

## **“FREQUENTLY ASKED QUESTIONS”**

### **A USER’S GUIDE TO THE MIXED-USE OVERLAY DISTRICTS**

This User’s Guide provides an overview of the process for determining which regulations apply when a property is located within the boundaries of two districts at the same time – for example, a commercial (base) district and a mixed-use overlay district. When this situation occurs, the property owner/developer has the option to develop under either set of standards, but not both. The choice is entirely up to the property owner/developer.

#### **Step One – Determine Base District Requirements**

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**Identify base district.** The Zoning Map identifies the locations and boundaries of base districts. Find the base district in which the property is located.

**Determine purpose, allowable land uses, and development standards.** After determining which base district applies to a property, see the relevant chapter in the Zoning Code to identify the district purpose, allowable land uses, and development standards (most likely Chapter 9.04 – Commercial Districts).

#### **Step Two – Determine Mixed-Use Overlay District Requirements**

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**Identify mixed-use overlay district.** The Zoning Map identifies the location and boundaries of each mixed-use overlay district by a unique overlay hatch pattern. Find the mixed-use district in which the property is located.

**Determine purpose, allowable uses, and development standards.** After determining which mixed-use overlay district applies to a property, see the following provisions in Chapter 9.07.095 (Mixed-Use Overlay Districts):

- Section 9.07.093 (Purposes of Mixed-Use Overlay Districts) for descriptions of the character and purpose of each mixed-use overlay district;
- Section 9.07.094 (Permitted Uses) for allowable land uses and permit requirements;
- Sections 9.07.095 – 9.07.099 for development standards (density, intensity, block size, setbacks, building height, building frontage types, open space, etc.).

**Determine operational standards and design guidelines.** See Section 9.09.250 (Live-Work Development) and Section 9.09.260 (Mixed-Use Development).

#### **Step Three – Choose the District**

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After reviewing the base district requirements and mixed-use overlay district requirements, a property owner/developer can choose to develop in compliance with either one district or the other, but not both. No change is required to any buildings already legally constructed.

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