



**Environmental
Planning
Commission**

**Agenda Number: 1
Project #: 2020-003558
Case: RZ-2020-00008
Hearing Date: May 21, 2020**

Staff Report

Agent	High Mesa Consulting Group
Applicant	Rio Grande Credit Union
Request	Zoning Map Amendment
Legal Description	Lot 12-A, Block 5, and all or part Lot 1-A, Block 5 of the Romero Addition (being a replat of Lots 1 thru 12 Block 5).
Location	Located on Rosemont NW between 4 th St NW and 5 th St NW.
Size	Approximately 0.98 Acres
Existing Zoning	R-1A
Proposed Zoning	MX-T & MX-M

Staff Recommendation

APPROVAL of Project # 2020-003558 RZ-2020-00008 based on the Findings beginning on Page 22.

**Leslie Naji
Senior Planner**

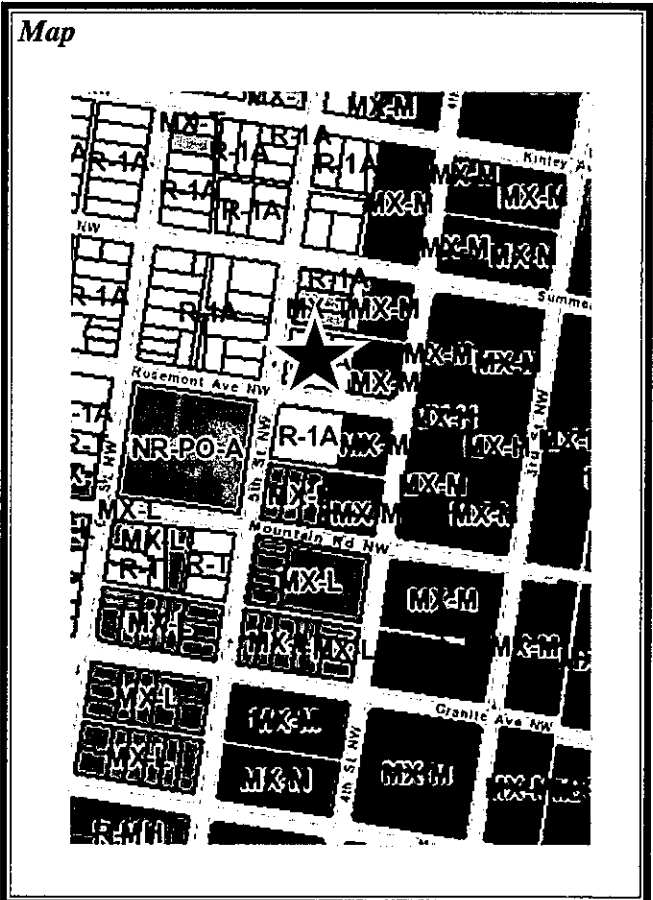
Summary of Analysis

The request is for a zoning map amendment for an approximately 0.98-acre site located on Rosemont Ave. NW, between 4th St NW and 5th St NW. The western Lot 12-A is currently zoned R-1A for which MX-T is requested. To the east, Lot 12-A has a split zoning with the 4th St frontage being MX-M and a western portion of the lot being zoned R-1A. This request is to make the entire Lot 1-A zoned MX-M.

