
Sec. 3.5.13. High-rise mixed-use zone (Tier I Zone).

- A. *Permitted principal uses and structures.* The principal uses of land and structures allowed in the Tier I: High-Rise Mixed-Use Zone of the Stonecrest Area Overlay District are as provided below:
1. All uses authorized in the C-1 and C-2 (General Commercial) District, O-I (Office Institutional) District, O-D (Office-Distribution) District, and HR-2 (High Density Residential) District except those listed in B., below.
- B. *Prohibited uses.* The following principal uses of land and structures are prohibited in Tier I: High-Rise Mixed-Use Zone of the Stonecrest Area Overlay District:
1. Kennels.
 2. Tire retreading and recapping.
 3. Sexually oriented businesses.
 4. Reserved
 5. Outdoor amusement services facilities.
 6. Outdoor storage.
 7. Farm equipment and supplies sales establishment.
 8. Repair, small household appliance.
 9. Hotel/motel.
 10. Automobile sales.
 11. Flea Markets
 12. Automobile title loan establishments.
 13. Pawn shops.
 14. Package stores, except package stores located in mixed-use buildings with at least three stories and one non-retail use, and the package store cannot exceed 25 percent of the total heated floor area of the building
 15. Salvage yards.
 16. Self-storage facilities. Except multi-story climate controlled self-storage facilities, with a minimum of three stories, located at least 1,500 feet from another self-storage facility subject to the following conditions:
 - a. No storage units can be accessible from interior corridors, no outside storage of any kind allowed, including vehicle leasing;
 - b. All buildings must contain fenestration or. architectural treatments that appear like fenestration;
 - c. Storage units may not be used for commercial, residential or industrial uses.
 17. Gasoline service stations.
 18. Automobile repair and maintenance, major.
 19. Automobile and truck rental and leasing.
 20. Commercial parking lots.

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- 21. Automobile wash/wax service.
 - 22. Check cashing facility.
 - 23. Automobile emission testing facilities.
 - 24. Small box discount stores.
- C. *Accessory uses and structures.* The following accessory uses of land and structures are permitted in Tier I: High-Rise Mixed-Use Zone of the Stonecrest Area Overlay District:
- 1. Uses and structures which are customarily incidental and subordinate to the permitted principal uses and structures in this district.
 - 2. Parking lots and parking garages.
 - 3. Open space, clubhouse or pool amenity area.
 - 4. Signs, in accordance with the provisions of chapter 21 and this chapter.
- D. *Building setbacks.* Building setbacks are governed by the MU-3 regulations.
- E. *Height of buildings and structures.* A building or structure in Tier I may exceed the five-story height limit without the necessity of obtaining a special land use permit. A parking deck may exceed five stories in height; however, a parking deck cannot exceed ten stories in height either as a separate deck structure or as part of an office building.
- F. *Density.* No development in Tier I may exceed a FAR of three and one-half, unless it also provides additional public space or other amenities singly, or in combination as provided in subsection G below.
- G. *Bonus density:* In exchange for providing one or more of the amenities shown in Table 3.1 an applicant may receive a density bonus as provided in Table 3.1, not to exceed a total FAR of six (6.00).

Table 3.1. Bonus FAR: Tier I

Additional Amenity	Increased FAR
Increase public space to 25 percent while providing connectivity	0.75
Increase public space to 30 percent while providing connectivity	1.50
Mixed-use building that combines office-institutional with commercial retail uses. Each mixed-use building must include one principal use and at least one secondary use. No primary or secondary use can constitute less than ten percent of the gross floor area of the building.	0.25
Mixed-use building that includes multifamily residential units constituting at least 8 units per acre of land, and constructed in the same building with office, institutional, commercial or retail uses.	0.5

- H. *Required parking.* Required parking may be provided through a combination of off-street, on- street, or shared parking provided that all required parking must be located within 700 feet of the principal entrance of the buildings the parking is intended to serve. The minimum number of required parking spaces shall be as provided in article 6, except as follows:
- 1. Retail uses, personal service uses, and other commercial and general business uses, including food stores: Minimum of four spaces per 1,000 square feet of gross floor area.
 - 2. Office and clinic uses: Minimum of three spaces per 1,000 square feet of gross floor area.
 - 3. Hotel and motel uses: Minimum of one space per unit.

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4. Multifamily residential uses: Minimum of one and one-quarter spaces per dwelling unit.
 - I. *Sidewalks*. Sidewalks must be provided on all public streets. Sidewalks must be at least five feet in width with the exception of sidewalks along streets and in front of proposed high-rise buildings which must be at least ten feet in width.
- (Ord. of 8-2-2017, § 1(3.5.13); Ord. No. 2019-11-001, § 1, 11-25-2019; Ord. No. 2019-11-03, § 1, 11-25-2019)

Sec. 3.5.14. Mid-rise mixed-use zone (Tier II Zone).

