Proposed Changes to Reduce Constraints on
Mixed Use Projects

PURPOSE

Mixed use projects combine residential uses with commercial uses on the same site, typically within the same buildings. The proposed changes to the mixed use provisions in the Zoning Code (Section 26-88-123) are intended to encourage the inclusion of more housing in mixed use projects. Staff proposes increasing the allowable residential floor area in a mixed use project from 50 percent to 80 percent of the total floor space. This change will encourage additional housing units and make projects more cost effective. Another change will allow flexibility in building height and lot coverage if a portion of the residential floor area is provided as affordable housing.

BACKGROUND

Mixed use projects are currently allowed in the Neighborhood Commercial (C1), Retail Business and Service District (C2), and Limited Commercial (LC) zones subject to the issuance of a use permit. Feedback received from project applicants has been that the limited amount of residential floor space allowed under the current rules poses a constraint to development. The requirement for a use permit for conforming projects also adds time and cost. Changes are proposed to increase certainty and investment.

SUMMARY OF PROPOSED CHANGES

Permit Requirements: Allow mixed use projects that meet the County's affordable housing requirements as a permitted use in the Neighborhood Commercial (C1), Retail Business and Service District (C2), and Limited Commercial (LC) Zoning Districts.

Residential Limit: Increase maximum residential space from 50% of floor area to 80%.

Residential Open Space: Decrease private usable open space requirement from 80 square feet per residential unit to 60 square feet.

Maximum Height: When at least 20% of the residential floor area is provided as affordable, a 15 foot increase in the maximum building height is allowed.

Maximum Lot Coverage: When at least 20% of the residential floor area is provided as affordable, a 15 percent increase in the maximum lot coverage is allowed.