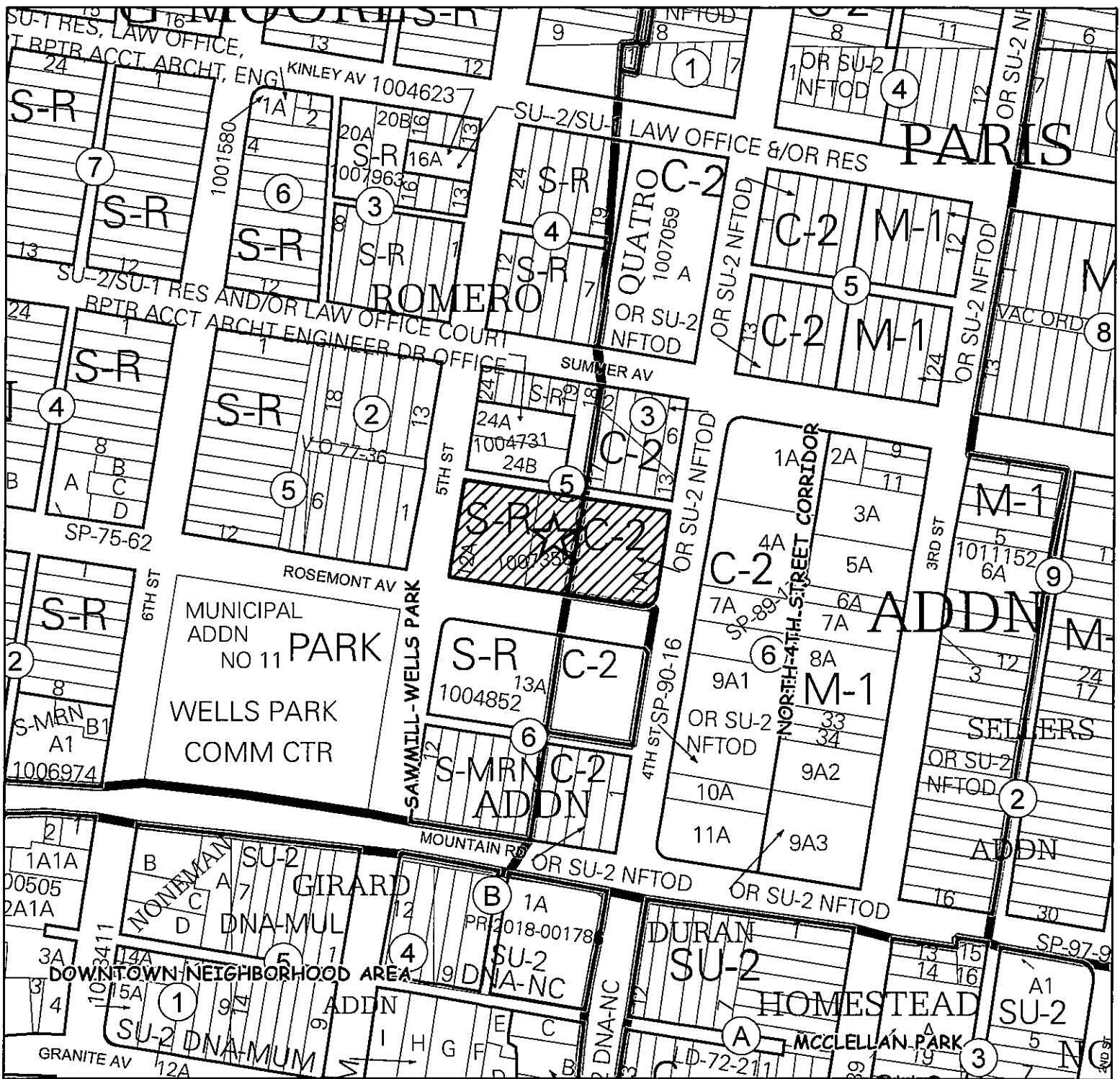
The subject site is in an Area of Change, as designated in the ABC Comp Plan. The western lot is currently vacant; the eastern lot is the Rio Grande Credit union and its parking. The zoning map amendment has been adequately justified pursuant to the IDO zone change criteria.

Property owners within 100 ft and the affected neighborhood association, Wells Park Neighborhood Association, were notified as required. No comments have been received.

Staff recommends Approval.