- A. *Permitted principal uses and structures*. The principal uses of land and structures allowed in the Tier II: Mid-Rise Mixed-Use Zone of the Stonecrest Area Overlay District are as provided below:
 1. All uses authorized in the C-1 and C-2 (General Commercial) District, O-I (Office Institutional) District, O-D (Office-Distribution) District, and HR-2 (High Density Residential) District except those listed in B., below.
- B. *Prohibited uses*. The following principal uses of land and structures are prohibited in Tier II: Mid-Rise Mixed-Use Zone of the Stonecrest Area Overlay District:
 1. Kennels.
 2. Storage yards.
 3. Tire retreading and recapping.
 4. Sexually oriented businesses.
 5. Outdoor storage.
 6. Farm equipment and supplies sales establishment.
 7. Repair, small household appliance.
 8. Hotel/motel.
 9. Automobile sales.
 10. Flea Markets
 11. Automobile title loan establishments.
 12. Pawn shops.
 13. Package stores, except package stores located in mixed-use buildings with at least three stories and one non-retail use, and the package store cannot exceed 25 percent of the total heated floor area of the building.
 14. Salvage yards.
 15. Self-storage facilities. Except multi-story climate controlled self-storage facilities, with a minimum of three stories, located at least 1,500 feet from another self-storage facility subject to the following conditions:
 - No storage units can be accessible from interior corridors, no outside storage of any kind allowed, including vehicle leasing;
 - All buildings must contain fenestration or architectural treatments that appear like fenestration;
 - Storage units may not be used for commercial, residential or industrial uses.
 16. Automobile repair and maintenance, major and minor.

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17. Gasoline service stations.
 18. Automobile and truck rental and leasing.
 19. Commercial parking lots.
 20. Automobile wash/wax service.
 21. Late-night establishments
 22. Nighclubs
 23. Check cashing facility.
 24. Automobile emission testing facilities.
 25. Small box discount stores.
- C. *Accessory uses and structures.* The following accessory uses of land and structures are permitted in Tier II: Mid-Rise Mixed-Use Zone of the Stonecrest Area Overlay District.
1. Uses and structures which are customarily incidental and subordinate to the permitted principal uses and structures in this district.
 2. Parking lots and parking garages.
 3. Open space, clubhouse or pool amenity area.
 4. Signs, in accordance with the provisions of chapter 21 and this chapter.
- D. *Building setbacks.* Building setbacks are governed by the MU-3 regulations.
- E. *Height of buildings and structures.* A building or structure in Tier II can have a maximum height of ten stories. A parking deck may exceed five stories in height; however, a parking deck may not exceed ten stories either as a separate deck structure or as part of an office building.
- F. *Density:* No development in Tier II may exceed a FAR of two and one half, unless it also provides additional public space or other amenities singly, or in combination as provided in subsection G, below.
- G. *Bonus density:* In exchange for providing one or more of the amenities shown in Table 3.2 an applicant may receive a density bonus as provided in Table 3.2, not to exceed a total FAR of four.

Table 3.2. Bonus FAR: Tier II

Bonus Floor Area Ratio in Stonecrest Area, Tier 11	
Additional Amenity	Increased FAR
Increase public space to 25 percent while providing connectivity	0.75
Increase public space to 30 percent while providing connectivity	1.50
Mixed-use building that combines office-institutional, commercial, or retail uses. Each mixed-use building must include one principal use and at least one secondary use. No primary or secondary use can constitute less than ten percent (10%) of the gross floor area of the building.	0.25
Mixed-use building that includes multifamily residential units constituting at least 8 units per acre of land, and constructed in the same building with office, institutional, commercial or retail uses.	0.5

- H. *Required parking.* Required parking may be provided through a combination of off-street, on- street, or shared parking. All required parking must be located within 700 feet of the principal entrance of the building

that the parking intended to serve. The minimum number of required parking spaces shall be as provided in article 6, except as follows:

1. Retail uses, personal service uses, and other commercial and general business uses, including food stores: Minimum of four spaces per 1,000 square feet of gross floor area.
2. Office and clinic uses: Minimum of three spaces per 1,000 square feet of gross floor area.
3. Hotel and motel uses: Minimum of one space per unit.
4. Multifamily residential uses-Minimum of one and one and one-quarter spaces per dwelling unit.

I. *[Parking.]* Parking space area requirements must comply with the provisions of Section 6.1.3.

J. *Sidewalks.* Sidewalks must be provided on all public streets. Sidewalks must be at least five feet in width.

(Ord. of 8-2-2017, § 1(3.5.14); Ord. No. 2019-11-001, § 1, 11-25-2019; Ord. No. 2019-11-03 , § 1, 11-25-2019; Ord. No. 2019-11-05 , § I, 11-25-2019)