



MIXED USE DISTRICT CHECKLIST

Project Name _____ Case# _____

MIX OF USES ENCOURAGED

A diverse mix of commercial, office, residential, and civic uses is desired within the mixed-use districts. The appropriate mix of uses for each district will vary by its location, size, and the surrounding development contexts. Generally, larger sites located in areas where higher levels of activity are desirable should have a greater mix of uses than smaller sites.

STREETSCAPE DESIGN AND CHARACTER	PUBLIC SIDEWALKS REQUIRED	
	Project provides 16 foot minimum to 18 foot maximum wide sidewalks along both sides of all streets in the MR and MC district.	<input type="checkbox"/>
	Sidewalks are organized into two distinct areas: a street tree/furniture area, and a clear area.	<input type="checkbox"/>
	Street Tree/Furniture Area	
	•The street tree/furniture area has a minimum width of six feet (from face-of-curb) and is continuous and located adjacent to the curb.	<input type="checkbox"/>
	•Street trees are planted at an average spacing of 20 to 30 feet on center.	<input type="checkbox"/>
	•Street furniture: seating, street lights, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus shelters, bicycle racks, public utility equipment, Other _____. Circle elements that apply.	<input type="checkbox"/>
	Clear Area	
	•The clear area is a minimum width of six feet, and is constructed of concrete.	<input type="checkbox"/>
	•The clear area is located adjacent to the street tree/furniture area.	<input type="checkbox"/>
	•The clear area will be unobstructed by any permanent or nonpermanent element for a minimum width of six feet and a minimum height of eight feet.	<input type="checkbox"/>
	•Additional sidewalk width is provided between the clear area and the building and will be utilized for the following: outdoor dining, seating, or display areas. Other _____. Circle elements that apply.	<input type="checkbox"/>
	ALTERNATIVE CONFIGURATIONS	
	Alternative streetscape configurations and widths are proposed. Approval may be required by the Community Development Director where the above configurations are not feasible.	<input type="checkbox"/>
	BUILDING PLACEMENT	
	At least 50 percent of the building facade facing a public street is brought up to the clear zone.	<input type="checkbox"/>
	OUTDOOR MERCHANDISE DISPLAYS (Check if Applicable)	
	Outdoor merchandise displays are limited to one display per business.	<input type="checkbox"/>
Outdoor merchandise displays occupy a space no larger than three feet wide and six feet in length.	<input type="checkbox"/>	
Outdoor merchandise displays will be placed against the building the business operates from.	<input type="checkbox"/>	
Outdoor merchandise displays will be compliance with clear area provisions.	<input type="checkbox"/>	
Outdoor merchandise displays will not be outdoors during non-business hours.	<input type="checkbox"/>	
Outdoor merchandise displays will not be located where they obstruct the line of sight for passing motorists.	<input type="checkbox"/>	
Outdoor merchandise displays are identified on the site plan.	<input type="checkbox"/>	

STREETSCAPE DESIGN AND CHARACTER	RELATIONSHIP TO LINEAR PARK	
	Development has frontage abutting Boulder Highway. Refer to Section 4.2 of the Boulder Highway Corridor Landscape Design Manual.	<input type="checkbox"/>
	Confirm relationship between sidewalks and the Boulder Highway Corridor linear park conform to typical cross-sections in Section 4.2.	<input type="checkbox"/>
	Improvements within the right-of-way adjacent to the proposed development are shown on the site plan.	<input type="checkbox"/>
	Specific standards shall be determined by the Community Development Director as part of the development review process.	<input type="checkbox"/>
	OUTDOOR DINING AREAS (Check if Applicable)	
	Outdoor dining areas will be placed against the building from which the business operates.	<input type="checkbox"/>
	Outdoor dining areas will be in compliance with clear area provisions.	<input type="checkbox"/>
	Outdoor dining areas will not be located where they obstruct the line of sight for passing motorists	<input type="checkbox"/>
	Outdoor dining areas are identified on the site plan.	<input type="checkbox"/>
	PUBLIC RIGHT-OF-WAY	
	The application proposes to place features in the public right-of-way.	<input type="checkbox"/>
	The applicant will apply for a revocable permit to be issued by Public Works.	<input type="checkbox"/>
	Please indicate the following features to be placed in the public right-of-way:	
	Trees, shrubs, flowers, fences, retaining walls, hedges, and other landscape features _____ Circle elements that apply.	<input type="checkbox"/>
	Balconies, stairs, attached balconies, overhangs, and awnings maintain a minimum vertical clearance of 80 inches from finished grade and do not extend beyond the curb face of an adjacent street or alley.	<input type="checkbox"/>
	Cornices, eaves, reveals, columns, ribs, pilasters, or other similar architectural features are provided. Verify no architectural foam is located within ten vertical feet of finished or street grade.	<input type="checkbox"/>
Signs will be in accordance with all other applicable regulations of this Code.	<input type="checkbox"/>	
Sidewalk cafes and associated street furniture.	<input type="checkbox"/>	

