

Lancaster Zoning Code: Mixed Use

March 2010

What is Mixed Use?

- Mixed Use is the integration of a variety of land uses including residential, office, commercial, service and employment
- Mixed Use is best developed in a compact manner, connecting varying uses and bringing them within close proximity of each other

What does Mixed Use look like?



Not this.

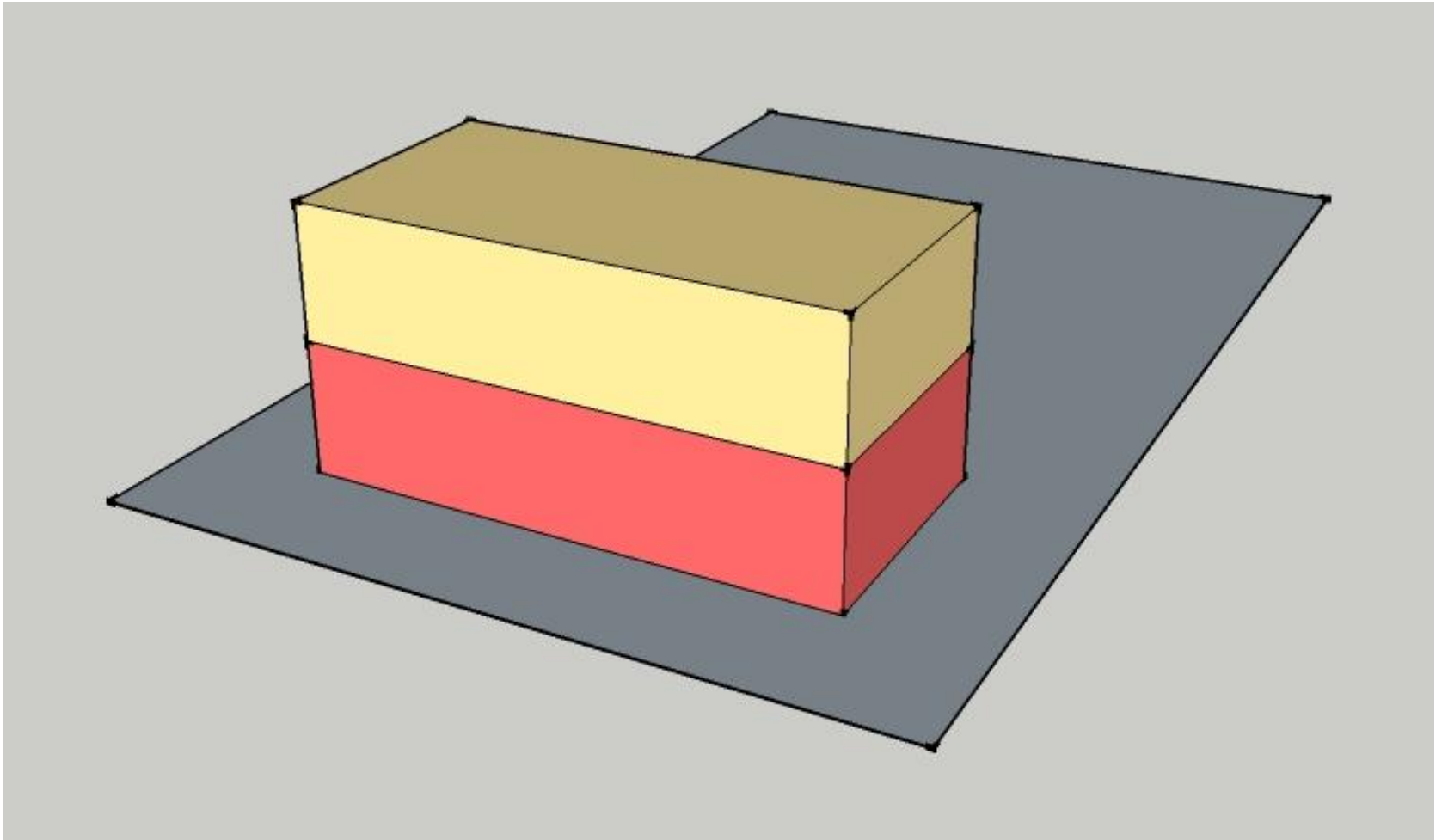
What does Mixed Use look like?



What does Mixed Use look like?



“Vertical” Mixed Use (residences above retail/offices)



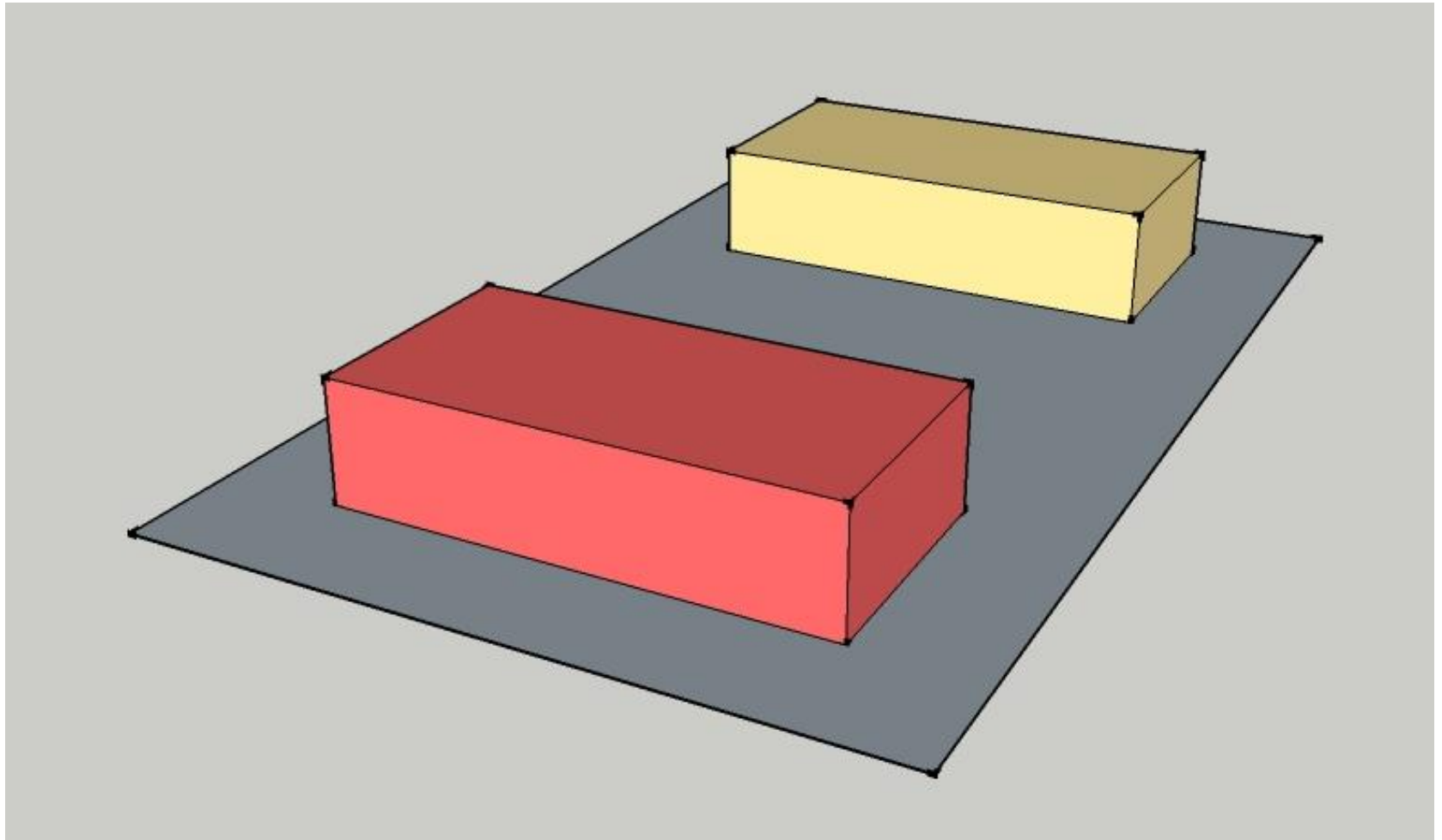
“Vertical” Mixed Use



“Vertical” Mixed Use



“Horizontal” Mixed Use (residences behind retail/offices)



“Horizontal” Mixed Use



“Horizontal” Mixed Use



Mixed Use is not new.



A “traditional” mixed use building.

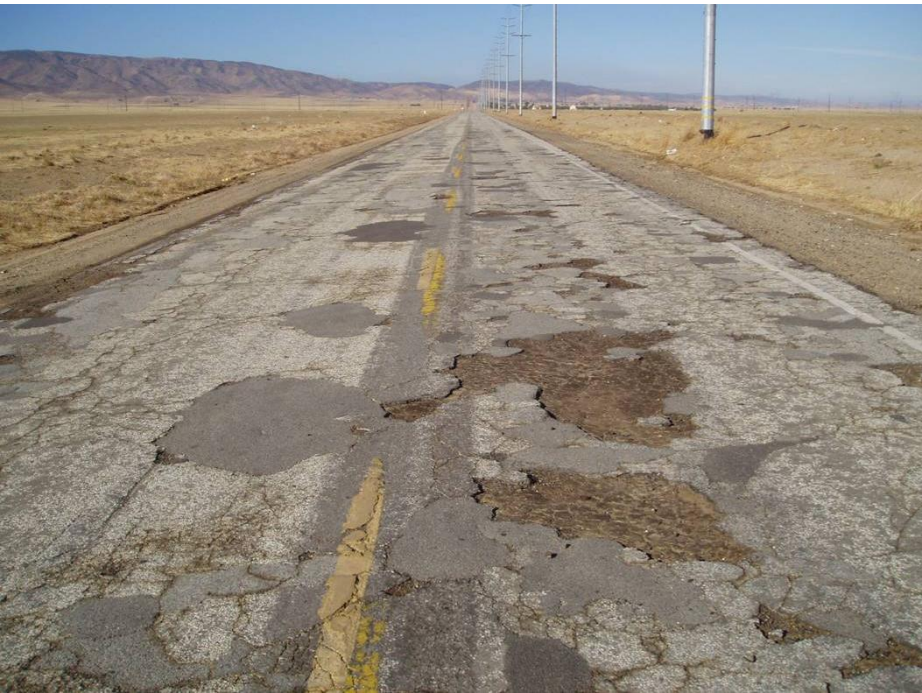
Mixed Use is being built now.



