

A New Family of “Mixed-Use” Zones for Centers and Corridors

This study recommends replacing the existing Center and Corridor (CC) zones with a family of new “Mixed-Use” zones crafted to implement the proposed policy changes. There are several reasons to make this change, including:

- A “mix of uses” is the objective for these zones and the term “Mixed-Use” term is easy to understand.
- These mixed-use zones could also apply to areas outside of designated Centers and Corridors where the use and dimensional provisions match the conditions and aspirations for the area.
- Given housing supply and affordability challenges faced by the city, allowing application of these zones on a broader scale would allow more areas to evolve into “mixed-use” places over time.
- Development and local market trends have evolved considerably since the CC zoning provisions were established.
- These zones allow for a fresh start to meet policy objectives and work in sync with development and market trends.
- Reformats Pedestrian Street designations and standards with notable adjustments:
 - Rewriting design standards to be clear and objective
 - Providing some strategic limitations on ground floor uses to match objectives for the street environment.
 - Adjusting minimum façade transparency standards.
 - Adding strategic weather protection requirements.
 - Rewriting the designation to become “Storefront Streets” in order to clarify the goal of the standards.
- **Floor area ratio (FAR).** Since the Interim Housing Ordinance steered sharply away from the FAR approach, future mixed-use zones should also employ a simplified approach that avoids FAR and the current incentive-based FAR-bonus systems.
- **Parking.** The recent *Parking Regulations for Housing* effectively eliminated off-street parking requirements for housing in all Centers and Corridors. The current off-street parking requirements for commercial uses in the CC zones are relatively minimal. Sticking with the current standards (at most) is recommended for the other mixed-use zones. An MU-TOD zone should employ this same approach.

MU-1: The “base” mixed-use zone with maximum use flexibility. The most permissive zone.

A base mixed-use zone that applies broadly and allows a broad mix of commercial uses, including modest-scaled light industrial, where all uses are conducted indoors. Permit modest scale auto sales uses, where most of the use occurs within a building. Permit drive-through uses, except on streets where the block-frontage designation specifically disallows it. Continue to allow single-purpose residential uses outright. Applies to District Centers, Corridors and areas formerly designated as Employment Centers.

MU-2: The small neighborhood-scaled mixed-use zone.

This is intended for existing Neighborhood Centers that warrant some commercial use size limitations. This also should be the destination zone for those areas currently zoned Neighborhood Retail. While that zone does not currently have floor area limitations for commercial uses, the location and purposes of the zone would be consistent with an approach having some limitations. The smaller scale neighborhood-scaled mixed-use areas warrant some extra limitations on use types, including:

- Retail floor area: Allow grocery stores under 60,000 square feet. Limit other retail uses to 20,000 square feet in size.
- Prohibit regional oriented uses that don't promote activity, like storage uses.
- Prohibit light industrial uses, even those conducted entirely indoors.

This would correspond most directly with areas designated as Neighborhood Centers.

MU-3: The residential mixed-use zone.

This is basically the existing NMU zone that is codified but not mapped. It allows residential, offices, and small-scale retail sales and service uses (up to 10,000 square feet). Larger retail sales and service uses are permitted when in mixed-use structures that feature residential units.

MU-TOD: A mixed-use zone that emphasizes transit-oriented development.

Creates a mixed-use zone that emphasizes uses that support pedestrian activity and concentrated development adjacent to the highest-frequency transit routes with major transit station. This applies to mixed-use areas around BRT stations close to Downtown, including South Logan Subarea, over new auto-oriented uses and land intensive uses.

Use Provisions

Table 1 below documents the current CC zone use permissions and adds proposed Mixed-Use (MU) zones and corresponding use permissions. The right column adds commentary on the suggested approach and provides some specific conditions.

Table 1. Current and proposed use permissions.

Key Use	Existing Zoning			Proposed Zoning				Current & Suggested Use Conditions
	CC1	CC2	CC4	MU-TOD	MU-1	MU-2	MU-3	
Residential	P	P	P	P	P	P	P	<p>Continue the approach of maximum flexibility to accommodate single purpose residential uses in these zones. Use the suggested block frontage provisions to limit ground floor residential uses on existing/planned “storefront” blocks.</p> <p>ALSO: Suggest prohibiting “new” detached single-unit residential uses in the MU-TOD zone and perhaps in the MU-1 and 2 zones.</p>
Commercial, financial, retail, services	P _x	P _x	L ₁	P	P	P _y	P _{y,z}	<p>For MU-TOD and MU-1, no area limitations are recommended on such uses. Consider modest limitations in the MU-2 and MU-3 zones as reflected below.</p> <p>_y Grocery stores are limited to 60,000sf and other uses are limited to 20,000sf</p> <p>_z Uses are limited to 10,000sf in the MU-3 zone, except that larger floor areas are permitted where such uses are integrated into a mixed-use building with residential units (follow current provisions in SMC 17C.120.280.</p> <p>Existing CC zone use conditions not proposed for new MU zones:</p> <p>_x Use limited to 40,000sf for designated Neighborhood Centers in the Comprehensive Plan.</p> <p>_{L1} Residential uses are required to be mixed on the same parcel as proposed office & retail uses. Nonresidential uses are limited to 3,000sf/parcel. In Neighborhood Centers, nonresidential uses are only allowed on parcels with frontage on an arterial street.</p> <p>Nonresidential uses in the CC4 zone are not allowed within 60' of</p>

