

1 **27-4304. Other Planned Development Zones**  
2 **(a) Mixed-Use Planned Development (MU-PD) Zone**

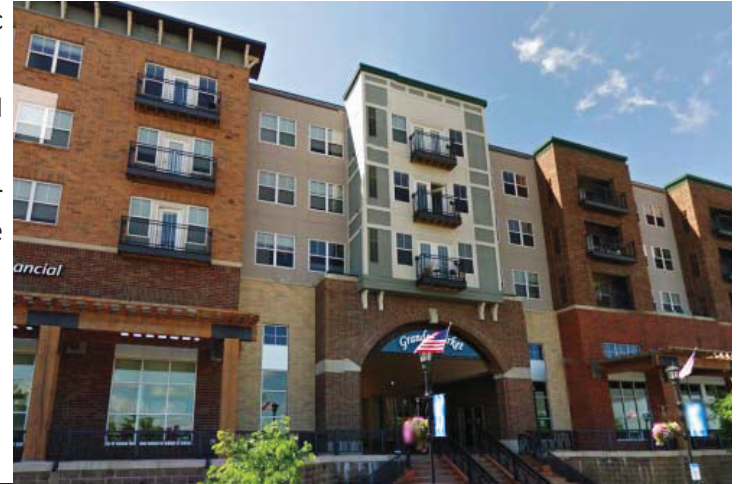
**(1) Purposes**

The purposes of the Mixed-Use Planned Development (MU-PD) Zone are :

- (A) To accommodate and promote the establishment of high-quality, mixed-use development that will foster economic development, reduce automobile dependency, support walkable and bikeable areas , and provide opportunities for alternative modes of travel;
- (B) To provide the mix of uses and densities/intensities needed to support mixed-use development;
- (C) To accommodate and promote compact, pedestrian-friendly, mixed-use development that encourages a dynamic live, work, shop, and play environment that serves as an economic driver for the County;
- (D) To include a well-integrated mix of complementary high-activity uses—including supportive commercial, residential, civic, recreation, and employment uses;
- (E) To Provide multiple, direct, and safe vehicular, bicycle, and pedestrian connections between the uses, and prioritizes transit, pedestrian, and bicyclist access;
- (F) To Incorporate buildings, open spaces, and other site elements that are arranged and designed to create an inviting, walkable, safe, and socially-interactive environment;
- (G) To Include distinctive, attractive, and engaging public spaces that help create an identity and sense of place for the zone;
- (H) To Provide a range of housing options;



- (I) To Permit a flexible response to the market and promotes economic vitality;
- (J) To Encourage innovation in the planning and design of new and infill development; and
- (K) To Implement County policies, as specified in approved Area Master Plans and Sector Plans, for mixed-use development at appropriate locations to meet community needs.



(2) Use Standards	(3) Intensity and Dimensional Standards																								
<p>The specific principal, accessory, and temporary uses allowed in an individual MU-PD Zone shall be established in the PD Basic Plan (see Section 27-4301(d), General Standards for All Planned Development Zones). Uses shall be consistent with the relevant Area Master Plan or Sector Plan, and the purposes of the MU-PD Zone.</p>	<table border="1"> <thead> <tr> <th style="background-color: #d9ead3;">Standard [1]</th> <th style="background-color: #d9ead3;">All Uses</th> </tr> </thead> <tbody> <tr> <td>Lot area, min.   max. (sf.)</td> <td>To be established in PD Basic Plan and</td> </tr> <tr> <td>Lot width, min. (ft.)</td> <td>PD Conditions of Approval (see Section 27-4301(d))</td> </tr> <tr> <td>Density, min. (du/net lot area) [2]</td> <td>6.00</td> </tr> <tr> <td>Floor area ratio (FAR), min. [3]</td> <td>0.50</td> </tr> <tr> <td>Density, max. (net lot area) [2]</td> <td></td> </tr> <tr> <td>Floor area ratio (FAR), max. [3]</td> <td></td> </tr> <tr> <td>Lot coverage, min.   max. (% of net lot area)</td> <td>To be established in PD Basic Plan</td> </tr> <tr> <td>Front yard depth, min. (ft.)</td> <td>(see Section 27-4301(d))</td> </tr> <tr> <td>Side yard depth, min. (ft.)</td> <td></td> </tr> <tr> <td>Rear yard depth, min. (ft.)</td> <td></td> </tr> <tr> <td>Principal and accessory structure height, max. (ft.)</td> <td></td> </tr> </tbody> </table> <p><b>Notes:</b> sf = square feet; ft. = feet; du = dwelling unit; ac = acre                      [1] See measurement rules and allowed exceptions in Section Sec. 27-2200, Measurement and Exceptions of Intensity and Dimensional Standards.                      [2] Applicable to residential development and the residential component of mixed-use development.                      [3] Applicable to nonresidential development.</p>	Standard [1]	All Uses	Lot area, min.   max. (sf.)	To be established in PD Basic Plan and	Lot width, min. (ft.)	PD Conditions of Approval (see Section 27-4301(d))	Density, min. (du/net lot area) [2]	6.00	Floor area ratio (FAR), min. [3]	0.50	Density, max. (net lot area) [2]		Floor area ratio (FAR), max. [3]		Lot coverage, min.   max. (% of net lot area)	To be established in PD Basic Plan	Front yard depth, min. (ft.)	(see Section 27-4301(d))	Side yard depth, min. (ft.)		Rear yard depth, min. (ft.)		Principal and accessory structure height, max. (ft.)	
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(4) Other Standards																									
Minimum Area Threshold	The minimum area for an MU-PD Zone is 5 gross acres, unless the District Council finds a proposed zone of less than 5 gross acres is consistent with and achieves the purposes of the MU-PD Zone.																								

