

Type of Zone	Distinguishing Feature	Name of Zone
Mixed Use	Intended for use in areas near Metro stations, it allows for high-density development of retail, office, and residential uses consistent with the recommendations of the Plan.	Mixed-Use Transit District Zone ("MXTD")
	Intended for areas along major highway corridors outside of the MXTD Zone areas, it allows for medium density development of retail, office, and residential uses. Because of the nature of highway corridor areas, the zone provides flexibility in the siting of buildings relative to major roadways and other site requirements to accommodate service drives and required parking.	Mixed-Use Corridor District Zone ("MXCD")
	Intended for areas that are either currently developed or are recommended for development primarily for office, light industrial, industrial park and similar employment-generating uses, this zone also allows for medium to high density development of office, retail, and residential uses. A mix of office and residential uses, including live/work units, is encouraged.	Mixed-Use Employment ("MXE")
	Intended for areas that are either currently developed or recommended for development primarily for retail sales, neighborhood services, home improvement services, and compatible residential development in areas convenient to both higher-density commercial zones and single-unit detached residential uses. This zone allows for a range of densities as determined by the applicable master plan and permits retail, service, office, and residential uses.	Mixed-Use Business ("MXB")
	Intended for areas that are located between areas currently developed or recommended for development as medium to high-intensity development and areas developed or recommended for residential development or parks within residentially zoned areas. This zone allows for medium density development of residential and office uses, as well as neighborhood-serving retail and service uses.	Mixed-Use Corridor Transition ("MXCT")

Type of Zone	Distinguishing Feature	Name of Zone
Mixed Use	Intended for sites that are either currently developed or recommended for development primarily for local retail and service uses in areas either within or in close proximity to single unit detached residential uses. This zone allows for low to moderate density development of retail, service, office, and residential uses. This zone is not intended to provide for major employment, so office uses are limited.	Mixed-Use Neighborhood Commercial ("MXNC")
	Intended for sites that are either currently developed or recommended for development primarily for local retail and service uses in areas either within or in close proximity to single-unit detached residential uses. This zone allows for low density development of retail, service, office, and residential uses. This zone is not intended to provide for major employment, so office uses are limited.	Mixed-Use Commercial ("MXC")
	Intended for areas that are located between moderate or high-density development and single-unit detached residential neighborhoods. This zone allows for development of low density multi-unit, attached and townhouse residential development, and may include other neighborhood-serving uses.	Mixed-Use Transition ("MXT")

Note: Provisions for development in Planned Development areas are contained in Article 14.

25.13.03 – Land Use Tables

The uses permitted in the Mixed-Use Zones are as shown in the table below. Uses are subject to applicable conditions of site plan approval. All special exceptions are subject to the requirements of Article 15.

	Uses	Zones								Conditional requirements or related regulations
		Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Corridor Transition (MXCT)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC)	Mixed-Use Transition (MXT)	
a. Residential	Dwelling, single unit detached	N	C	C	C	N	C	P	P	Conditional use subject to the requirements of Sec. 25.13.04.a.
	Dwelling, semi-detached (duplex)	N	N	C	P	N	C	N	P	Conditional use subject to the requirements of Sec. 25.13.04.a.
	Dwelling, townhouse	P	P	P	P	P	P	N	C	Conditional use subject to the requirements of Sec. 25.13.04.a.
	Dwelling, attached	P	P	P	P	P	P	N	C	Conditional use density must not exceed 6 dwelling units per acre
	Dwelling, multiple-unit	P	P	P	P	P	P	C	C	Conditional use subject to the requirements of Sec. 25.13.04.a
	Live/work unit	P	P	P	P	P	P	P	P	
	Personal living quarters	P	P	P	P	P	P	N	P	

