

Sec. 16-34.026. Specific regulations for MRC-1.

1.

Development controls.

a.

Maximum permitted floor areas without bonuses:

i.

For nonresidential uses, floor area shall not exceed an amount equal to one times net lot area.

ii.

For residential uses, floor area shall not exceed an amount equal to six hundred ninety-six thousandths times net lot area.

iii.

For developments that combine residential and nonresidential uses, floor area shall not exceed one and six hundred ninety-six thousandths times net lot area [the sum of the nonresidential i. and residential ii. above], but not greater than the maximum floor areas permitted for each (see subsection 16-29.001(24)).

b.

Maximum permitted floor areas with bonuses. Under no circumstances shall the floor area of any development with bonuses exceed an amount equal to two and six hundred ninety-six thousandths times gross lot area.

i.

Open space and streets bonus. Developments shall be permitted a bonus equal to two additional square feet of residential floor area for each one square feet of open space provided above the minimum required herein without the bonus. Said bonus shall be permitted provided that the following regulations are met:

a)

Open space shall meet the requirements of subsection 16-34.007(2)(g)(iv).

b)

Streets shall meet the requirements of section 16-34.012 and subsection 16-34.010(5)(e).

ii.

Affordable housing bonus. Developments containing residential uses shall be permitted a floor area bonus of one times net lot area, provided that a minimum of 20 percent of the total floor area developed shall be used for affordable sales housing units or affordable rental housing units. The percentage mix of affordable studio, one-bedroom, two-bedroom, and three-bedroom units shall be

proportionally similar to the percentage mix in the overall development.

iii.

Civic bonus. Developments which provide buildings housing recreational centers, community centers and community service facilities which are available to the general public during normal city recreational center, community center or community service hours shall be permitted a residential floor area bonus equal to the total recreational center, community center or community service facility floor area.

iv.

Open space bonus. Residential uses shall be permitted to calculate any of the above floor areas in subsection 16-34.026(1) utilizing gross lot area, for purposes of providing additional density based on such calculation. Developments utilizing the open space bonus shall not be permitted any reduction in open space requirements.

c.

Additional nonresidential requirements.

i.

Nonresidential uses shall be located on or below the street-level floor only.

ii.

When nonresidential square footage exceeds 20,000 square feet or one-half times net lot area, an equivalent or greater amount of residential square footage shall be provided until such time as the maximum permitted floor areas are met.

2.

Site limitations.

a.

Minimum building façade heights. Buildings shall have a minimum façade height of 24 feet along each façade adjacent to any sidewalk or supplemental zone.

b.

Maximum building heights. Structures or portions of structures which are within 150 feet of any R-1 through R-5, R-G 1, R-G 2, MR-1, MR-2, or PD-H district shall have a maximum height of 35 feet. Structures that are between 150 feet and 300 feet from any R-1 through R-5, R-G 1, R-G 2, MR-1, MR-2, or PD-H district shall have a maximum height of 52 feet. Structures or portions of structures that are greater than 300 feet from any R-1 through R-5, R-G 1, R-G 2, MR-1, MR-2, or PD-H district shall have a maximum height of 225 feet.