PED / BIKE	PEDESTRIAN AND BICYCLE CIRCULATION AND CONNECTIONS	
	MN and MR districts: All buildings in the MC district located adjacent to Boulder Highway, shall provide the following:	
	Project provides a direct pedestrian connection from the primary entrance to the adjacent public sidewalk using a walkway, breezeway, easement between buildings, or similar feature that is accessible to the public. The pedestrian connections are not along the periphery of the site.	<input type="checkbox"/>
	The project orients a primary entrance towards the linear park or transit station.	<input type="checkbox"/>

MIN. TRANSPARENCY	MINIMUM PERCENTAGES/GLAZING	
	In all mixed-use districts, a minimum percentage of the total area of each nonresidential, street-level building facade that abuts a public street, transit corridor or station, plaza, park, or other public space, shall be comprised of transparent window openings to allow views of interior spaces and merchandise, to enhance the safety of public spaces by providing direct visibility to the street, and to create a more inviting environment for pedestrians. Minimum percentages shall vary by location. Indicate compliance with the following:	
	MC District: Development in corridor areas - 35 percent.	<input type="checkbox"/>
	All other development in mixed-use districts - 50 percent.	<input type="checkbox"/>
	Glazing on all ground floor windows will have a minimum Visible Light Transmittance of 0.65 and a maximum Visible Light Reflectance of 0.2.	<input type="checkbox"/>
	Glazing will be concentrated in areas of high pedestrian activity.	<input type="checkbox"/>
	Glazing will be used in conjunction with shade features such as awnings, shaded walkways, deeply recessed windows, and covered porches or arcades.	<input type="checkbox"/>
Verify transparent glazing will be maintained without interior or exterior obstructions that substantially limit visibility, including, but not limited to, window signs, interior shelving, or window coverings (except window blinds) during hours of business operation.	<input type="checkbox"/>	

GROUND-FLOOR USES	GROUND-FLOOR USES	
	The incorporation of commercial uses such as retail shops and restaurants at the street level is strongly desired within the MN and MR districts and within designated Mixed-Use Activity Centers in the MC district to promote a more active environment for pedestrians and support residential and office uses located within the same building (on upper floors) or nearby.	
	LOCATION	
	Uses from the Commercial Use Category in Section 19.5.5, Commercial Uses, are concentrated adjacent to transit stops, major public spaces, along the Boulder Highway linear park, and in other areas of high level pedestrian activity and visibility.	<input type="checkbox"/>
	Project provides limited portion of commercial on structure's ground level; those facades are located adjacent to or most visible from transit corridors, primary street frontages, the Boulder Highway frontage, or major pedestrian walkways.	<input type="checkbox"/>
	PARKING STRUCTURES	
MN and MR districts: Sites designated Mixed-Use Activity Centers in the MC district, parking structures will be wrapped by retail, office, or residential uses along at least 60 percent of the ground-floor street frontage on all public and private streets.	<input type="checkbox"/>	

ADDITIONAL STANDARDS FOR MN: NEIGHBORHOOD MIXED USE DISTRICT

MIN ADD'L STANDARDS	BUILDING FOOTPRINT	
	Establishment of single-tenant nonresidential buildings exceeding 5,000 square feet and multiple nonresidential tenant buildings exceeding 15,000 square feet shall require a conditional use permit in accordance with Section 19.6.6.A, Conditional Use Permits. Please confirm if a Conditional Use Permit is required.	<input type="checkbox"/>
	NO PARK/DRIVE ZONE	
Parking, drive aisles, and/or drive-through are not located between the building and right-of-way.	<input type="checkbox"/>	

ADDITIONAL STANDARDS FOR MC: CORRIDOR/COMMUNITY MIXED USE DISTRICT

MC ADDITIONAL STANDARDS	ZONING MAP	
	FYI: The location and boundaries of the MC District are established on the zoning map. Generally, where any portion of a nonresidential lot or parcel falls within the district boundaries, the entire lot or parcel has been included within the district.	<input type="checkbox"/>
	MIXED-USE ACTIVITY CENTERS	
	Confirm if project is within an Activity Center. Activity Centers are located where Boulder Highway intersects the following streets: Gibson, Galleria, Sunset, Warm Springs, Water Street, Lake Mead, Basic, Greenway, and Horizon. Circle Activity Center.	<input type="checkbox"/>
	CORRIDOR	
	Confirm if project is within a Corridor. Any lot or site that is within the district but not within a designated Mixed- Use Activity Center is considered within the corridor.	<input type="checkbox"/>
	MIX OF USES	
	Project provides a greater mix of uses located within the Mixed-Use Activity Centers.	<input type="checkbox"/>
	Single-use buildings are not allowed in areas zoned MC that are not along Boulder Highway.	<input type="checkbox"/>
	RELATIONSHIP TO LINEAR PARK	
	Developments with frontage abutting Boulder Highway. Project conforms to Section 4.1 of the Boulder Highway Corridor Landscape Design Manual.	<input type="checkbox"/>
	CONNECTIONS TO TRANSIT STATIONS AND LINEAR PARK	
	All buildings located adjacent to Boulder Highway shall:	
Orient a primary entrance towards the linear park or transit station where applicable; or	<input type="checkbox"/>	
Direct pedestrian connection is provided from the primary entrance to the transit station and linear park shared-use path using a walkway, breezeway, or similar passageway between buildings that is accessible to the public, where applicable. Pedestrian connections shall not be along the periphery of the site.	<input type="checkbox"/>	

Effective: 3/01/10