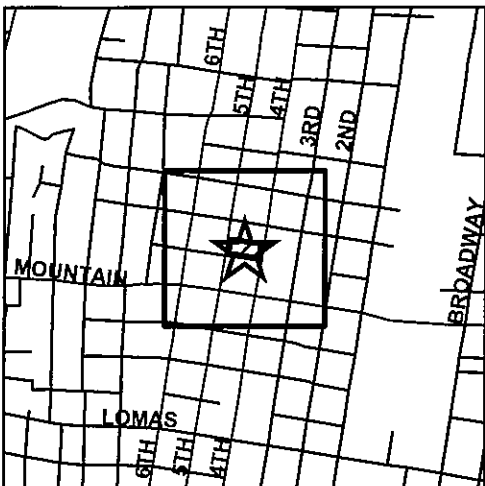






OLD ZONING MAP

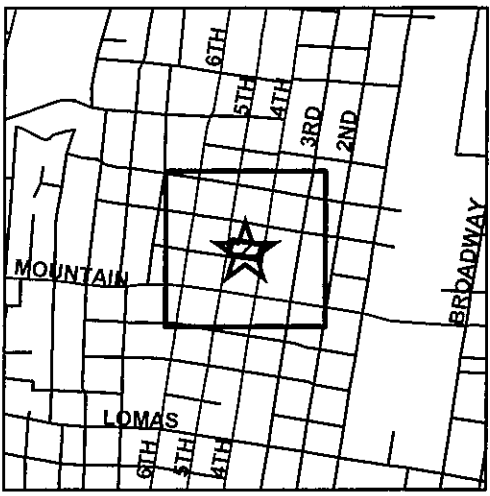
Note: Gray shading indicates County.



1 inch = 200 feet

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IDO ZONING MAP

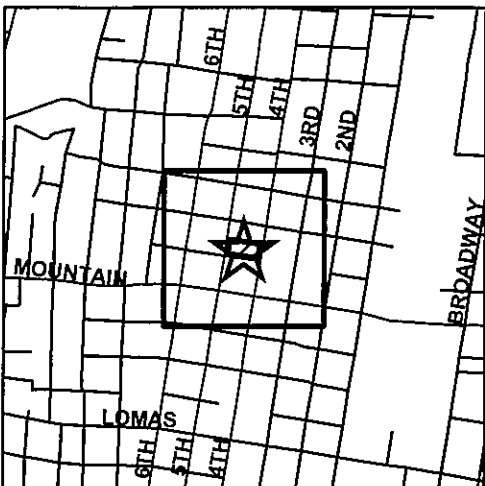
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HISTORY MAP

Note: Gray shading indicates County.



1 inch = 200 feet

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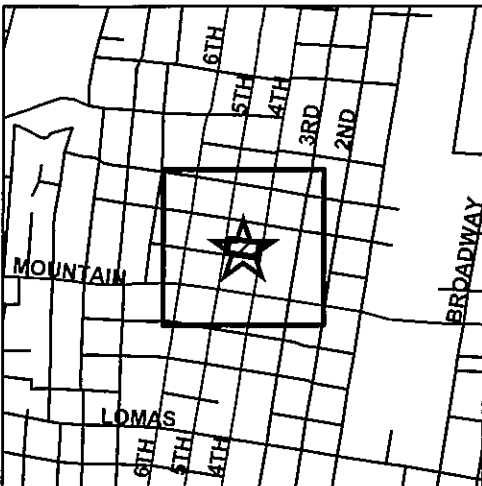
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LAND USE MAP

Note: Gray shading indicates County.

- | | |
|--------------------------------------|--------------------------------|
| Key to Land Use Abbreviations | APRT Airport |
| LDRES Low-density Residential | TRANS Transportation |
| MULT Multi-family | AGRI Agriculture |
| COMM Commercial Retail | PARK Parks and Open Space |
| CMSV Commercial Services | DRNG Drainage |
| OFC Office | VAC Vacant |
| IND Industrial | UTIL Utilities |
| INSMED Institutional / Medical | CMTY Community |
| ED Educational | KAFB Kirtland Air Force Base |