	Uses	Zones								Conditional requirements or related regulations	
		Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Corridor Transition (MXCT)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC)	Mixed-Use Transition (MXT)		
b. Swimming pool, Accessory		P	P	P	P	P	P	P	P		
c. Home-based business enterprise	No impact	P	P	P	P	P	P	P	P	See Sec. 25.09.07b.	
	Major	S	S	S	S	S	S	P	S	See Secs. 25.09.07c and 25.15.02.h	
d. Institutional Uses	Adult day care	P	P	P	P	P	P	P	S		
	Charitable or philanthropic institution	P	P	P	C	P	C	C	C	Conditional uses must not exceed 5,000 sq. ft. of gross floor area	
	Child care home	C	C	C	P	P	P	P	P	Conditional use permitted only in single-unit detached dwelling	
	Child care center:										
	9 – 12 children	P	P	P	P	P	P	P	P	P	
	More than 12 children	P	P	P	P	P	P	P	P	P	

	Uses	Zones								Conditional requirements or related regulations
		Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Corridor Transition (MXCT)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC)	Mixed-Use Transition (MXT)	
d. Institutional Uses (cont.)	Educational institution, private	P	P	P	P	P	S	P	S	See Sec. 25.15.02.g
	Housing for senior adults and persons with disabilities	P	P	P	S	P	P	S	S	Special exception subject to Sec. 25.15.02.j
	Library, museum, and art gallery or studio	P	P	P	P	P	C	C	C	Conditional uses must not exceed 5,000 sq. ft. of gross floor area
	Nursing home	P	P	P	S	P	S	N	S	Special exception subject to Sec. 25.15.02.i
	Place of worship	P	P	P	P	P	P	P	P	
	Ambulance service	N	P	P	C	C	C	C	N	Conditional use must not adjoin or confront residential uses
	Hospital	S	S	P	S	S	S	N	N	Special exception subject to Sec. 25.15.02.i
e. Medical services										

		Zones								
	Uses	Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Corridor Transition (MXCT)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC)	Mixed-Use Transition (MXT)	Conditional requirements or related regulations
e. Medical services (cont.)	Veterinary office and/or animal hospital	P	P	P	P	P	C	P	C	Conditional uses must not exceed 2,500 sq. ft. of gross floor area.
	Kennel	N	N	C	N	N	N	N	N	Conditional use must not have outside runs
f. Miscellaneous Uses	Private club	P	P	P	P	P	S	N	S	<u>Special exception subject to Sec. 25.15.01</u>
	Public utility building and structure	P	P	P	P	P	P	P	C	Conditional uses in buildings must have a residential appearance and comply with the height, bulk and setback requirements of the relevant zone

	Uses	Zones								Conditional requirements or related regulations
		Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Corridor Transition (MXCT)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC)	Mixed-Use Transition (MXT)	
f. Miscellaneous Uses (cont.)	Publicly-owned or publicly-operated building and use, excluding sanitary landfill	P	P	P	P	P	P	P	P	
	Wireless communication facility entirely within an existing building or on the roof or side of a building, or attached to an existing structure	C	C	C	C	C	C	C	C	Conditional use subject to the requirements of Sec. 25.09.08
	Wireless communication freestanding ground mounted antenna support structure	S	S	S	S	S	S	S	S	See Sec. 25.09.08 and 25.15.02.s

	Uses	Zones								Conditional requirements or related regulations
		Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Corridor Transition (MXCT)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC)	Mixed-Use Transition (MXT)	
g. Temporary Uses	Temporary building or yard for construction materials or equipment	C	C	C	C	C	C	C	C	Conditional use subject to the requirements of Sec. 25.09.04
	Portable Storage Units	C	C	C	C	C	C	C	C	
	Temporary office or model home	C	C	C	C	C	C	C	C	
	Christmas tree sales	C	C	C	C	C	C	C	C	
	Sale of Garden produce	C	C	C	C	C	C	C	C	
	Temporary carnival, flea market, or local festival	C	C	C	N	C	N	C	N	

