

# NLCNPA Residential Infill and Mixed-Use Guide

## Zoning Workshop 3, August 17, 2009

### Residential Infill

**Residential Infill:**

Permits the development of a site with a variety of residential uses and a limited amount of local-serving retail

| Land Use                            | Minimum  | Maximum  |
|-------------------------------------|--|--|
| <b>Single-Family</b>                | 40% of total units   | 80% of total units                                   |
| <b>Duplex</b>                       | None   | 10% of total units                                   |
| <b>Townhouses &amp; Multifamily</b> | 10% of total units   | 20% of total units                                   |
| <b>Neighborhood Commercial</b>      | None   | 1,000 sq. ft. of building area per acre of site area |
| <b>Community Open Space</b>         | <ul style="list-style-type: none"> <li>• 10% for 2-5 acre infill parcels</li> <li>• 20% for infill parcels &gt; 5 acres</li> </ul> | ---  |

**Cottage Lots:**

Allows for single-family construction on small lots; a means to incentivize single-family construction and home-ownership

- Minimum area of 2,500 sq. ft.
- Minimum width of 30 ft.
- Allowed in SF-3, SF-5, SF-6, and all MF zoning districts
- Additional regulations govern design elements



**Urban Home:**

Allows for single-family construction on small lots; a means to incentivize single-family construction and home-ownership

- Minimum area of 3,500 sq. ft.
- Minimum width of 35 ft.
- Allowed in SF-3, SF-5, SF-6, and all MF zoning districts
- Additional regulations govern design elements



### Mixed-Use

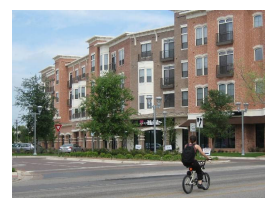
**Mixed-Use:**

A compatible mixture of residential, commercial, and institutional uses within close proximity to each other

**Neighborhood Urban Center:**

Permits the redevelopment of an existing commercial center, or development of a vacant site, into a mixed-use pedestrian- and transit-oriented center

- Site must be between 1 and 40 acres
- Allowed in most commercial zoning districts
- Drive-through establishments are prohibited
- Additional regulations govern design
- Applied to a specific site



### **Neighborhood Mixed-Use Building:**

Permits a mix of residential and commercial uses in a single building

- Limited to sites of one acre or less
- Allowed in most commercial zoning districts
- Applied to specific site(s)
- Drive-through establishments are prohibited
- Only 50% of ground floor uses may be residential
- Additional regulations govern design
- Hours of operation can be limited



### **Mixed-Use Combining District:**

Allows any combination of office, retail, commercial, and residential uses in a single development

- Added to a commercial zoning district (e.g., CS-MU; LR-MU; LO-MU)
- Cannot be combined with industrial zoning
- Applied to a specific site(s)
- Single-family uses and duplexes must be built to single-family standards

### **Vertical Mixed-Use:**

Allows a combination of office or commercial uses *and* residential uses in a single building

- Added to a commercial zoning district (e.g., CS-V; LR-V; LO-V)
- 75% of ground floor uses must be commercial
- Affordable housing requirements
- More liberal development standards available
- Additional regulations govern building design