Mixed use neighborhood in Stapleton, CO.

How will Mixed Use benefit Lancaster?

- Promotes efficient use of land, infrastructure, and other resources (water, energy, etc.)



How will Mixed Use benefit Lancaster?

- Provide pedestrian-friendly and well-connected living and shopping environments



How will Mixed Use benefit Lancaster?

- Improved quality of urban design
- Diverse housing types



How will the zoning code implement Mixed Use?

- Regulations are designed to facilitate and encourage mixed use developments and pedestrian connections between varying uses
- Regulations are designed to promote quality design, while still allowing for flexibility and creativity

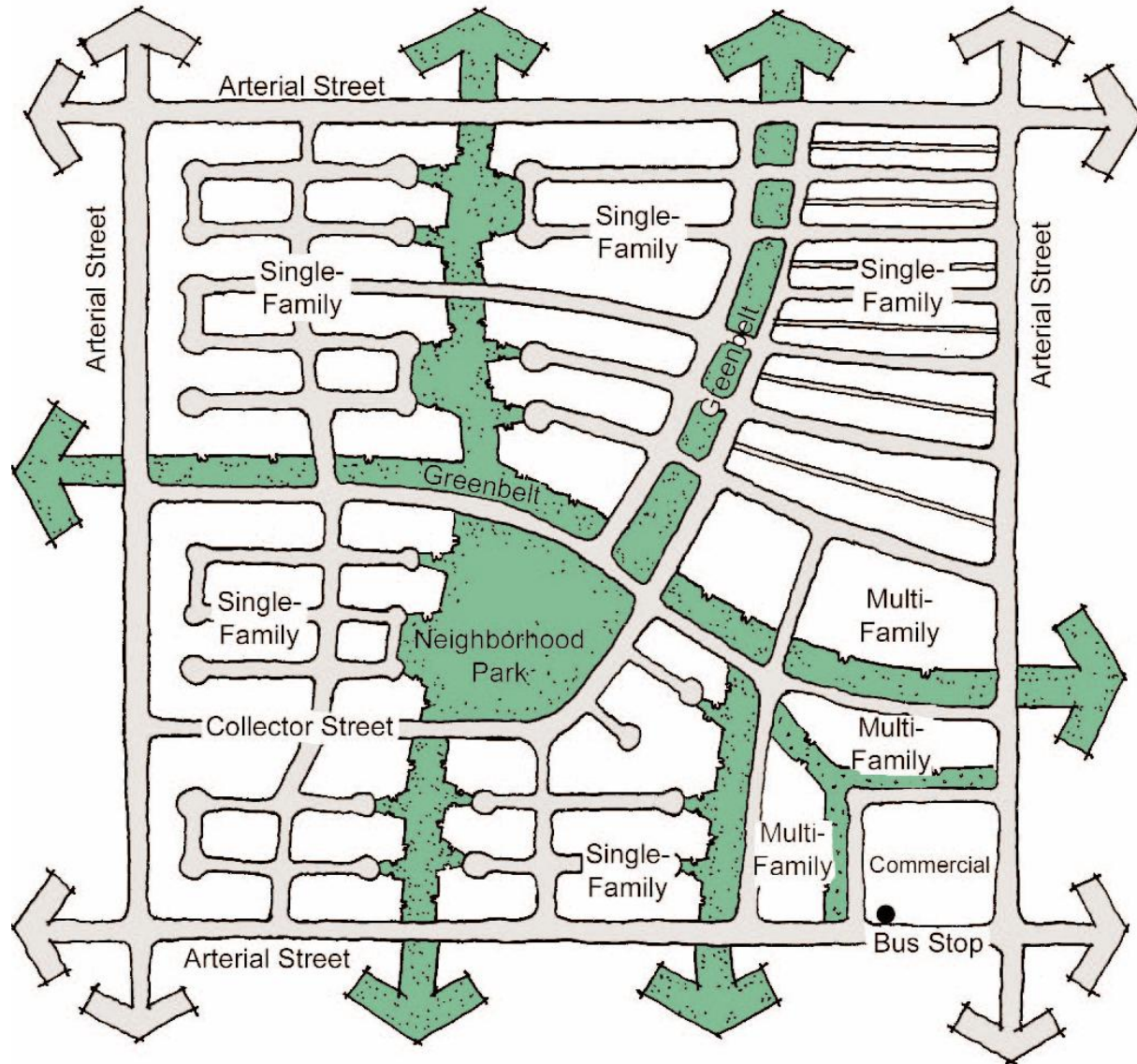
Mixed Use Zones

- Mixed Use-Neighborhood (MU-N)
- Mixed Use-Commercial (MU-C)
- Mixed Use-Employment (MU-E)

Mixed Use-Neighborhood (MU-N)

- Emphasis on compact residential development, built in close proximity to daily commercial/office uses and services
- Offers pedestrian connections and gathering spaces, including trails and neighborhood parks.
- Includes apartments and condominiums, small-lot single-family subdivisions, and smaller commercial and office uses
- Highly connected street pattern, such as a grid block layout

Mixed Use-Neighborhood (MU-N)



Mixed Use-Neighborhood (MU-N)



Mixed Use-Neighborhood (MU-N)



Mixed Use-Neighborhood (MU-N)



Alley garage access.

Mixed Use-Neighborhood (MU-N)



Mixed Use-Neighborhood (MU-N)



Carriage unit on the recessed detached garage.

Mixed Use-Neighborhood (MU-N)



A multi-family structure integrated in a mixed use neighborhood.

Mixed Use-Neighborhood (MU-N)



Mixed Use-Neighborhood (MU-N)



Mixed Use-Commercial (MU-C)

- Fully integrated residential and commercial mixed use development, characterized by “destination features” and social gathering areas
- Typically located along major arterial streets, and are intended to contribute to the local streetscape through vertical elements of multi-storied structures, built closer to the front property line

Mixed Use-Commercial (MU-C)



Mixed Use-Commercial (MU-C)



Mixed Use-Commercial (MU-C)



Stapleton

Mixed Use-Employment (MU-E)

- An area for non-retail employment uses in close proximity to residential uses
- Mixed use employment development would typically include multi-family residential uses in conjunction with office professional, business park-type, live-work, and some light industrial uses
- This zone is not intended for heavier industrial uses

Mixed Use-Employment (MU-E)



Mixed Use-Employment (MU-E)



Mixed Use-Employment (MU-E)



Chapter 17.10

MIXED USE ZONES

Sections:

Article I. In general.
17.10.010 In general.

Article II. Mixed Use (MU) Zones
17.10.020 Purpose and intent.
17.10.030 Purposes of the Mixed Use zones.
17.10.040 Applicability of standards.
17.10.050 Uses and permit requirements.
17.10.060 Development regulations by building types.
17.10.070 Design and performance standards.

Article III. Specific Provisions for Designated Uses Subject to Conditional Use Permits
17.10.080 Mixed-use Planned Development (MPD)

Article I.

17.10.010 In general.

As used in this title, “mixed use zones” means the MU-N, MU-C and MU-E zones.

Article II.

17.10.020 Purpose and intent.

The purpose and intent of the MU zones are to implement the “Mixed Use” land use category of the City’s General Plan. This section regulates developments that combine residential uses with one or more of the following uses: commercial, office professional, light industrial, or community facilities. These regulations facilitate safe, comfortable, and attractive mixed use developments that support pedestrian connections/activities and public transit. The City requires a higher standard of design quality in the Mixed Use zones, in exchange for increased development flexibility for the developer.

It shall not be the intent of this title to render previously legally created building lots or legally constructed buildings which do not comply with the new property development regulations or other requirements of this title to be nonconforming where these lots or buildings complied with the ordinances in effect at the time of their creation or construction. However, proof of compliance with ordinances in effect at the time of creation or construction shall be the sole burden of the applicant or property owner. Such proof may include building permits, minutes of council or commission action, case files, or other documentation. An exception to this may be for a development that is located in an adopted vision plan, in which the existing development may be required to conform in design to match the vision plan.

17.10.030 Purposes of the Mixed Use zones.

The three mixed use zones under the Mixed Use category each allow for a combination of residential and commercial, office professional and community facilities. The three mixed uses are differentiated by their intent and concentration of development type, in consideration of their specific locations and proximity to surrounding uses and public transportation access.

- A. Mixed Use-Neighborhood (MU-N).** This zone emphasizes compact residential development, built in close proximity to daily commercial/office uses and services, offering pedestrian connections and gathering spaces, including trails and neighborhood parks. Typical developments in the mixed use neighborhood zone include attached multi-family uses, such as apartments and condominiums, small-lot single-family subdivisions, and smaller commercial and office uses. Neighborhoods containing these developments would have a highly connected street pattern, such as a grid block layout for small-lot single family developments.
- B. Mixed Use-Commercial (MU-C).** This zone emphasizes a more fully integrated residential and commercial mixed use development, characterized by “destination features” and social gathering areas. Mixed use commercial developments are typically located along major arterial streets, and are intended to contribute to the local streetscape through vertical elements of multi-storied structures, built closer to the front property line.
- C. Mixed Use-Employment (MU-E).** This zone is intended to provide an area for non-retail employment uses in close proximity to residential uses. Mixed use employment development would typically include multi-family residential uses in conjunction with office professional, business park-type, and some light industrial uses. This zone is not intended for heavier industrial uses.

17.10.040 Applicability of standards.

A person shall not use any premises in the MU zones, except as hereafter permitted in this title and subject to all regulations and conditions enumerated in this title. Development and new land uses proposed within the Mixed Use zones shall comply with the standards in this Section for the applicable zones, as follows.