		Zones								
	Uses	Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Corridor Transition (MXCT)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC)	Mixed-Use Transition (MXT)	Conditional requirements or related regulations
h. Commercial and office uses	Retail sales and services:									
	Alcoholic beverages for consumption off the premises	P	P	P	N	C	C	C ¹	C	For conditional use, tenant area limited to 5,000 sq. ft. of gross floor area
	Alcoholic beverages for consumption on the premises of any restaurant	P	P	P	P	P	P	P	P	
	Auctioneer and commercial gallery	P	P	P	P	P	C	C	C	For conditional use, tenant area limited to 2,500 sq. ft. of gross floor area
	Boats and marine supplies	N	C	N	C	N	N	N	N	For conditional use, all sales and storage must be indoors

	Zones									
	Uses	Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Corridor Transition (MXCT)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC)	Mixed-Use Transition (MXT)	Conditional requirements or related regulations
h. Commercial and office uses (cont.)	Business equipment sales and service	P	P	P	P	P	N	P	N	
	Consumable goods to be used in the home	P	P	P	P	P	P	P	C	Conditional uses limited to 2,500 sq. ft. of gross floor area for each tenant, other than a grocery store or drug store
	Drug store with drive-	C	C	C	C	C	C	C	C	See Sec. 25.13.04.b
	Durable goods to be used in the home	P	P	P	P	N	P	C	N	For conditional use, tenant area is limited to 2,500 sq. ft. of gross floor area

	Zones									
	Uses	Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Corridor Transition (MXCT)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC)	Mixed-Use Transition (MXT)	Conditional requirements or related regulations
h. Commercial and office uses (cont.)	Flowers, except from outdoor garden or greenhouse	P	P	P	P	P	P	C	C	For conditional use, tenant area is limited to 2,500 sq. ft. of gross floor area
	Funeral home	C	C	N	C	C	C	C	C	Cremations permitted only where existing as of March 16, 2009
	Garden supplies	C	C	C	C	C	C	C	C	Indoor sales only
	Home improvement service	N	N	P	P	N	N	N	N	
	Home maintenance services	P	P	P	P	P	P	P	P	
	Mobile uses	C	C	C	C	C	C	C	C	See Sec. 25.09.04.d.5

	Zones									
	Uses	Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Corridor Transition (MXCT)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC)	Mixed-Use Transition (MXT)	Conditional requirements or related regulations
h. Commercial and office uses (cont.)	Multiple product range retail store (department store)	P	P	N	N	N	C	N	N	Conditional use limited to a maximum of 25,000 sq. ft. of gross floor area.
	Personal care facility	P	P	P	P	P	P	P	P	
	Personal Services Office	P	P	P	P	P	P	P	P	
	Pet grooming	P	P	P	P	P	P	P	P	
	Pet Sales	P	P	P	P	N	P	N	N	
	Public transportation station	P	P	P	C	P	C	C	C	Conditional use must comply with any recommendations of the Plan

	Zones									
	Uses	Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Corridor Transition (MXCT)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC)	Mixed-Use Transition (MXT)	Conditional requirements or related regulations
h. Commercial and office uses (cont.)	Repair of household appliances, inc'l home electronic	P	P	P	P	P	P	P	N	
	Taxicab service	N	N	S	P	P	N	N	N	Special exception subject to Sec. 25.15.02.q
	Wearing apparel and related accessories	P	P	P	P	P	P	C	C	Conditional uses limited to 2,500 sq. ft. of gross floor area for each tenant
	Wearing apparel services	P	P	P	P	P	P	P	P	

	Zones									
	Uses	Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Corridor Transition (MXCT)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC)	Mixed-Use Transition (MXT)	Conditional requirements or related regulations
h. Commercial and office uses (cont.)	Food Services:									
	Ancillary restaurant	P	P	P	N	P	N	N	N	Use cannot exceed 5% of the total gross floor area of the building. No drive-through or walk-up service is permitted. The bar patron area cannot exceed 10% of the total patron use area.
	Carry-out	P	P	P	P	P	P	P	P	
	Caterer, no seating	P	P	P	P	P	N	N	N	
	Restaurant, no drive-through	P	P	P	P	P	P	P	P	

