

MIXED-USE RESIDENTIAL HOUSING TYPES



The new zoning designations described below were developed to support neighborhood-serving businesses and additional housing styles. They represent a change from the current system of defining zoning by density maximums to using height limits instead.

Existing single family homes are allowed under all new zoning designations.



MIXED-USE RESIDENTIAL
35-FOOT HEIGHT LIMIT

MUR-35'

This zone would allow multi-family and single-family housing styles such as cottages, row houses, and town homes. The height limit for this zone is 35 feet, which is the same as existing single-family zones, and equates to a three-story building.

MUR-35' would also allow commercial uses along streets identified as arterials including live/work lofts, professional offices, and three-story mixed use buildings (two levels of housing over one level of commercial or other active use at the street level). This zone also would allow the conversion of existing homes to restaurants, yoga studios, optometrists offices, and other uses along arterials.

Existing single-family homes may be expanded or new single-family homes may be constructed to R-6 standards.



MIXED-USE RESIDENTIAL
45-FOOT HEIGHT LIMIT

MUR-45'

This zone would allow multi-family building types with a height limit of 45 feet, which equates to a four-story building. This includes cottages, row houses, townhomes, and apartments. Along arterials, MUR-45' zoning would allow mixed-use housing styles such as live/work lofts, ground floor retail with apartments above, or conversion of single-family houses to commercial or office uses.

Existing single-family houses could be expanded by 50 percent or 1,000 square feet, whichever is less.



MIXED-USE RESIDENTIAL
70-FOOT BASE HEIGHT

MUR-70'

This zone would allow building heights of 70 feet, generally six to seven stories. Building types would typically be mixed-use with residential and/or offices above commercial or other active use at the ground floor level. This type of "transit-oriented development" will occur in areas closest to the light rail station over the long-term. Potentially, buildings in this zone that provide a greater level of green building and affordability (among other requirements) could achieve a height of 140 feet, following a public process requiring notification, a hearing, and Council approval.

Existing single-family houses could be expanded by 50 percent or 1,000 square feet, whichever is less.