

## § 16-34.027. Specific regulations for MRC-2. \_

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*Latest version.*

- 1.

Development controls.

- a.

Maximum permitted floor areas without bonuses:

- i.

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

- ii.

For residential uses, floor area shall not exceed an amount equal to one and forty-nine hundredths times net lot area.

- iii.

For developments that combine residential and nonresidential uses; floor area shall not exceed three and one 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 area with bonuses. Under no circumstances shall the floor area of any development with bonuses exceed an amount equal to three 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 foot 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 [16-34.006\(2\)\(g\)\(iv\)](#).

- 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 of one-half 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. 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.

Ground-floor commercial bonus. Developments which provide street-fronting, sidewalk level retail establishments or eating and drinking establishments which comprise a minimum of 20 percent of the building footprint and meet all of the requirements of subsection [16-34.014\(6\)](#) shall be permitted a residential floor area bonus for every one square foot of said space built, up to two additional square feet of buildings are permitted.

c.

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.

d.

Open space bonus. Residential uses shall be permitted to calculate any of the above floor areas in subsection [16-34.027\(1\)](#) 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.

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 52 feet. Structures or portions of structures that are greater than

150 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.

(Ord. No. 2002-40, § 1, 5-28-02; Ord. No. 2019-09(18-O-1581), § 5.B, 1-31-19 )