	Zones									
	Uses	Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Corridor Transition (MXCT)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC)	Mixed-Use Transition (MXT)	Conditional requirements or related regulations
h. Commercial and office uses (cont.)	Restaurant with drive-through	N	S	C	S	S	S	S	N	Special exception subject to Sec. 25.15.02.c. Conditional use subject to the requirements of Sec. 25.13.04.c.
	Office Uses:									
	Archival Record Storage	N	N	P	P	N	C	N	N	Conditional use allowed if located in a basement or cellar
	Bank or financial institution	P	P	P	P	P	P	P	P	
	Bank or financial institution with drive/through	C	C	C	C	C	C	C	C	Conditional use subject to the requirements of Sec. 25.13.04.c
	Duplicating service	P	P	P	P	P	P	C	C	Conditional uses limited to 2,500 sq. ft. of gross floor area
								P		

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	Zones									
	Uses	Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Corridor Transition (MXCT)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC)	Mixed-Use Transition (MXT)	Conditional requirements or related regulations
h. Commercial and office uses (cont.)	Office Uses:									
	Medical or dental laboratory	P	P	P	P	P	C	N	N	Conditional use allowed if located in a basement or cellar
	Non-medical research laboratory	P	P	P	P	P	N	N	N	
	Office including medical and professional	P	P	P	P	P	P	P	P	
	Motor vehicle services:									
	Automobile parts sales; no installation or service	N	P	P	P	P	P	N	N	
	Automobile filling station (Class I and II)	S	S	S	N	S	S	S	N	See Sec. 25.15.02.c
	Automobile fluid maintenance station	N	P	P	P	N	N	N	N	

	Zones									
	Uses	Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Corridor Transition (MXCT)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC)	Mixed-Use Transition (MXT)	Conditional requirements or related regulations
h. Commercial and office uses (cont.)	Automobile rental		P	P	P	P	N	P	N	
	Automotive repair garage	N	N	N	P	N	N	N	N	
	Mechanical car wash	N	P	N	N	N	N	N	N	
	Motor vehicle and trailer sales, excluding trucks and trailers exceeding three-fourths-ton capacity, including new and reconditioned parts and accessories and service incidental thereto. ²	N ³	C	N	C	C	N	N	N	See footnote 2

	Zones									
	Uses	Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Corridor Transition (MXCT)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC)	Mixed-Use Transition (MXT)	Conditional requirements or related regulations
h. Commercial and office uses (cont.)	Motor vehicle towing service, without storage on the premises	N	N	N	P	N	N	N	N	
	Tires, batteries and accessory sales, including service incidental thereto.	N	P	N	P	N	C	N	C	
	Parking Facilities:									
	Commercial parking facility	C	C	C	C	C	N	N	N	Conditional use subject to the requirements of Sec. 25.13.04.d

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	Zones									
	Uses	Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Corridor Transition (MXCT)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC)	Mixed-Use Transition (MXT)	Conditional requirements or related regulations
	Health and fitness establishment	P	P	P	P	P	C	C	C	Conditional use limited to 4,000 gross square feet of floor area. No floor area limit if located in a basement or cellar
	Hotel	P	P	P	P	C	S	N	N	Conditional use limited to 15,000 gross square feet
	Indoor entertainment establishment, commercial, except shooting gallery	P	P	P	P	N	C	N	N	Conditional use subject to a Level 2 Site Plan Review

	Zones									
	Uses	Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Corridor Transition (MXCT)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC)	Mixed-Use Transition (MXT)	Conditional requirements or related regulations
i. Assembly and entertainment (cont.)	Outdoor recreational establishment, commercial, except shooting gallery	S	S	S	N	S	S	N	N	
	Recreational establishment, indoor, commercial, except shooting gallery	P	P	P	P	C	C	N	N	Conditional use allowed if located in a basement or cellar

	Zones									
	Uses	Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Corridor Transition (MXCT)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC)	Mixed-Use Transition (MXT)	Conditional requirements or related regulations
i. Assembly and entertainment (cont.)	Rental hall for meetings and social occasions	P	P	P	P	C	C	N	N	Conditional uses limited to a maximum of 4,000 square feet of gross floor area. No floor area limit if located in a basement or cellar
	Sports facility, multi-purpose, indoor commercial	P	P	P	P	N	C	N	N	Conditional use allowed if located in a basement or cellar
	Theater, including dinner theater	P	P	P	P	N	P	N	N	