- A. Use.** Only the land uses allowed by Section 17.10.050 shall be established in the applicable zone.
- B. Site specifications and building placement.** Each proposed structure shall comply with the build-to line, setback, and buildable area requirements in Section 17.10.060 as required for the applicable zone, as well as the design requirements listed in Section 17.10.070.
- C. Building size and massing.** Each proposed structure shall adhere to the size, massing, and height standards established by Section 17.10.060 for the applicable zone, as well as the design requirements listed in Section 17.10.070.
- D. Parking.** On-site parking shall be provided, located, and designed in compliance with Section 17.10.060 for the applicable zone.

E. Development and building types. All developments shall substantially resemble one of the development and building types listed in Section 17.10.060, or feature primary characteristics of the development and building types.

F. Other design requirements. All other requirements listed in Section 17.10.060, Section 17.10.070 and all applicable guidelines in the Lancaster Design Guidelines shall apply.

17.10.050 Uses and permit requirements.

A. Ratio of uses.

1. When a development is located on a project site that is located within 660 feet of an intersection of two major arterial streets, a minimum of twenty-five percent (25%) of the development shall be non-residential uses, as measured by ground floor area.
2. When a development is located on a project site that is located within 660 feet of an intersection of two secondary arterial streets, or an intersection of a major arterial with a secondary arterial, a minimum of ten percent (10%) of the development shall be non-residential uses, as measured by ground floor area.
3. Single-family structures shall not face arterial streets.

B. Uses and permit requirements.

Mixed Use – Uses Matrix			
USES	MU-N	MU-C	MU-E
P = permitted use / D = director's review / C = conditional use			
N/A = not allowed			
Retail/Service:			
Retail store	P	P	P
Grocery store/mini mart/neighborhood market*	P	P	P
Personal services	P	P	P
Tattoo/body piercing	N/A	D	D
Pawn shops	N/A	D	D
Restaurants/café/bakery/deli*	P	P	P
Bar/nightclub/dance club*	N/A	C	C
Art gallery	P	P	P
Bank/credit union	P	P	P
Entertainment (theater, live music, karaoke, comedy, etc.)*	D	D	D
Health and fitness services	D	D	D
Automotive sales and services	N/A	C	C
Automotive repair	N/A	D	P
Gas station*	D	D	P
Car wash	C	C	C
Office/Professional:			
Professional office	P	P	P

Medical/dental office	P	P	P
Light industrial uses	N/A	N/A	P
Lodging:			
Hotel/motel*	C	P	D
Bed and breakfast*	D	P	D
Conference/meeting room space	D	P	D
Public/Semi-Public:			
Government office	P	P	P
Day care center	P	P	P
Church/religious institution	C	P	D
Post office	P	P	P
Private school, trade and vocational schools	C	P	P
Recreation/museum/cultural	D	P	P
Residential:			
Detached single-family unit (4 or fewer subdivision)	P	N/A	N/A
Detached single-family unit (5 or more subdivision)	P	P	N/A
Condominium/apartment/studio/loft units (15 or fewer units)	P	P	P
Condominium/apartment/studio/loft units (16 or more units)	C	C	C
Assisted living facility (15 or fewer units)	P	P	P
Assisted living facility (16 or more units)	C	C	C
Live/Work units (new structure)	P	P	P
Live/Work units (conversion of existing structure)	D	D	D
Temporary/Accessory/Other uses:			
Home occupation/artist studio/home office	P	P	P
Day care as residential accessory use	D	D	D
Carriage unit (studio) located above detached garage	P	P	N/A
Outdoor sales and promotional activities	D	D	D
Carnivals and circuses	N/A	D	D
Christmas tree lots	D	D	D
Automated banking, movie rental, food vending machines	P	P	P
Stealth wireless telecommunications facilities	N/A	D	D
Prohibited uses:			
Outdoor storage on private property			
Manufacturing/heavy industrial			
Adult only/sexually-oriented businesses			
Check cashing/payday loans/bail bonds			
Mini-storage			
*Alcohol uses require a CUP			

17.10.060 Development and design regulations by building types.**A. Allowed building types.**

Mixed Use – Allowed Building Types and Corresponding Development Standards	
1. Single-family house	See section 17.10.060 B
2. Apartment/condominium building (small)	See section 17.10.060 C
3. Apartment/condominium building (large)	See section 17.10.060 D
4. Commercial/office building	See section 17.10.060 E
5. Mixed-use building	See section 17.10.060 F
6. Light-industrial office building	See section 17.10.060 G

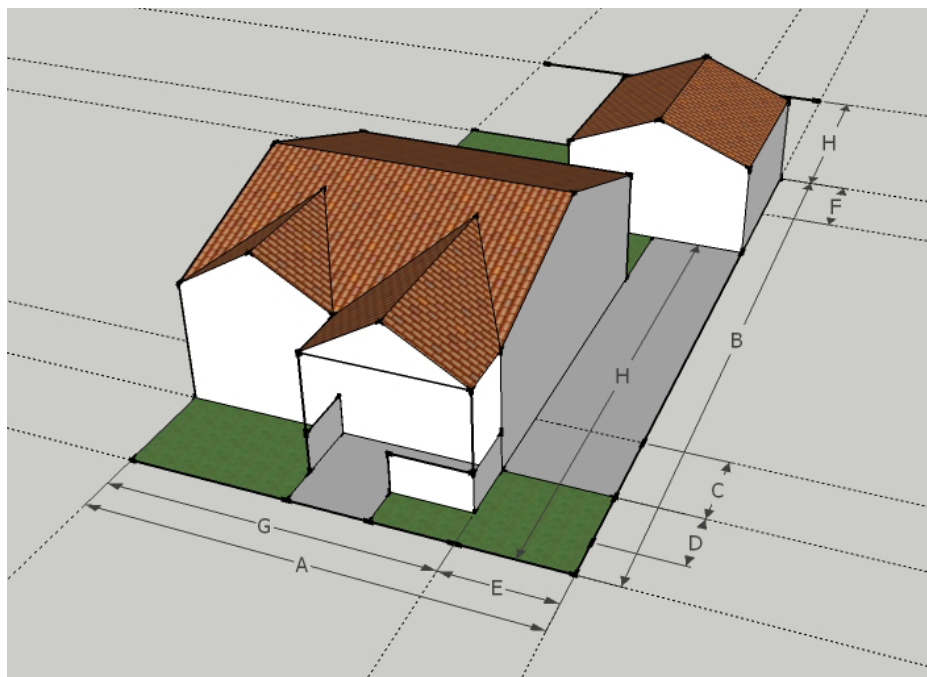
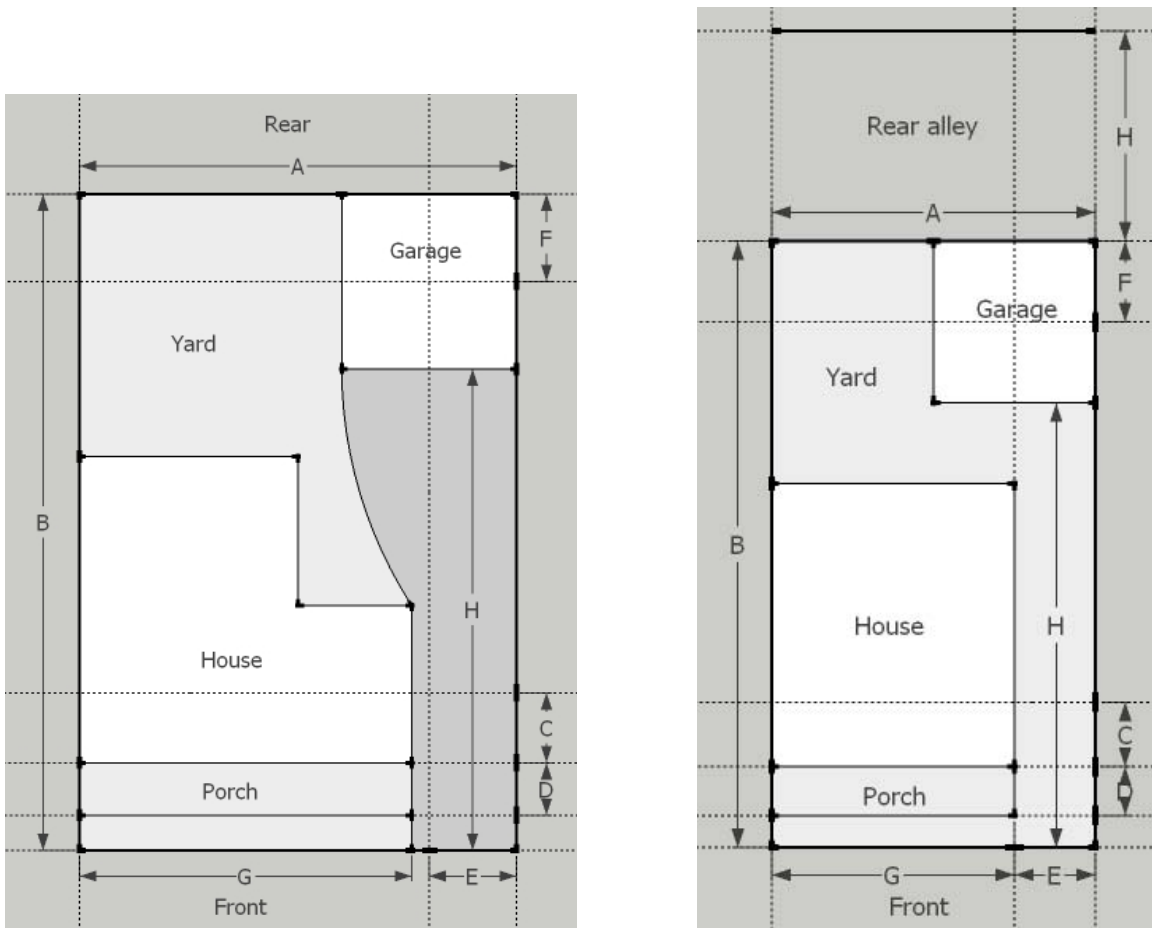
B. Single-family house.

A single-family house is designed as a residence for one household, with its primary entrance accessed from the fronting sidewalk through the front yard.