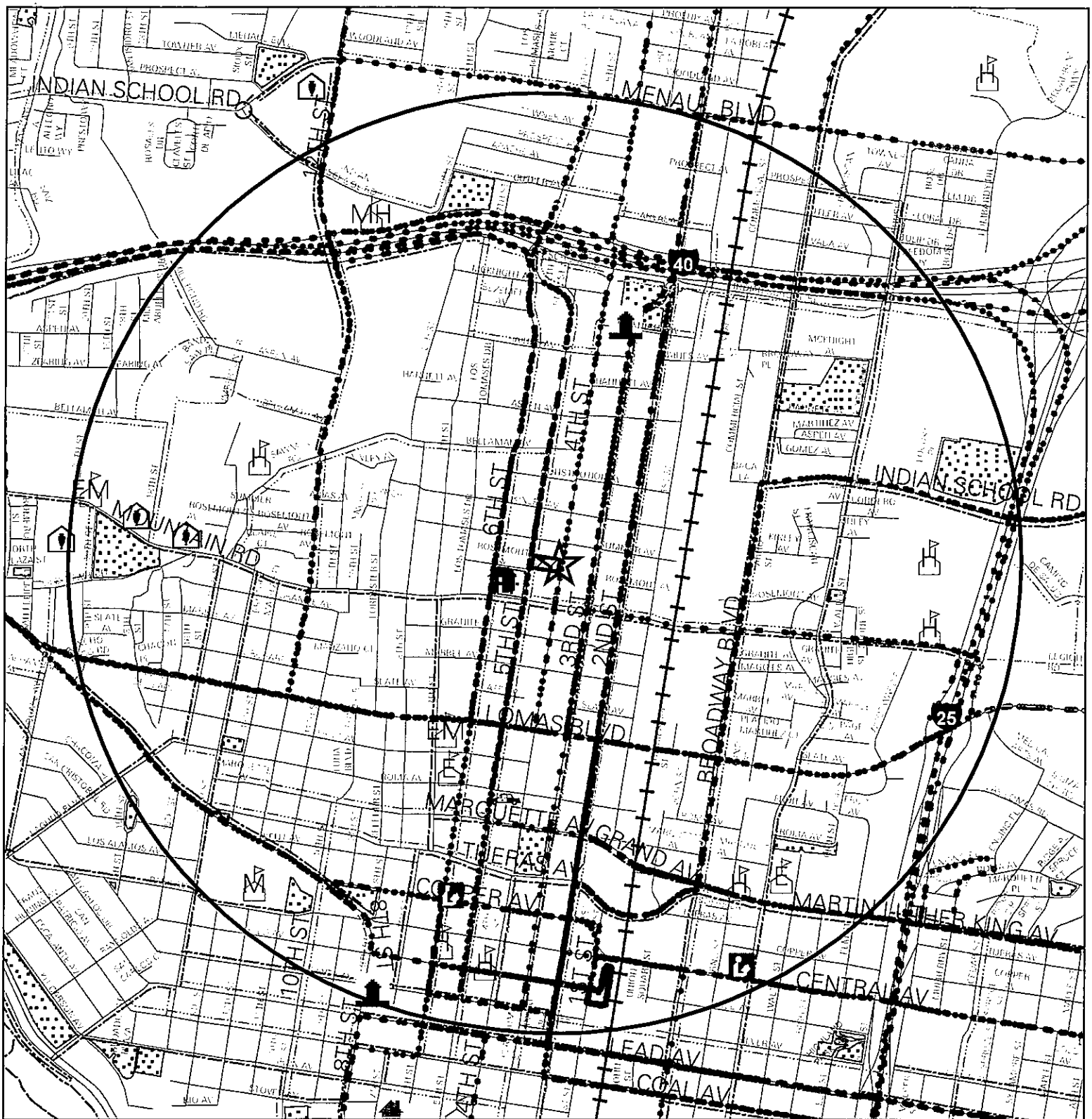


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

















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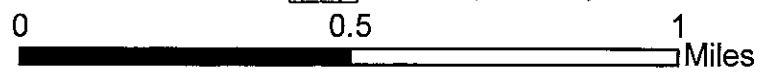
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Public Facilities Map with One-Mile Buffer

- | | | | |
|--|---|--|---|
|  Community Center |  Fire |  Public School |  Landfill designated by EHD |
|  Multi-Service Center |  Police |  Proposed Bike Facilities |  Landfill Buffer (1000-feet) |
|  Senior Center |  Sheriff |  ABQ Bike Facilities |  Developed City Park |
|  Library |  Solid Waste |  ABQ Ride Route |  Undeveloped City Park |
|  Museum | |  Albuquerque City Limits |  Developed County Park |
| | | |  Undeveloped County Park |