	Zones									
	Uses	Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Corridor Transition (MXCT)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC)	Mixed-Use Transition (MXT)	Conditional requirements or related regulations
j. Industrial and service uses	Alcoholic beverage production	N	N	C	N	N	N	N	N	Conditional use must not be located within 500 feet of a residential use in a residential zone.
	Alcoholic beverage production, limited	P	C	C	C	C	N	N	N	Conditional use must be at least 250' from a lot with a public or private school providing pre-school and/or K-12 education. In addition, in the MXB Zone a conditional use must not adjoin or confront single-unit dwellings

	Zones									
	Uses	Mixed-Use Transit District (MXTD)	Mixed-Use Corridor District (MXCD)	Mixed-Use Employment (MXE)	Mixed-Use Business (MXB)	Mixed-Use Corridor Transition (MXCT)	Mixed-Use Neighborhood Commercial (MXNC)	Mixed-Use Commercial (MXC)	Mixed-Use Transition (MXT)	Conditional requirements or related regulations
j. Industrial and service uses	Light industrial use	N	N	P	N	N	N	N	N	
	Service industrial use	N	N	P	C	N	N	N	N	Conditional use must not adjoin or confront single-unit dwellings
	Warehouse, self-storage	N	N	C	C	N	N	N	N	In the MXE Zone, the use is only permitted on sites that are contiguous to a property that is zoned to accommodate heavy industrial uses ⁴ . In the MXB and MXE zones, not permitted on a lot within 250 feet of any lot on which a public school is located. In the MXB Zone, must not adjoin or confront single-unit dwellings.

Key: P = Permitted Use; C = Conditional Use; S = Special Exception; N = Not Permitted

¹Conditional use in the MXC Zone is not permitted when adjoining a residential zone.

²Special provisions for motor vehicle and trailer sales:

- a. All buildings, off-street parking and loading areas and all outdoor storage and display of motor vehicles must be set back 50 feet from any adjoining or abutting land classified in a residential zone. Where the Plan recommends a setback from a public street greater than the minimum required, the Plan takes precedence.
- b. The storage of waste material, auto parts, refuse and motor vehicles is prohibited in any required setback area.
- c. The requirement for providing public use space may be met in whole or in part through the fee-in-lieu process as set forth in Article 17.

³ Except that new and/or expanded motor vehicle and trailer sales including new and reconditioned parts and accessories and service incidental thereto are permitted on those properties on which such uses are located as of March 16, 2009.

⁴ If this condition is not met, see Section 25.08.05.d for non-conforming status

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25.13.04 – Special Regulations for Conditional Uses

- a. *Residential* – Where residential uses are permitted as conditional uses in a Mixed-Use Zone, other than the MXC Zone, they are only allowed in those areas of the zone recommended for such use in the Plan. The Planning Commission in approving such conditional uses shall establish such development standards as deemed necessary to render such uses suitable and compatible with the surrounding uses and in accordance with the intent of the Plan. In the Mixed-Use Commercial (MXC) Zone, multiple-unit dwellings are not permitted at the ground floor level
- b. *Drug Store with Drive-Through Service Window* – In the MXTD Zone, the drive-through must be incorporated and enclosed within a building or structure. In the other zones where allowed, the drive-through must be arranged so as to not obstruct traffic circulation within the site. Sufficient reservoir spaces must be provided and must be located so as not to obstruct vehicle or pedestrian circulation or parking within the site or accessing the site.
- c. *Banks and Financial Institutions with Drive-Through* – In the MXTD Zone, the drive-through must be incorporated and enclosed within a building or structure. In the other zones where allowed, the drive-through must be arranged so as to not obstruct traffic circulation within the site. Sufficient reservoir spaces must be provided and must be located so as not to obstruct vehicle or pedestrian circulation or parking within the site or accessing the site.
- d. *Commercial Parking Facility* – A commercial Parking Facility is only permitted in the form of a parking structure. At least 75 percent of the ground level floor street frontage must be devoted to commercial uses.
- e. *Restaurant with Drive-Through Window in the MXE Zone*: The use must be located on a site that has frontage on and access to a major arterial roadway at the front lot line.

