

2.10 MX-4: Urban Core Mixed Use Zone District

A. Purpose

The MX-4 Zone District is established to provide for pedestrian-friendly, transit-supportive areas of higher-density residential development and a well-integrated mix of nonresidential uses. This zone district is intended to promote an active streetscape and accommodate larger-scale commercial and retail uses, and is appropriate in larger nodes and primary corridors. Development shall encourage the creation of areas that provide for the needs of nearby residents and serve as destinations for the City at-large.

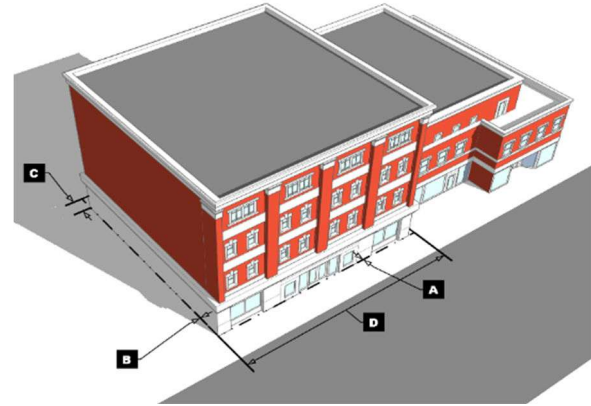


Figure 2-9: MX-4 Dimensional Standards

B. Dimensional Standards

Table 2.10

MX-4 Urban Core Zone District

Labels correspond to Figure 2-9

Setbacks minimum

	Principal Structure	Accessory Structure
A Front	Facades along the public realm will have zero setback with allowance for transitional features as defined in Building Edge. (See Section Error! Reference source not found..) Alternatively a build-to line may be established through sketch plan consultation with the City Planning Commission for projects with facades which present upon at least 50% of street frontage on the block.	May not be located in front of the principal structure or within any setback.
B Side		
Side, corner lot		
C Rear		

Height and number of stories

Building height	No maximum height	25 feet to peak of roof
Number of stories	3 stories minimum except along Erie Blvd. corridor; 8 stories maximum (70% of building footprint must meet minimum-story requirement). One additional story allowed if a minimum of 75% off-street parking located within the building, per 2.1D(1).	n/a

Lot size minimums

D Width	No minimum lot width	
Area if solely occupied by residential use types	3,200 square feet	n/a
Area if Mixed-Use Development and/or with Mixed Income Set Aside	No area requirement	n/a

Lot coverage maximum all non-natural surfaces and structures

Lots solely occupied by residential	80%
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