

(C) Screening of off-street parking. All off-street surface parking lots and loading areas, excluding driveways used for ingress or egress, must be screened from the street. For more information regarding this requirement, see Section 51A-4.301.

(8) Additional provisions.

(A) Development impact review. A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work in this district if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation.

(B) Limit on attached units. No group of attached units may exceed eight in number.

(e) Areas 6 and 7 (Residential/Office Mix).

(1) Purpose. To provide for the development of low to moderate density residential uses with provisions for limited office and personal service uses; to encourage innovative and energy conscious design, efficient circulation systems, the conservation of land, and the minimization of vehicular travel; and to encourage adaptive reuse of existing structures as well as new development that is compatible with the existing urban form.

(2) Main uses permitted.

(A) Agricultural uses.

-- None permitted.

(B) Commercial and business service uses.

-- Electronics service center.

(C) Industrial uses.

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*

(D) Institutional and community service uses.

-- Adult day care facility. *[SUP]*

-- Child-care facility. *[SUP]*

-- Church.

-- Community home for disabled persons.

-- Convalescent and nursing home and related institutions.

-- Institution for special education. *[SUP]*

-- Library, art gallery, or museum.

-- Public or private school. *[SUP]*

(E) Lodging uses.

-- None permitted.

- (F) Miscellaneous uses.
  - Carnival or circus (temporary). *[By special authorization of the building official.]*
  - Temporary construction or sales office.
- (G) Office uses.
  - Office.
- (H) Recreation uses.
  - Public park, playground, or golf course.
- (I) Residential uses.
  - Duplex.
  - Multifamily.
  - Retirement housing.
  - Single family.
- (J) Retail and personal service uses.
  - Dry cleaning or laundry store. *[MUP except in Subarea 7a where no MUP is required.]*
  - General merchandise or food store 3,500 square feet or less. *[MUP]*
  - Nursery, garden shop, or plant sales. *[MUP]*
  - Personal service uses. *[MUP]*
- (K) Transportation uses.
  - Surface parking.
  - Transit passenger shelter.
- (L) Utility and public service uses.
  - Local utilities.
- (M) Wholesale, distribution, and storage uses.
  - None permitted.

(3) Accessory uses.

(A) Generally speaking, an accessory use is permitted in any area in which the main use is permitted. Some specific types of accessory uses, however, due to their unique nature, are subject to additional regulations contained in Section 51A-4.217. For more information regarding accessory uses, consult Section 51A-4.217.

- (B) The following accessory uses are not permitted in these areas:
  - Accessory helistop.

- Accessory outside display of merchandise.
- Accessory outside sales.
- Amateur communication tower.
- Occasional sales (garage sales).
- Private stable.

(4) Yard, lot, and space regulations. (Note: The yard, lot, and space regulations in this paragraph must be read together with the yard, lot, and space regulations contained in Division 51A-4.400. In the event of a conflict between this paragraph and Division 51A-4.400, Division 51A-4.400 controls.)

(A) Front yard. Minimum front yard setback is 15 feet.

(B) Side and rear yard. Minimum side and rear yard is five feet.

(C) Dwelling unit density. Maximum dwelling unit ("DU") density varies depending on whether the development is an MUP as follows:

<u>DEVELOPMENT TYPE</u>	<u>MAXIMUM DU DENSITY (du/acre)</u>
No MUP	18
MUP	30

(D) Floor area ratio. Maximum floor area ratio (FAR) varies depending on whether the development is an MUP as follows:

[Note: The first column is the base FAR, which applies when there is no MUP. The second column (MUP/no Res) is the FAR for an MUP when no category is "residential." The second column (MUP/with Res) is the FAR for an MUP with a mix of "residential" plus one or more other use categories.]

<u>Use Categories</u>	<u>MAXIMUM FLOOR AREA RATIO</u>		
	<u>Base (no MUP)</u>	<u>MUP (no Res)</u>	<u>MUP (with Res)</u>
Office	0.5	0.5	1.0
Residential	0.5	---	1.0
Retail and personal service	<u>0.5</u>	<u>0.5</u>	<u>1.0</u>
<b>TOTAL DEVELOPMENT</b>	<b>0.5</b>	<b>0.5</b>	<b>1.0</b>

(E) Height. Maximum structure height is:

- (i) 54 feet for structures containing a residential use; and
- (ii) 30 feet for all other structures.

(F) Lot coverage. Maximum lot coverage is 60 percent. Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not.

(G) Lot size. No minimum lot size.

(H) Stories. No maximum number of stories.

(5) Off-street parking and loading. Consult the use regulations (Division 51A-4.200) for the specific off-street parking requirements for each use. Consult the off-street parking and loading regulations (Divisions 51A-4.300 et seq.) for information regarding off-street parking and loading generally.

(6) Environmental performance standards. See Article VI.

(7) Landscape regulations.

(A) In general. Landscaping must be provided on all property in accordance with Article X. If and when Article X applies to a lot, the following subparagraphs must also be complied with.

(B) Street trees. Street trees must be provided within 30 feet from the projected street curb. The trees must be large trees having a caliper of at least two and one-half inches. The number of trees required is one for each 25 feet of lot frontage. It is the responsibility of the property owner to apply for and obtain a parkway landscape permit before locating street trees in the parkway. For more information regarding the parkway landscape permit requirement, consult Section 51P-316.109 of this article.

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(8) Development impact review. A site plan must be submitted and approved in accordance with the requirements of Section 51A-4.803 before an application is made for a permit for work in this area if the estimated trip generation for all uses on the lot collectively is equal to or greater than 6,000 trips per day and 500 trips per acre per day. See Table 1 in Section 51A-4.803 to calculate estimated trip generation.

(f) Area 8 (Retail/Neighborhood Service).

(1) Purpose. To accommodate convenience retail shopping services and professional offices principally servicing and compatible in scale and intensity of use with adjacent residential uses.

(2) Main uses permitted.

(A) Agricultural uses.

-- None permitted.

(B) Commercial and business service uses.

-- Electronics service center.

(C) Industrial uses.

-- Temporary concrete or asphalt batching plant. *[By special authorization of the building official.]*