25.13.05 - Development Standards

- a. *Build-To Lines* –
 1. Where a build-to line established in the Town Center Master Plan is required, at least 70 percent of the length of the building wall facing that line must be set at the build-to line. Development must also comply with the building restriction line provisions set forth in Sec. 25.17.08.
 2. (a) Build-to lines established by the Rockville Pike Neighborhood Plan are located within the area bounded by Dodge Street, Richard Montgomery Drive, Fleet Street (including the unimproved right-of-way), Wootton Parkway, East Jefferson Street (existing and proposed extension), the City boundary, the CSX/Metro tracks, and Veirs Mill Road.

(b) The following build-to lines are established within the Rockville Pike Neighborhood Plan area for properties fronting on Rockville Pike:
 - i. Within the South Pike Area, 126 feet from and parallel to the centerline of Rockville Pike.

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- ii. In the area north of the South Pike area bounded by Richard Montgomery Drive, Fleet Street (including the unimproved right-of-way), Wootton Parkway, East Jefferson Street (existing and proposed extension), the South Pike Area boundary and the west line of Rockville Pike, 126 feet from the centerline of Rockville Pike.
- iii. In the area north of the South Pike area boundary and bounded by the South Pike Area boundary, the CSX/Metro right-of-way, Veirs Mill Road, Dodge Street, and the east line of Rockville Pike, 116 feet from the centerline of Rockville Pike. For any parcel located in an area where the distance between the Rockville Pike right-of-way and the Veirs Mill Road right-of-way, or the Rockville Pike right-of-way and the CSX/Metro right-of-way, is less than 300 feet, a reduced build-to line may be applied under either A or B below:
 - A. the build-to line must be adjusted by establishing the build-to line at a point three-quarters of the distance from the CSX/Metro right-of-way to the Rockville Pike right-of-way or from the Veirs Mill Road right-of-way to the Rockville Pike right-of-way. The build-to line may be reduced to 85 feet from the centerline of Rockville Pike so long as inter-site vehicular and bicycle movement and a continuous public sidewalk are provided; or
 - B. the build-to line may be further reduced to a point less than 85 feet from the centerline of Rockville Pike where the Approving Authority finds that planned transportation infrastructure, inter-site vehicular and bicycle movement, tree lawn, and a continuous public sidewalk can still be provided.
 - C. In addition, the standards and requirements set forth in subsection (d) still apply to building facades if the build-to line is reduced.
- iv. For a Champion Project, as defined in Article 3, the build-to line is 103 feet from the centerline of Rockville Pike if no access drive is provided. If an access drive is provided, the build-to line is 126 feet.
- (c) For properties fronting all other roadway classifications within the Rockville Pike Neighborhood Plan area, the build-to line is established at the property line.
- (d) The percentage of a building facade that must be located at the build-to line varies by the roadway classification that the property fronts. The following table provides the minimum percentage of building façade that should be located at the build-to line:

Roadway Classification	Minimum Percent of Building Façade at Build-to Line
Major	70%
Arterial	70%
Business District – Class 1	50%
Business District – Class 2	30%
Primary Residential	30%

- (e) The requirement that buildings be placed at the build-to-line only applies to the first two floors of a building. The first two floors of a building must meet the minimum percent building façade requirement set forth in subsection (d). In order to provide some degree of flexibility in achieving these requirements, the percentage of facades at the build-to line may be distributed between the first two floors. For example, if a minimum of 70 percent of the building façade is required to be at the build-to line, an applicant who chooses to place 100 percent of the ground floor at the build-to line would be required to place only 40 percent of the second story at the build-to line.
- (f) Except as allowed under subsection (g), the minimum percentages established in subsection (d) must be adhered to during the review and approval of any development project. To provide flexibility of design, a facade articulation of up to two feet behind the build-to line is allowed.
- (g) At the time of Project Plan approval or Site Plan approval in accordance with Article 7, these minimum percentages may be reduced for good cause shown and where the reduction is found to be consistent with the recommendations and intent of the master plan.