1. Development standards.

Development Standards			
	Front driveway access	Alley access	
Site specifications.			
Minimum lot size.	4,750 sq. ft.	3,500 sq. ft.	
Minimum width.	50 ft. with maximum 12'-wide driveway	40 ft.	A
Minimum depth.	85 ft.	75 ft.	B
Building placement.			
Front build-to line.	10 to 18 ft.	10 to 16 ft.	C
Required porch encroachment coverage.	Up to 6 ft. into front setback, minimum 6' X 12'		D
Side yard.	0' with minimum 10' building separation. The street side yard facing a corner shall have 10' landscaping.		E
Rear yard.	10 ft.		F
Minimum frontage ratio.	65%	70%	G
Building size and massing.			
Building height.	1 or 2 stories		
Parking.			
Location of on-site 2-car garage.	Minimum 40' from front property line. Detached garage may abut rear property line.	Minimum 40' from front property line, and minimum 26' from back of alley for sufficient back-up clearance.	H
Number of parking spaces.	2 parking spaces in an enclosed 20' by 20' garage.		
Carriage unit.			
Location of carriage unit above detached garage.	Not allowed.	Maximum 500 sq. ft., with provision of 1 additional on-site, covered or uncovered parking space.	
Private yard space.			
Required usable yard space.	Minimum 10% of lot area, with a minimum 15' width and depth.		
<ul style="list-style-type: none"> a. No single-family structure shall face an arterial street. b. Windows of a façade along a zero-lot line facing a neighboring side yard shall be small and have a high sill height, typically 6 feet above the finished floor, or have translucent glazing. c. A 50% reduction in private yard space may be granted if common open space or park is provided elsewhere in the neighborhood, and is no further than ¼ mile from the residence. Minimum 12' width and depth for private yard or patio will apply. d. A 4-foot pedestrian pathway, separate from the vehicular driveway, shall be provided to connect the building entrance to the street sidewalk. e. A covered breezeway, connecting the primary residence to the detached garage, is permitted, provided it is not enclosed. 			

Site Diagrams – Single Family House



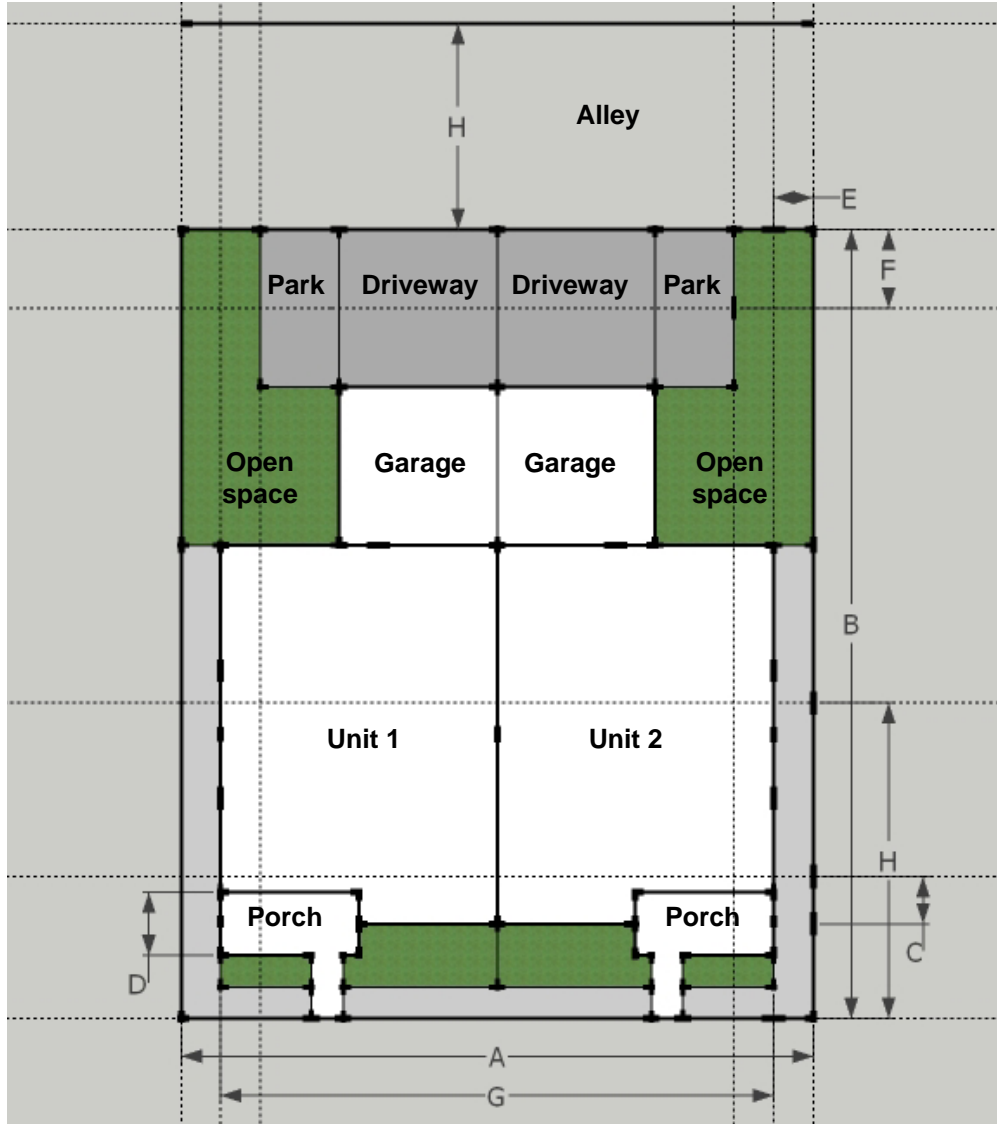
C. Apartment/condominium building (small – 2 to 15 units).

A small apartment or condominium building is a structure containing multiple dwellings. Ground floor and second floor units are accessed directly from the sidewalk via a pedestrian pathway.

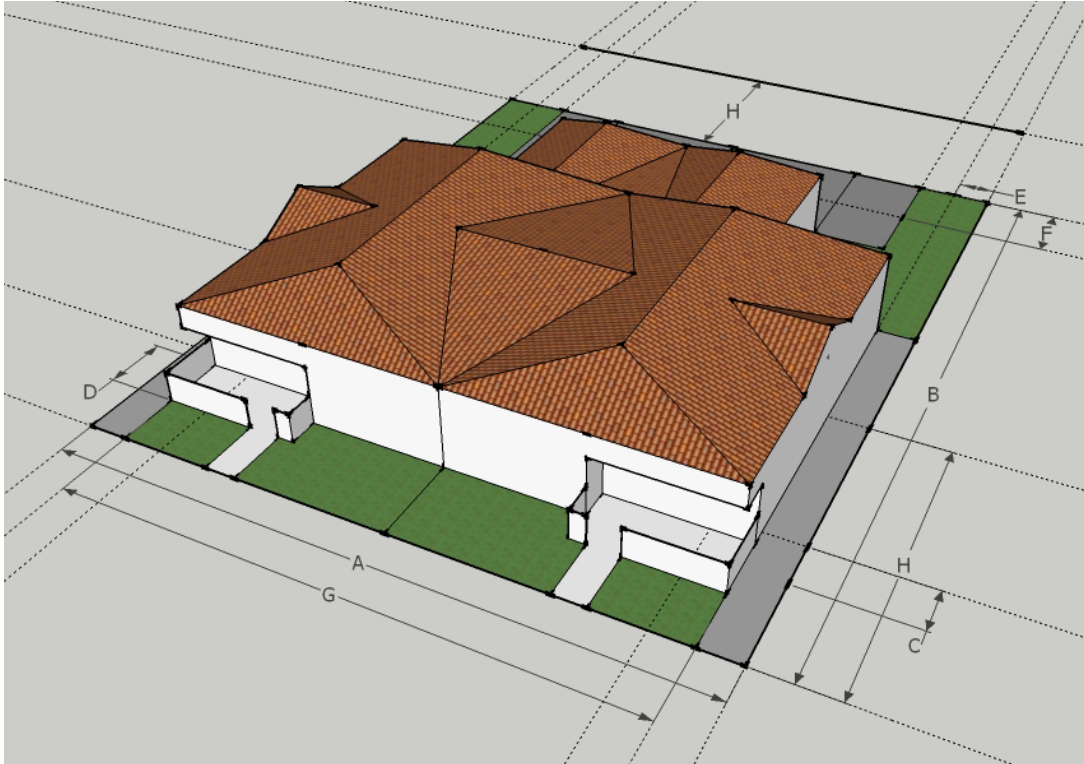
1. Development standards.

Development Standards			
	Front driveway access	Alley access	
Site specifications.			
Minimum lot size.	10,000 sq. ft.	6,000 sq. ft.	
Minimum width.	100 ft. with maximum 26'-wide driveway	60 ft.	A
Minimum depth.	80 ft.		B
Building placement.			
Front build-to line.	12 to 18 ft.		C
Required porch encroachment coverage (2 to 4 units).	Minimum 1 unit with porch encroachment up to 6 ft. into front setback, minimum 6' X 12'		D
Side yard (interior lot).	5 ft., 10 ft. for 2 nd story portion, 15 ft. for 3 rd story portion. The street side yard facing a corner shall have 10' landscaping.		E
Rear yard.	10 ft.		F
Minimum frontage ratio.	60%	70%	G
Building size and massing.			
Building height.	1 to 3 stories		
Parking.			
Location of on-site parking.	Minimum 40' from front property line.	Minimum 40' from front property line, and minimum 26' from back of alley for sufficient back-up clearance.	H
Number of parking spaces (units with attached garage).	2 spaces within an enclosed garage, for each unit and one uncovered off-street guest parking for every 4 dwelling units.		
Open space.			
Required usable open space.	8% of lot area, with a minimum 20' width and depth.		
Landscaping.			
Required landscaping.	15% of lot area.		
<ul style="list-style-type: none"> a. On-site parking for residents in apartment/condominium buildings must be within enclosed garages. Podium-style parking is also allowed. On-site surface parking shall be used for guests. b. Garages shall include a 100 cu. sq. ft. shelving area for storage. This storage area is intended to encourage residents to use garages for vehicle parking. c. Detached carports are prohibited, unless the carport incorporates energy-efficient technologies, such as solar panels. d. Parking requirements may be reduced, at the discretion of the Director, if the builder can sufficiently demonstrate, through research and analysis that the development warrants fewer parking than is required. Such parking reductions may be granted if the development is located near public transit, or if the builder pays in-lieu parking fees for future public parking or transportation improvements. 			

