</td>
</tr>
<tr>
<td>Rear¹</td>
<td>0 feet</td>
<td>20 feet</td>
</tr>
</tbody>
</table>

¹Buildings not located at the 0 foot setback shall be located a minimum of 5 feet from the property line.

### Build-to-Zone Requirement

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>75%</td>
</tr>
</tbody>
</table>

²The Build-to-Zone requirement is the percentage of lot width that must contain a portion of a building within the front setback range.

### Height Requirements

<table>
<thead>
<tr>
<th>Height</th>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>40 feet</td>
<td>90 feet</td>
</tr>
</tbody>
</table>

³Subject to height transition when adjacent to residential zoning, see 17.5.3.4.

### Open Space

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>15%</td>
</tr>
</tbody>
</table>

### Non-Residential Building Footprint

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Measurement</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>None</td>
</tr>
</tbody>
</table>

### Retail Allowed per Business

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>20,000 square feet</td>
</tr>
</tbody>
</table>

⁴The maximum retail floor area is measured as a percentage of building gross floor area. See 17.5.3.6.D.

### Maximum Commercial/Office Use per Building

<table>
<thead>
<tr>
<th>Type</th>
<th>Local/Collector Streets</th>
<th>Arterial Streets</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Commercial/Office Use per Building</td>
<td>20% of GFA</td>
<td>30% of GFA</td>
</tr>
</tbody>
</table>

### Residential Density

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>30 DU/acre</td>
<td>None</td>
</tr>
</tbody>
</table>

⁷Applies only if residential is provided.

### Surface Parking Lot Locations Allowed

- Behind rear plane of a building
### Permitted Land Uses

**Permitted as a use by right.**

- Attached Dwelling Unit
- Multifamily
- Group Home (1-8 client residents)
- Group Residential Facility
- Community Building
- Park
- Religious Institution
- School, Public or Private
- Transportation Facility, Public
- University or College
- Utility Facility, Minor

- Home Business, Major
- Horticulture
- Wireless Communications Facility Stealth
- New Freestanding Structure ≤ 60 ft. in height

### Limited Land Uses

**Permitted as a use subject to compliance with any supplemental standards identified in Section 17.4.3.**

- Accessory Dwelling Unit
- Contractor Shop
- Surface Parking, Stand-Alone
- Apiaries
- Community Garden
- Temporary Use, Short-term

### Special Land Uses

**Permitted with a special use permit, subject to compliance with Section 17.4.3.**

- Animal Care
- Entertainment Facility, Indoor
- Solar Garden
- Utility Facility, Major
- Temporary Use, Long-term

- Wind-Powered Electric Generator, Freestanding
- Wireless Communications Facility, > 60 ft. in Height

### Accessory Land Uses

**Only permitted as accessory to a permitted use, subject to compliance with Section 17.4.3. and/or Section 17.5.3.6.E**

- Club, Lodge, or Service Organization
- Day Care Facility, Adult or Child
- Fitness or Athletic Facility, Private
- Gallery or Studio
- Office
- Personal Service
- Restaurant
- Retail

- Amateur Radio Tower or Antenna
- Home Business, Minor
- Construction or Sales Trailer
- Outdoor Display Satellite Dish Antenna
- Solar Collection System
- Wireless Communications Facility, Existing Structures Building Facade Mounted
- Roof Mounted
- Other Freestanding Support Structure

Land use definitions can be found in Article 14 of the Zoning Ordinance.