

## Frequently Asked Questions

### A User's Guide to Mixed-Use Overlay Districts

This User's Guide provides an overview of the process for determining which regulations apply when a property is located within the boundaries of two districts at the same time – for example, a commercial (base) district and a mixed-use overlay district. When this situation occurs, the property owner/developer has the option to develop under either set of standards, but not both. The choice is entirely up to the property owner/developer.

#### Step One – Determine Base District Requirements

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**Identify base district.** The Zoning Map identifies the locations and boundaries of base districts. Find the base district in which the property is located.

**Determine purpose, allowable land uses, and development standards.** After determining which base district applies to a property, see the relevant chapter in the Zoning Code to identify the district purpose, allowable land uses, and development standards (most likely Chapter 9.04 – Commercial Districts).

#### Step Two – Determine Mixed-Use Overlay District Requirements

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**Identify mixed-use overlay district.** The Zoning Map identifies the location and boundaries of each mixed-use overlay district by a unique overlay hatch pattern. Find the mixed-use district in which the property is located.

**Determine purpose, allowable uses, and development standards.** After determining which mixed-use overlay district applies to a property, see the following provisions in Chapter 9.075 (Mixed-Use Overlay Districts):

- Section 9.075.030 (Purposes of Mixed-Use Overlay Districts) for descriptions of the character and purpose of each mixed-use overlay district;
- Section 9.075.040 (Permitted Uses) for allowable land uses and permit requirements;
- Sections 9.075.050 – 9.075.100 for development standards (lot size, building height, parking, landscaping, frontage types, etc.).

**Determine operational standards and design guidelines for mixed-use projects.** Operational standards and design guidelines for mixed-use projects are in Chapter 9.09.260 (Mixed-Use Projects).

#### Step Three – Choose the District Standards

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After reviewing the base district requirements and mixed-use overlay district requirements, a property owner/developer can choose to develop in compliance with either one district or the other, but not both.

No change is required to any buildings already legally constructed.

#### Step Four – Understand the Streetscape Master Plan

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If a property is located with frontage on Alessandro Boulevard, consult the *Alessandro Boulevard Corridor Streetscape Master Plan* for information and illustrations on how the Boulevard will look and function in the future.