

Mixed Use (MU)



Mixed-use centers include both residential and commercial uses planned and developed in a comprehensive, coordinated manner and arranged in a pedestrian-friendly blocks. These mixed use centers are locations for neighborhood, community commercial, entertainment destinations, and public facilities directly accessible to surrounding neighborhoods through multimodal connections. Mixed-use communities are envisioned to create a sense of place within a wide variety of context sensitive place types focused on spectrum of intensity ranging from a hamlet to urban town center. Mixed-use integration can be vertical or horizontal with preference to vertical mixed-use in transects 4-6 and should be connected by bus transit to nearby destinations and to the nearest rail transit. The percent of target land use mix is calculated within an entire contiguous MU district. Affordable and workforce housing is encouraged Countywide.

	T-1B Hamlet	T-1C Village	T-3 Neighborhood	T-4 Community	T-5 Town Center	T-6 Urban Town Center
<b>Primary Uses</b>	Single Family Detached Agribusiness Retail & Retail Service	Single Family Detached Retail & Retail Service	Single Family Detached Single Family Attached Multi-Family Residential Retail & Retail Service Office Institutional	Single Family Attached Multi-Family Residential Retail & Retail Service Office Institutional Hotel	Multifamily Residential Retail & Retail Service Office Institutional Structured Parking	
<b>Secondary Uses</b>	Arts & Entertainment Civic Agritourism (Within the Hamlet)	Arts & Entertainment Civic Office	Arts & Entertainment Civic			
<b>Implementing Zoning District</b>	PMR B-3	PMR B-2 B-3 V	PBD PMD PMR MXD-C B-1 & B-2 R-4, R-6*, R-16*	PBD PMD PMR MXD-C B-1 R-16, R-30* O(H), O(M), O(F)	PBD PMD PMR R-30 R-U MXD-U B-1	
<b>Mix of Uses</b>	Residential: 75-95% Non-Residential: 0-20% Civic: 5+%	Residential: 60-80% Non-Residential: 15-35% Civic: 5+%	Residential: 50-85% Non-Residential: 10-45% Civic: 5+%	Residential: 30-60% Non-Residential: 30-60% Civic: 10+%	Residential: 40-80% Non-Residential: 15-55% Civic: 5+%	
<b>Minimum Open Space</b>	30% of site	30% of site	30% of site	20% of Site	10% of Site	10% of Site

Note: For recommended target residential and non-residential density, building height and other form elements see Figure 7. Table of Form Elements.

\*Can be considered compatible where workforce or affordable housing can be appropriately buffered from adjacent lower density development through proffered conditions during the conditional zoning process.