Site Diagrams – Multi-family Structure



Site Diagrams – Multi-family Structure



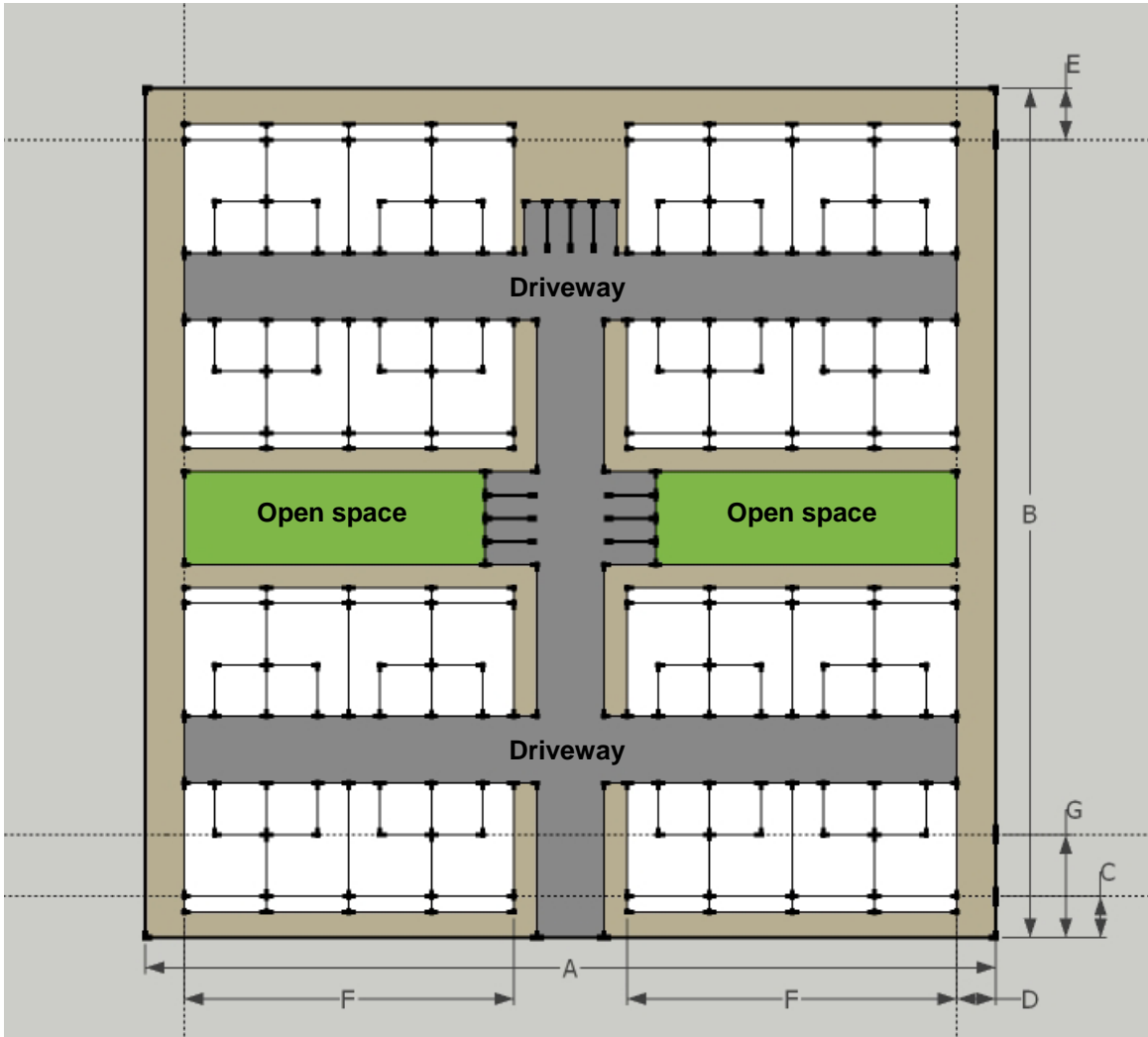
D. Apartment/condominium building (large – 16+ units).

A large apartment or condominium building is a structure containing multiple dwellings accessed from a common entrance. Ground floor units are accessed directly from the sidewalk via a pedestrian pathway.

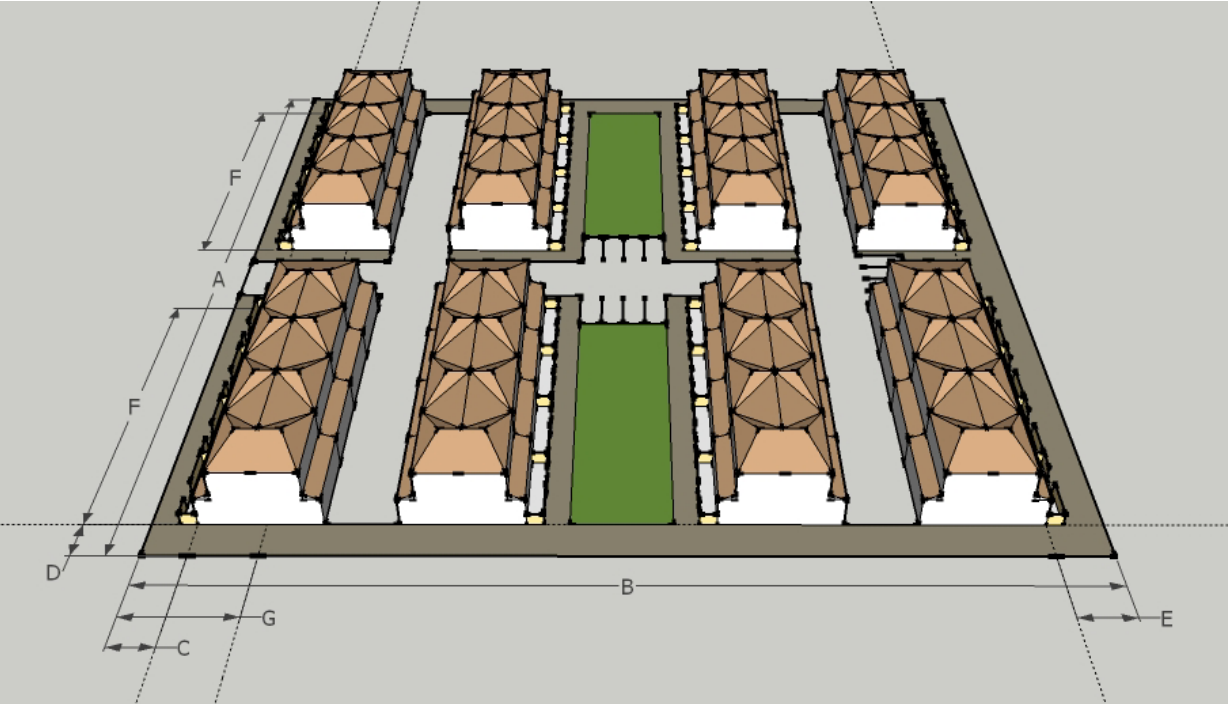
1. Development standards.

Development Standards		
	Front driveway access	
Site specifications.		
Minimum lot size.	40,000 sq. ft.	
Minimum width.	160 ft.	A
Minimum depth.	160 ft.	B
Building placement.		
Front build-to line.	12 to 20 ft.	C
Optional porch or stoop encroachment coverage.	Up to 6 ft. into front setback, minimum 6' X 12'	
Side yard (interior lot).	10 ft., 15 ft. for 2 nd story portion, 18 ft. for 3 rd story portion. The street side yard facing a corner shall have 15' landscaping.	D
Rear yard.	10 ft.	E
Minimum frontage ratio.	60%	F
Building size and massing.		
Building height.	2 to 4 stories	
Building height (major arterials).	2 to 5 stories	
Parking.		
Location of on-site parking.	Minimum 40' from front property line.	G
Number of parking spaces (units with attached garage).	2 spaces within an enclosed garage, for each unit and one uncovered off-street guest parking for every 4 dwelling units.	
Number of parking spaces (detached covered garage structure).	Studio and one-bedroom units: 1.5 covered parking spaces Two and three-bedroom units: 2 covered parking spaces Guest parking: 1 space for every 4 dwelling units	
Open space.		
Required usable open space.	8% of lot area, with a minimum 50' width and depth.	
Landscaping.		
Required landscaping.	15% of lot area.	
<ul style="list-style-type: none"> a. On-site parking for residents in apartment/condominium buildings must be within enclosed garages. Podium-style parking is also allowed. On-site surface parking shall be used for guests. b. Garages shall include a 100 cu. sq. ft. shelving area for storage. This storage area is intended to encourage residents to use garages for vehicle parking. c. Detached carports are prohibited, unless the carport incorporates energy-efficient technologies, such as solar panels. d. Parking requirements may be reduced, at the discretion of the Director, if the builder can sufficiently demonstrate, through research and analysis that the development warrants fewer parking than is required. Such parking reductions may be granted if the development is located near public transit, or if the builder pays in-lieu parking fees for future public parking or transportation improvements. 		