b. *Development Standards Table:*

- 1. The following table sets forth the development standards for each of the Mixed-Use Zones:

Zone	Maximum Height (in feet) ²	Open Area and Public Use Space ³		Minimum width at front lot line (in feet)	Setbacks				Special Regulations	
		Minimum open area Required (percent of project area)	Minimum public use space required within open area (percent of project area)		Public right-of-way abutting	Side		Rear		
						Residential land abutting	Non-residential land abutting ¹	Residential land abutting		Non-residential land abutting
MXTD	120	10% (15% if residential dwellings are provided); 15% within the Rockville Pike Neighborhood Plan area	10% within the Rockville Pike Neighborhood Plan area	10	None	25' or height of building, whichever is greater	None. 10' min. if provided	25' or height of building, whichever is greater	None. 10' min. if provided	See Sec. 25.13.05.a.2, 25.13.05.b.2(a) and 25.13.05.b.2(d)
MXCD	75	For sites <20,000 sq. ft.- 10%; 15% within the Rockville Pike Neighborhood Plan area	5% within the Rockville Pike Neighborhood Plan area	10	None	25' or height of building, whichever is greater	None required. 10' min. if provided	25' or height of building, whichever is greater	None required. 10' min. if provided	See Sec. 25.13.05.a.2, 25.13.05.b.2(a) and 25.13.05.b.2(d)
		For sites ≥20,000 sq. ft. or more 15%; 15% within the Rockville Pike Neighborhood Plan area	10% within the Rockville Pike Neighborhood Plan area							
MXE	120	20%	5%	10	None required. 10' min. if Provided	25' or ½ height of building, whichever is greater	None required. 10' min. if provided	25' or ½ height of building, whichever is greater	None required. 10' min. if provided	See Sec. 25.13.05.b.2(d)

Zone	Maximum Height (in feet) ²	Open Area and Public Use Space ³		Minimum width at front lot line (in feet)	Setbacks					Special Regulations
		Minimum open area Required (percent of project area)	Minimum public use space required within open area (percent of project area)		Public right-of-way abutting	Side		Rear		
						Residential land abutting	Non-residential land abutting ¹	Residential land abutting	Non-residential land abutting	
MXB	55	For sites <20,000 sq. ft.- 10%	-	10	None required. 10' min. if provided	25' or height of building, whichever is greater	None required. 10' min. if provided	25' or height of building, whichever is greater	None required. 10' min. if provided	
MXCT	75	15%	15%	10	None	25' or height of building, whichever is greater	None required. 10' min. if provided	25' or height of building, whichever is greater	None required. 10' min. if provided	See Sec. 25.13.05.a.2, 25.13.05.b.2(a) and 25.13.05.b.2(d)
MXNC	45 ⁴	For sites <20,000 sq. ft.- 10%	-	10	None required. 10' min. if provided	25' or height of building, whichever is greater	None required. 10' min. if provided	25' or height of building, whichever is greater	None required. 10' min. if provided	See Sec. 25.13.05.b.2(d)
		For sites ≥20,000 sq. ft. or more 10%	5%							
MXC	30	10%	-	10	15	15'	None required. 10' min. if provided	25' or height of building, whichever is greater	None required. 10' min. if provided	
MXT	35	10%	-	10	10	10	None	20'	None required. 10' min. if provided	

¹Nonresidential Land Abutting Side Setback – This term also includes multi-unit residential uses with a height of 45 feet or greater

²Height is subject to the provisions of Section 25.13.05.b.2, below.

³Where the applicable master plan establishes specific recommendations or standards ~~on~~ for the provision of amenity area and public use space requirements, the master plan recommendation must be taken into consideration by the approving authority when reviewing a development project

⁴Open area and public use space requirements for development above 45 feet are shown in Sec. 25.13.05.b.2(c).