Part 27-4 Zones and Zone Regulations  
 Sec. 27-4300 Planned Development Zones  
 27-4304 Other Planned Development Zones  
 27-4304(a) Mixed-Use Planned Development (MU-PD) Zone

Location Standards	An MU-PD Zone may not be located within (1) any Rural and Agricultural base zone, (2) any Residential base zone, or (3) land classified within a Neighborhood Center, a Town Center, a Local Transit Center, or a Regional Transit District as designated on the Growth Policy Map in the General Plan or the applicable Area Master Plan or Sector Plan, as may be amended from time to time.
Use Mixing	The zone shall be designed to provide a mix of uses. The integration of residential and nonresidential uses is strongly encouraged to allow residents to meet more of their daily needs within the zone. In addition, provision of a variety of housing options shall occur in the zone.
Vertical Mixing of Residential and Nonresidential Uses	The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is strongly encouraged.
Horizontal Mixing of Residential and Nonresidential	The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is allowed, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.
Shopping Centers	Shopping centers shall be a minimum of two stories (multistory), and no building shall have a footprint that exceeds 50,000 sf.
Blocks and Alleys	The zone should be laid out in blocks, streets, and alleys, to the maximum extent practicable.
Streets	Streets shall be organized according to a hierarchy based on function, capacity, and design speed. They should terminate at other streets within the development and connect to existing and projected through streets outside the development. Street stubs should be provided to adjacent open land to provide for future connections. Gated streets are prohibited.
Parking Location	<ul style="list-style-type: none"> <li>• Along any street frontage with a sidewalk, all proposed new or additional off-street surface vehicle parking shall be located to the rear or side of the development's principal building(s), or in a parking structure.</li> <li>• All vehicle parking lots and structures shall provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas</li> </ul>
Private Sidewalks and Private Street Trees	<ul style="list-style-type: none"> <li>• Sidewalks shall be located on both sides of every street, with a planting strip between the curb and the sidewalk, as established in the PD Basic Plan. Street trees shall be spaced between 40-50 feet on center.</li> <li>• Sidewalks shall be at least 10 feet wide along street frontages, but may be increased in width as part of the approval of the PD Basic Plan and zone.</li> <li>• Sidewalks shall maintain a pedestrian "clear zone" a minimum width of 5 ft that is unobstructed by any permanent or nonpermanent object.</li> <li>• At least one walkway from an adjacent sidewalk shall be provided to each pedestrian entrance.</li> </ul>
Building Configuration	<ul style="list-style-type: none"> <li>• Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain 50 or fewer spaces, each visually separated by buildings or landscaped swales</li> <li>• To the maximum extent practicable, buildings should be used to define the street edge and the distinction between the public domain of the street and the private space of individual lots. Buildings should have a consistent setback alignment along the street frontage.</li> <li>• Buildings should be designed with a common architectural scheme and landscaping to support that identity. The intent should not be to create a uniform appearance, but rather a distinct sense of place.</li> </ul>
Open Space Design	Open space should be designed in a hierarchy of formal and informal spaces and used to enhance activity and identity. Formal open spaces consist of squares, greens, common areas, or other park-like settings where people may gather. Such areas should be bounded by streets and/or buildings. Informal open spaces are encouraged to be located throughout the zone, and take the form of walking paths, greenways, parks, passive recreation areas, and natural areas.