Site Diagrams – Multi-family Structure



Site Diagrams – Multi-family Structure



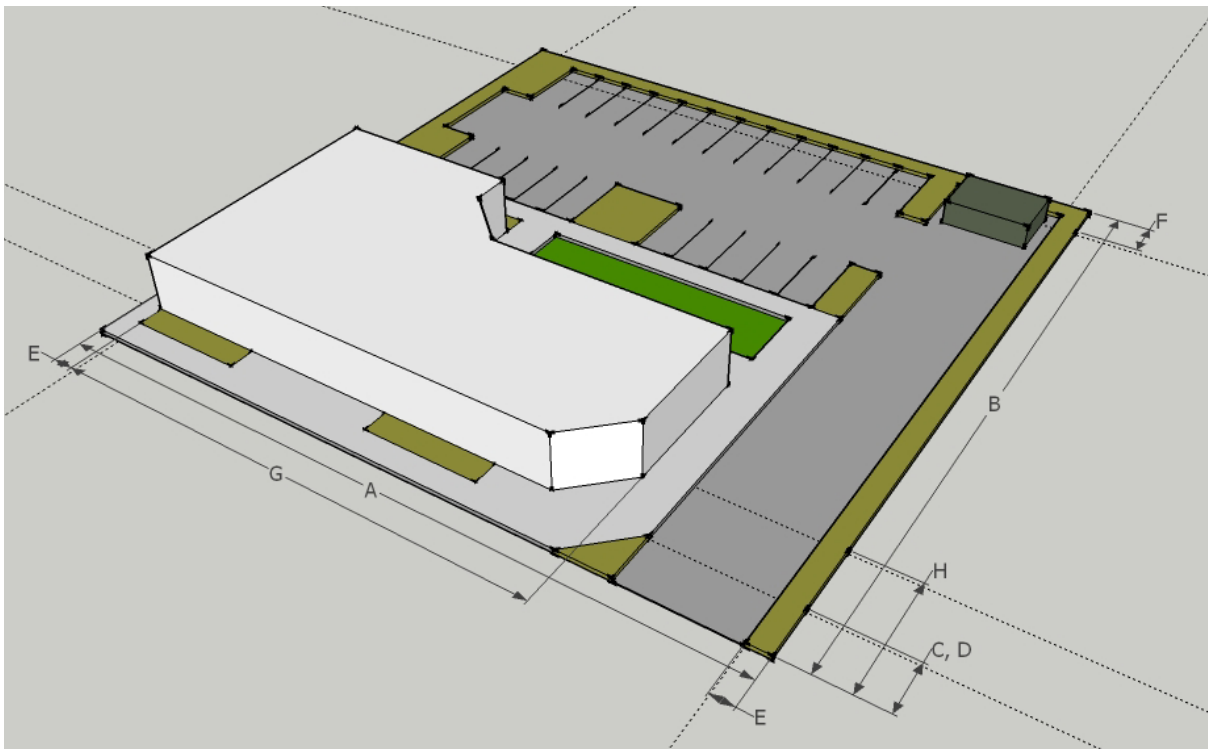
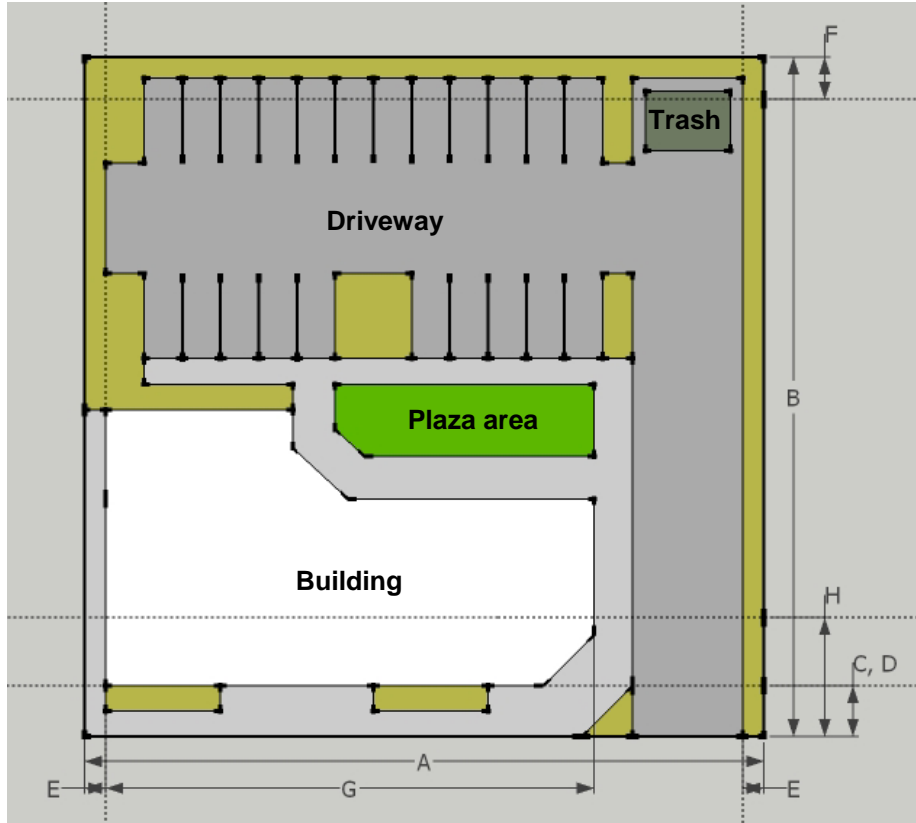
E. Commercial/office building.

A building designed for occupancy by retail, service, and/or office uses. Office buildings may be multi-storied, with retail and service uses on the ground level.

1. Development standards.

Development Standards			
	Front driveway access	Alley access	
Site specifications.			
Minimum lot size.	10,000 sq. ft.	5,000 sq. ft.	
Minimum width.	100 ft.	60 ft.	A
Minimum depth.	75 ft.		B
Building placement.			
Front build-to line.	0 to 12 ft.	0 to 6 ft.	C
Front build-to line (major arterials).	10 to 18 ft.		
Dining patio encroachment.	Up to front property line.		D
Side yard.	5 ft.		E
Rear yard.	10 ft.		F
Minimum frontage ratio.	60%	75%	G
Building size and massing.			
Building height.	1 to 2 stories		
Building height (major arterials).	1 to 5 stories		
Parking.			
Location of on-site parking.	Minimum 36' from front property line.		H
Number of parking spaces.	See parking requirements in Section 17.12.220 (Off-street parking standards in Commercial zone.)		
Open space.			
Required usable open space (may include dining patio encroachment).	5% of lot area.		
Landscaping.			
Required landscaping.	15% of lot area.	10% of lot area.	
<ul style="list-style-type: none"> a. Dual building entrances shall be provided; one facing the street frontage, connected to the sidewalk; another facing the parking area. b. Reciprocal driveway access between multiple parcels, connecting adjacent parking lots, is required where feasible. c. Truck loading docks shall be a minimum of 40' from front property line, and screened from street view. d. Parking requirements may be reduced, at the discretion of the Director, if the builder can sufficiently demonstrate, through research and analysis that the development warrants fewer parking than is required. Such parking reductions may be granted if the development is located near public transit, or if the builder pays in-lieu parking fees for future public parking or transportation improvements. e. Signs for commercial developments shall adhere to the standards in Sections 17.12.140 through 17.12.210 of the Zoning code (Commercial zone), as well as the design and performance standards in Section 17.10.070. f. Signs for office developments shall adhere to the standards in Sections 17.12.810 through 17.12.870 of the Zoning code (Office Professional zone), as well as the design and performance standards in Section 17.10.070. 			

Site Diagrams – Commercial/office Building



F. Mixed-use building.

Mixed-use buildings are designed to accommodate a combination of both commercial/office and residential uses. “Vertical” mixed-use developments are designed with retail, service, and/or office uses on the ground floor, with upper floors used for those uses or for residential dwelling units. “Horizontal” mixed-use developments have retail, service and/or office uses on the same project site as residential uses, but not within the same building. The different uses are connected by pedestrian pathways.

