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ATTACHMENT 6 -

CHAPTER 17.14

17.14.220 Mixed-Use Development

- A. Purpose and Intent. The purpose of this chapter is to provide housing and employment opportunities in close proximity in order to more fully and efficiently utilize available land in Rural Centers and Community Regions. It is further the intent of this section to encourage the development of affordable housing and pedestrian-oriented communities, to maintain access to commercial businesses, to enhance the core areas of existing community and rural centers, and to provide incentives for such development.
- B. Definition. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.
- C. Applicability. Residential development may occur with permitted commercial development as provided in Chapter 17.32 where the standards established in §17.14.220 are met.
- D. Residential uses are allowed on separate parcels as the residential component of a mixed-use development. The residential component of a mixed-use development project may include a full range of single family and/or multi-family residential design concepts.
- E. Mixed Use Development Limitations. The following criteria shall apply to all mixed use development projects:
1. At least 30% of the gross floor area of the mixed-use development project shall be devoted to commercial uses. "Gross floor area" does not include inner courts, stairwells or exterior balconies, recreational structures, garages and other accessory structures.
 2. Construction of the residential development shall occur following or concurrently with the construction of the commercial development of the site. may before
 3. Project Phasing. Mixed-use development projects may be developed in phases.

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