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	CC1	CC2	CC4	MU-TOD	MU-1	MU-2	MU-3	
								a single-family and two-family residential zone or further than 300' (Neighborhood Center only) from a CC core comprehensive plan designation.
Eating & drinking establishments	P _x	P _x	N	P	P	P _x	P _{x,y}	Remove the 5,000sf limitation in the base Mixed-Use zone, but keeping it in the MU2, and sticking with the 3,000sf limit for other commercial uses in the MU3. x Limited to 5,000sf (in Neighborhood Centers for existing CC zones). y Uses are limited to 10,000sf in the MU-3 zone, except that larger floor areas are permitted where such uses are integrated into a mixed-use building with residential units (follow current provisions in SMC 17C.120.280.
Restaurants without cocktail lounges	P	P	L1	P	P	P	P _x	x Uses are limited to 10,000sf in the MU-3 zone, except that larger floor areas are permitted where such uses are integrated into a mixed-use building with residential units (follow current provisions in SMC 17C.120.280 Existing CC zone use condition not proposed for new MU zones: L1 Residential uses are required to be mixed on the same parcel as proposed office & retail uses. Nonresidential uses are limited to 3,000sf/parcel. In Neighborhood Centers, nonresidential uses are only allowed on parcels with frontage on an arterial street.
Professional & medical offices	P	P	L1	P	P	P	P _{x,y}	For MU-3, stick to the 3,000sf use limitation. It could be single purpose or mixed-use, provided it's less than 3,000sf. y Uses are limited to 10,000sf in the MU-3 zone, except that larger floor areas are permitted where such uses are integrated into a mixed-use building with residential units (follow current provisions in SMC 17C.120.280.Uses are allowed if integrated into a mixed-use building featuring residential uses on one or more

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	CC1	CC2	CC4	MU-TOD	MU-1	MU-2	MU-3	
								<p>upper floors or where no less than 50 percent of the building contains residential uses and related common uses.</p> <p>Existing CC zone use condition not proposed for new MU zones:</p> <p>L1 Residential uses are required to be mixed on the same parcel as proposed office & retail uses. Nonresidential uses are limited to 3,000sf/parcel. In Neighborhood Centers, nonresidential uses are only allowed on parcels with frontage on an arterial street.</p> <p>Nonresidential uses in the CC4 zone are not allowed within 60' of a single-family and two-family residential zone or further than 300' (Neighborhood Center only) from a CC core comprehensive plan designation.</p>
Entertainment	P	P	N	P	P	P	N	Stick to same approach – with entertainment banned only in the smallest Neighborhood Center areas (MU3)
Limited industrial (if entirely within a building)	P _x	P _x	N	P _x	P _x	P _x	N	<p>Stick to same approach.</p> <p>x Limited to 20,000gsf.</p>
Drive through businesses	P _x	P _x	P _x	N	P _x	P _x	N	<p>We had discussed possibly prohibiting them entirely in TOD areas. But since we may not have a separate mixed-use zone for TOD areas, Prohibit in MU-TOD zones. If an MU-TOD zone is not used, either continue the current approach (prohibit on designated pedestrian/storefront streets) and/or create a special overlay for mixed-use zones in TOD areas.</p> <p>x Prohibited on designated storefront/pedestrian streets and TOD overlay areas.</p>

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	CC1	CC2	CC4	MU-TOD	MU-1	MU-2	MU-3	
Motor vehicle sales, rental, repair, or washing	N	P	N	N	P _x	P _{x,y}	N	<p>Suggest allowing these in MU1 and MU2 if they are conducted entirely indoors, with some size limitations in the MU2.</p> <p>_x Use must be conducted entirely indoors (Outdoor display, storage or use of industrial equipment, such as tools, equipment, vehicles, products, materials or other objects that are part of or used for the business operation is prohibited).</p> <p>_y Limited to 20,000gsf</p>
Gasoline sales	P _x	P	P _x	N	P _y	P _{x,y}	N	<p>Suggest an approach similar to drive-through businesses noted above. Also consider sticking with six pump limitation in the MU2.</p> <p>_x Limited to six pumps in CC1, MU2 and CC4. _y</p> <p>Prohibited on designated storefront streets and TOD overlay areas.</p>
Self storage	N	P	N	N	P _x	N	N	<p>Stick with similar approach, but note prohibitions on storefront streets and TOD overlay areas.</p> <p>_x Prohibited on designated storefront streets and TOD overlay areas</p>
Winery and Microbreweries	P	P	N	P	P	P	N	<p>Stick to same approach here. Microbreweries are likely too much for the smallest corner store/cross roads in a Neighborhood Center.</p>
Public Parking Lot	P	P	N	N	P	P	N	<p>As it's "public", stick to current approach.</p>