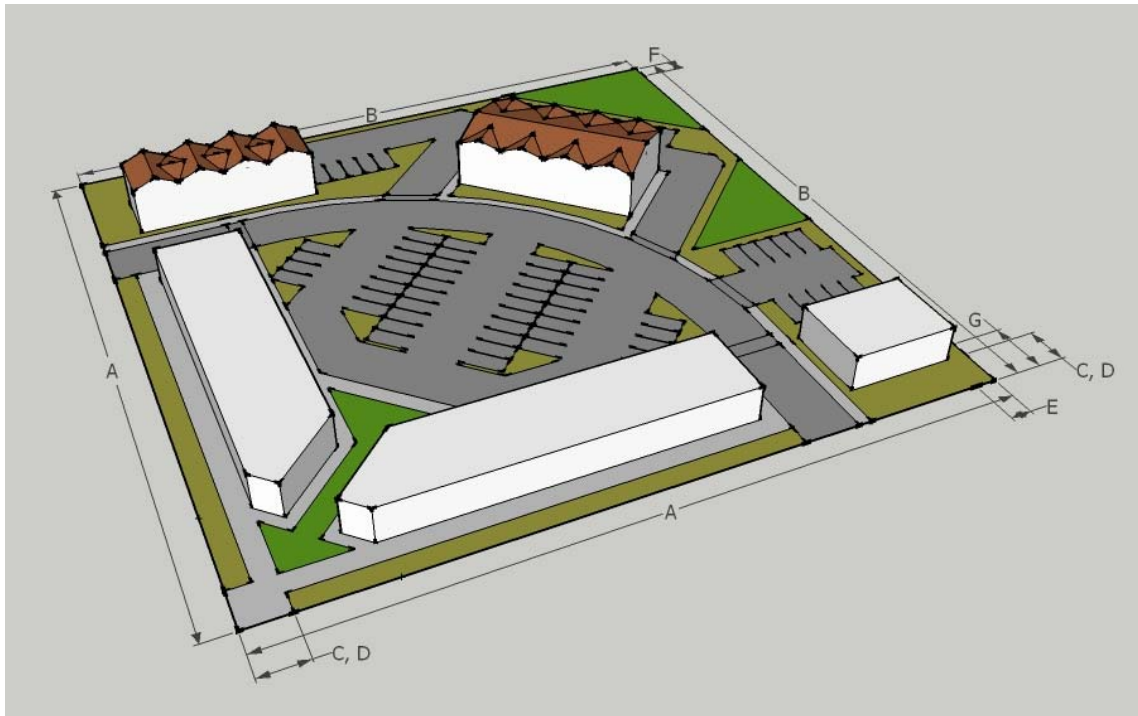
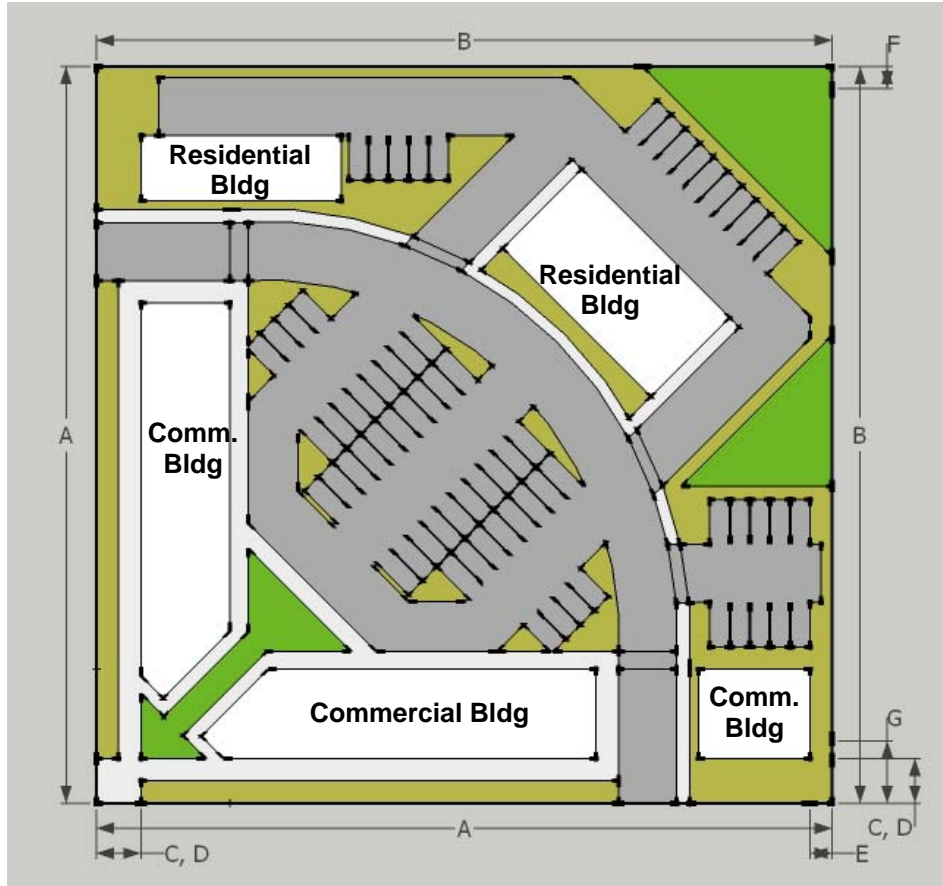
1. Development standards.

Development Standards			
	Front driveway access	Alley access	
Site specifications.			
Minimum lot size.	10,000 sq. ft.	5,000 sq. ft.	
Minimum width.	100 ft.	60 ft.	A
Minimum depth.	80 ft.	75 ft.	B
Building placement.			
Front build-to line.	0 to 12 ft.	0 to 6 ft.	C
Front build-to line (major arterials).	10 to 18 ft.		
Dining patio encroachment.	Up to front property line.		D
Side yard.	5 ft.		E
Rear yard.	10 ft.		F
Minimum frontage ratio.	60%	75%	
Building size and massing.			
Building height.	1 to 4 stories		
Building height (major arterials).	1 to 5 stories		
Parking.			
Location of on-site parking.	Minimum 36' from front property line.		G
Number of parking spaces.	For residential and commercial/office uses, the number of parking spaces shall be in accordance with the requirements listed by use in this section. Parking spaces between residential and commercial/office uses shall not be shared, and be specifically identified on site as private residence parking versus public customer parking.		
Open space.			
Required usable open space (may include dining patio encroachment).	5% of lot area.		
Landscaping.			
Required landscaping.	15% of lot area.	10% of lot area.	
<ul style="list-style-type: none"> a. For “vertical” mixed use developments, residential uses shall be located above non-residential uses. b. For “horizontal” mixed use developments, non-residential uses shall be oriented closer to the street than residential uses. c. Dual building entrances shall be provided; one facing the street frontage, connected to the sidewalk; another facing the parking area. d. Reciprocal driveway access between multiple parcels, connecting adjacent parking lots, is required where feasible. e. Truck loading docks shall be a minimum of 40' from front property line, and screened from street view. f. Parking requirements may be reduced, at the discretion of the Director, if the builder can sufficiently demonstrate, through research and analysis that the development warrants fewer parking than is required. Such parking reductions may be granted if the development is located near public transit, or if the builder pays in-lieu parking fees for future public parking or transportation 			

improvements.

- g. Signs for commercial developments shall adhere to the standards in Sections 17.12.140 through 17.12.210 of the Zoning code (Commercial zone), as well as the design and performance standards in Section 17.10.070.
- h. Signs for office developments shall adhere to the standards in Sections 17.12.810 through 17.12.870 of the Zoning code (Office Professional zone), as well as the design and performance standards in Section 17.10.070.

Site Diagrams – Mixed Use Development



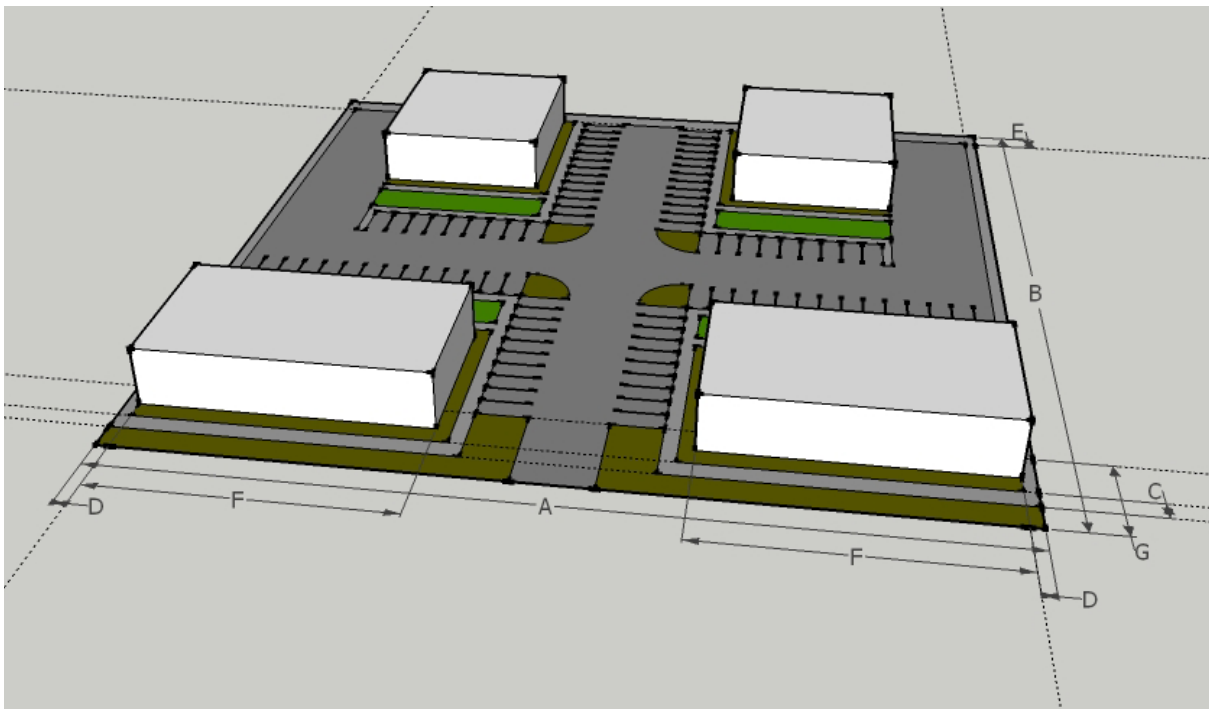
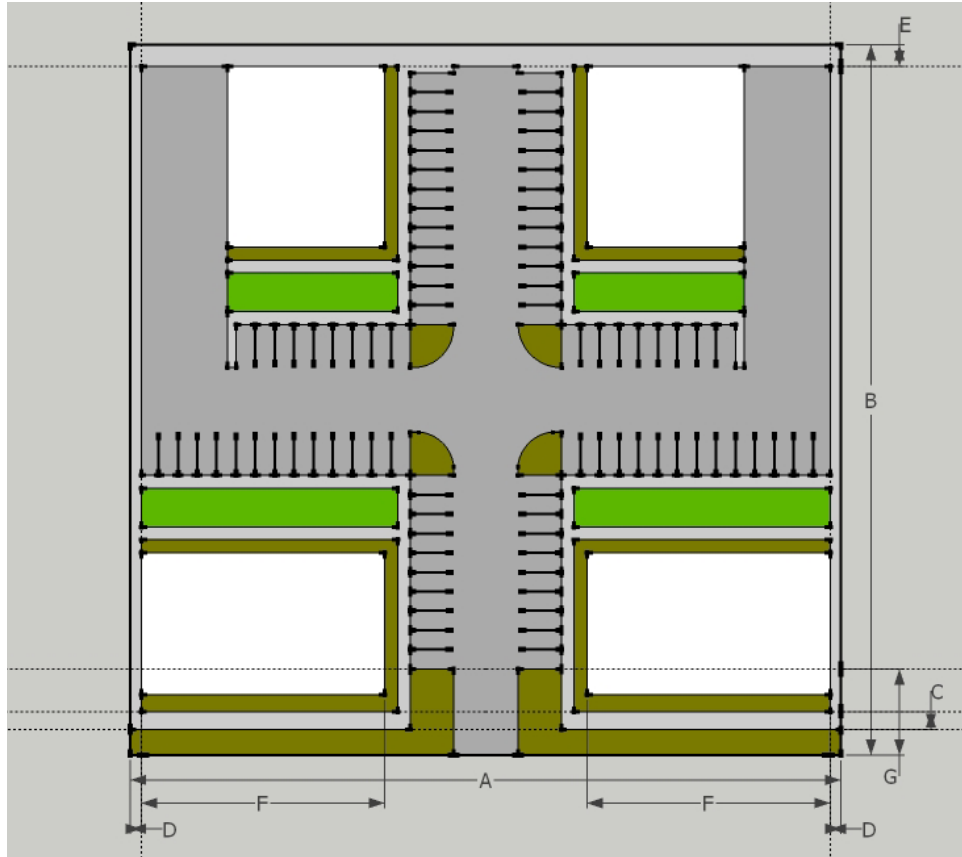
G. Light-industrial building.

