# M-R-U (Mixed Use - Residential - Urban)

The M-R-U 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 Urban context reflects a more pedestrian-oriented environment that requires buildings to be located within a short distance of adjacent public streets. Parking shall be located behind or to the side of buildings.

## ZONE DISTRICT SUMMARY

<table>
<thead>
<tr>
<th>Building Setbacks</th>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>5 feet</td>
<td>25 feet</td>
</tr>
<tr>
<td>(measured from edge of existing or future public improvements.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side ¹</td>
<td>0/5 feet</td>
<td>0/5 feet</td>
</tr>
<tr>
<td>Rear ¹</td>
<td>0/5 feet</td>
<td>0/5 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.

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

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

4All single-use multifamily developments must provide at least 30% open space.

## Build-to-Zone Requirement

- 50%

## Height Requirements

- Minimum: None
- Maximum: 60 feet

5Subject to height transition when adjacent to residential zoning, see 17.5.3.4.

## Open Space

- Minimum: 20% or 30%

6All single-use multifamily developments must provide at least 30% open space.

## Non-Residential Building Footprint

- Maximum: None

<table>
<thead>
<tr>
<th>Retail Allowed per Business</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>20,000 square feet</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Maximum Commercial/Office Use per Building ⁵</th>
<th>Local/Collector Streets:</th>
<th>Arterial Streets:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>20% of GFA</td>
<td>30% of GFA</td>
</tr>
</tbody>
</table>

⁵Measured as a percentage of building gross floor area. See Section 17.5.3.6.D

<table>
<thead>
<tr>
<th>Residential Density ¹</th>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>10 DU/acre</td>
<td>None</td>
</tr>
</tbody>
</table>

¹Applies only if residential is provided.

| Surface Parking Lot Locations Allowed | - Behind rear plane of a building | - To the side 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
- Stand Alone Parking, Surface
- 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
- Construction or Sales Trailer
- Outdoor Display
- Home Business, Minor

- Amateur Radio Tower or Antenna
- Satellite Dish Antenna
- Solar Collection System
- Wireless Communications Facility, Existing Structures Building Facade Mounted
- Roof Mounted
- Other Freestanding Support Structure

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Land use definitions can be found in Article 14 of the [Zoning Ordinance](#).