Office Mixed Use (OMU)

The purpose of this classification is to provide for areas of low-to high-rise offices or research and development activities areas mixed with other uses such as retail and retail services. This designation can be found throughout the County. The projects developed in this classification should be for office use with any retail and/or retail service uses. Retail and retail service uses are discouraged as a stand-alone structure in T-4.

	T-1A	T-1B	T-1C	T-2	T-3	T-4	T-5	T-6
Primary Uses	**Not Applicable**			Offices Hotel Research and Development			**Not Applicable**	
Secondary Uses				Retail & Retail Service Workforce and Affordable Housing				
Implementing Zoning District				PBD O(L) MXD-N	PBD PMR B-1, B-2 R-16* O(M) MXD-C	PBD PMR B-1 R-16, R-30* O(H), O(F) MXD-C		
Mix of Uses				Residential: 0-60%** Non-Residential: 0-95% Civic: 0-5%				
Minimum Open Space				20% of Site				

Note: For recommended target non-residential density, building height and other form elements please see Figure 7: Table of Form Element.
*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.
** Up to 60% residential if in proximity to parcels planned for non-residential uses or for employment opportunities.