Light-industrial buildings are allowed in the Mixed Use-Employment zone. These are buildings designed to accommodate office professional, technology and research, and light manufacturing uses, with a screened outdoor area for shipping and deliveries by trucks.

1. Development standards.

Development Standards		
	Front driveway access	
Site specifications.		
Minimum lot size.	15,000 sq. ft.	
Minimum width.	80 ft.	A
Minimum depth.	160 ft.	B
Building placement.		
Front build-to line.	12 to 20 ft.	C
Side yard.	5 ft.	D
Rear yard.	10 ft.	E
Minimum frontage ratio.	60%	F
Building size and massing.		
Building height.	1 to 4 stories	
Parking.		
Location of on-site parking.	Minimum 40' from front property line.	G
Number of parking spaces.	See parking requirements in Section 17.16.210 (Off-street parking standards in Industrial zone.)	
Open space.		
Required usable open space.	3% of lot area.	
Landscaping.		
Required landscaping.	10% of lot area.	
<ul style="list-style-type: none"> a. Reciprocal driveway access between multiple parcels, connecting adjacent parking lots, is required where feasible. b. Truck loading docks shall be a minimum of 40' from front property line, and screened from street view. c. Signs for light industrial developments shall adhere to the standards in Sections 17.16.140 through 17.16.200 of the Zoning code (Industrial zone), as well as the design and performance standards in Section 17.10.070. 		

Site Diagrams – Light Industrial Building



17.10.070 Design and performance standards.

The following design and development standards shall be met in all mixed use zones:

- A. Site design.** Develop projects that enhance the sense of place and reflect a commitment to functional efficiency, quality, and neighborhood context.
1. Utilize a grid, or modified-grid block pattern to maximize access and circulation efficiency, with direct pedestrian access to buildings and building entrances that are oriented toward the street, wherever possible. Where cul de sacs do exist, design them open-ended to provide pedestrian and bicycle access to other uses and amenities. Ensure easy access to public transit stops.
 2. For residential developments, utilize alleys for access into rear-loading garages, wherever possible. Articulate alleys using enhanced paving, landscape pockets, and adequate and decorative lighting.
 3. Design loading and service areas away from street frontage.
 4. Carefully design, locate and integrate utilitarian aspects, including trash containers, mail boxes, vending machines, utility boxes, and other similar structures. Use a combination of solid masonry walls, berm and landscaping for screening.
 5. Provide attractive lighting for safety and comfort, consistent with building style, materials, finishes and colors.
 6. Use “safe by design” criteria for visibility, lighting, and access control. Maintain visibility of doors and windows from the street and from within the development.
 7. Provide noise-attenuating protection for noise-sensitive uses and provide privacy for residential uses.
- B. Pedestrian connections and amenities.** Develop projects with safe and aesthetically-pleasing pedestrian connections, bringing varying uses into close proximity to each other.
1. Use a combination of trees and landscaping for all pedestrian areas, including but not limited to plazas and walkways, for shade and definition. Include amenities such as patios, accent lighting, outdoor seating areas, and other similar enhancements to encourage use and social gathering.
 2. Incorporate paseos, or walk/bike trails, separated from vehicular paths, to provide connectivity throughout developments and to adjacent amenities and services.
 3. Where appropriate, use traffic calming measures to reduce the speed of automobiles within developments and in local residential streets through corner bulbouts and mid-block bumpouts, tree plantings, enhanced paving at crosswalks, and traffic circles or round-a-bouts.
- C. Building architecture and form.** Provide articulation on all building facades, and include variation in massing, roof form and wall planes. Architecture shall be provided at a pedestrian scale, through the reduction of large wall planes and massing.
1. Articulate walls using details such as insets, awnings, canopies, wing walls, trellises, arcades and colonnades.
 2. Use multiple colors, materials, textures, and applied finishes to help break up wall massing. Avoid blank walls, but also avoid façade repetition.
 3. Provide distinctive entries and window treatments.
 4. Establish continuity and consistency in the design and location of signage.

5. For all non-residential uses, include parapets to conceal rooftop equipment, chimneys, cooling towers, and solar panels. When possible, place equipment in an enclosure on the ground, in lieu of rooftop.
- D. Transitions and buffering.** Encourage transitions between proposed higher intensity developments and adjacent, less intensive uses to keep disturbance to a minimum.
1. Avoid placement on a project site, elements that may conflict with neighboring residential properties, or other sensitive uses.
 2. Carefully examine the placement of buffers, buildings and parking, where more intense uses are adjacent to sensitive uses, such as residential development. At the same time, provide access between uses.
 3. Step down heights of structures at the edge of developments to be compatible with those in adjacent projects.
 4. Enhance buffers with additional width or increased landscaping. Plant trees and shrubs in voids created by wall variations, at an appropriate scale.
 5. Vary setbacks and wall alignments to soften the edge of the development.
 6. Offset windows from one another between residential units.
- E. Open space and common areas.** Provide open space and common areas to enhance quality of life, and to encourage opportunities for social gathering and interaction.
1. For single-family residential developments, create centralized pocket parks where possible, to serve the neighborhood.
 2. For multi-family residential developments, provide centralized open space and community facilities, to serve residents of the development.
 3. For commercial, office and employment centers, provide open space plaza areas for activity, interaction and rest. Provide seating with trees and other furniture providing shade. Decorate plaza areas with enhanced landscaping, lighting, and other ornamental amenities.
 4. Create recognizable focal points by using community amenities in public open spaces and other commonly used community spaces.
- F. Parking and access.** Locate parking areas away from street view, while ensuring functional vehicular access.
1. Use a combination of low masonry walls, berm or landscaping, where no building is screening parking from street view.
 2. Use reciprocal access drives to connect with adjacent properties.
 3. Design on-site circulation system to minimize pedestrian and vehicle conflicts.
 4. Design parking lots by dividing a large parking lot into a series of smaller, connected lots.
 5. Use paving materials varied in texture and color where pedestrian and vehicular areas overlap to minimize the negative impact of large expanses of asphalt. The use of stamped concrete, stone, brick, or granite pavers, exposed aggregate or colored concrete is preferred.
 6. For commercial shopping centers, provide functional, but aesthetically pleasing, cart return areas that are architecturally integrated with the building and site.
- G. Signs.** Promote the reasonable, orderly, and effective display of street graphics to foster high quality developments and enhance the economic vitality of business and industry.

1. Ensure that signs associated with multitenant buildings are complementary to one another; a sign program should be prepared in conjunction with applications for development.
2. Place signs in accordance with façade rhythm, scale and proportion. Signs shall not cover or obscure windows, doors, storefronts, building entrances, cornices, columns, or other architectural elements or details.
3. Offer a clear, simple message that is unique to a particular business. The number of lettering styles should be limited, and the use of identifiable symbols should contrast with back-ground materials to achieve readability.
4. Construct signs with durable and weatherproof materials so that they will not discolor, fade, crack, rust, or erode.
5. Signs should show depth and cast shadows. Depth and shadows can be created by mounting individually cut letters and symbols on the sign base or carving letters and symbols into the base or carving letters and symbols into the base of the sign.
6. Sign materials and colors should complement the building façade. Basic and simple color applications are encouraged and vibrant and fluorescent colors should be avoided.
7. The color of letters and symbols should contrast the base or background color of the sign to maximize readability.
8. Integrate signage and lighting. Appropriate methods of sign illumination include unobtrusive and attractive external fixtures, individually illuminated letters, and colorful exposed neon tubing script.
9. Sign lighting should be directed and shielded to illuminate the sign and not to spill over to other parts of the building or site.
10. In order to avoid sign clutter, signage shall only be allowed on facades that have building entrances.
11. The following signs are prohibited in the MU zones: internally illuminated plastic cabinet signs (“can signs”), pole-mounted or lollipop signs, roof-mounted signs and billboards.

Article III.

17.10.080 Mixed-use Planned Development (MPD).

- A. Purpose and intent.** A developer may choose to propose a project that does not entirely meet the standards in Section 17.10.060, but does meet the overall design intent, through the submittal of a mixed-use planned development (MPD) application. The purpose and intent of the MPD is to allow for greater flexibility and creativity in design, to encourage well-planned neighborhoods and developments, and to provide for appropriate use of land which is sufficiently unique in its physical characteristics.
- B. Applicability.** The following standards are applicable for all mixed-use planned developments in zones in which they are allowed, subject to the granting of a conditional use permit.
- C. Standards.** The following standards shall apply to all mixed-use planned development:
 1. Area. The proposed development plan shall encompass a gross area of not less than three (3) acres.

2. Open Space. The open space requirements listed in Section 17.10.060 shall apply for mixed-use planned developments.
3. Landscaping. The landscaping requirements listed in Section 17.10.060 shall apply for mixed-use planned developments.

D. Findings. In reviewing and approving a mixed-use planned development application for a conditional use permit, the following findings shall be made:

1. The mixed-use planned development meets the goals of the Lancaster General Plan, pertaining to community design, and the objectives to “enhance overall community form, create a vibrant sense of place,” and to “improve the city’s visual identity by utilizing design standards that instill a sense of pride and well-being in the community.”
2. The mixed-use planned development adheres to the Lancaster Design Guidelines, the design and performance standards listed in Section 17.10.070, and is consistent with the mission statement of “implementing quality design for timeless architecture that enhances the community’s image, pride and quality of life.”
3. The mixed-use planned development is comprehensive, covers a logical planning area, and provides the opportunity for unique and creative designs that are not possible under the city’s typical development regulations.