STAFF REPORT

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I. Introduction

	<i>IDO Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	R-1A	Area of Change	Vacant / Parking Lot/Commercial Services
<i>North</i>	MX-T/R-1A	Area of Change	Commercial Services
<i>East</i>	MX-M	Area of Change	Commercial Services
<i>South</i>	R-1A	Area of Change	Commercial Services
<i>West</i>	R-1A	Area of Consistency	Vacant

Proposal

The request is for a zoning map amendment for an approximately 0.98-acre site located on Rosemont Ave. NW, between 4th St NW and 5th St NW. The western Lot 12-A is currently zoned R-1A for which MX-T is requested. To the east, Lot 12-A has a split zoning with the 4th St frontage being MX-M and a western portion of the site being zoned R-1A. This request is to make the entire Lot 1-A zoned MX-M.

The subject site is in an Area of Change, as designated in the ABC Comp Plan. The western lot is currently vacant; the eastern lot is the Rio Grande Credit union and its parking. The zoning map amendment has been adequately justified pursuant to the IDO zone change criteria.

Property owners within 100 ft and the affected neighborhood association, Wells Park Neighborhood Association, were notified as required. No comments have been received.

EPC Role

The Environmental Planning Commission (EPC) is hearing this case because the EPC is required to hear all zone change cases, regardless of site size, in the City. The EPC is the final decision-making body unless its decision is appealed. If so, the Land Use Hearing Office (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would then make the final decision. The request is a quasi-judicial matter.

History/Background

The project site was originally a block of 12 relatively small lots before it was replatted into its current lot configuration.

Context

The subject site includes 2 lots and consists of a 0.98-acre-site with the existing credit union building fronting 4th Street and the parking to the side and to the rear going west. The western portion of the site is vacant and is the subject of the zone change application to MX-T. To the west is a vacant block zoned R-1A. To the north the zoning is MX-T with converted offices and to the south, zoned R-1A is a conditional accessory use parking lot for the building facing 4th St.

Roadway System

The Long-Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role. The LRRS designates Lomas Blvd. as a Major Transit Corridor

Comprehensive Plan Corridor Designation

The site is located within a Major Transit Corridor and along both a Main Street Corridor and a Multi-Modal Corridor (4th Street) as designated by the ABC Comp Plan.

Trails/Bikeways

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed trails. Northbound 5th St. is a proposed bike lane.

Transit

Fixed Route 10 connects the Alvarado Transit Center to The Raymond Sanchez Community Center. Fixed Route 8 connects the Alvarado Transit Center to the Spanish Bit Transit Center by way of Menaul Boulevard.

Fixed Route 10 has a northbound stop at 4th and Summer and a southbound stop at 4th and Mountain. Fixed Route 8 has a northbound stop on 5th Street at Mountain and a south-bound stop at 6th Street and Mountain.

Public Facilities/Community Services

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

II. Analysis of City Plans and Ordinances

Integrated Development Ordinance (IDO)

Pre-IDO Zoning

Prior to the effective date of the IDO on May 17, 2018, the subject site's zoning was Lot 12-A: S-R and Lot 1A: S-R & C-2.

Existing Post-IDO Zoning

Current Zoning for the project site is Lot 12A: R-1A and Lot 1A: R-1A & MX-M.

Proposed Zoning

The proposed zoning for the site is to change Lot 12-A from R-1A to MX-T and Lot 1A from R-1A & MX-M to all be MX-M.

Character Protection Overlay

There are no applicable historic or character protection overlays on the site.

Definitions

Infill Development

An area of platted or unplatted land that includes no more than 20 acres of land and where at least 75 percent of the parcels adjacent to the proposed development have been developed and contain existing primary buildings.

Parking Lot

Any off-street outdoor area for the parking of motor vehicles, including any spaces, aisles, and driveways necessary for the function of the parking lot or for the convenience of patrons.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

Note: Applicant's justification language is in *italics*.

Staff's comments are in ***bold Italics***

Areas of Change policies allow for a mix of uses and development of higher density and intensity in areas where growth is desired and can be supported by multi-modal transportation.

The intent is to make Areas of Change the focus of new urban-scale development that benefit job creation and expanded housing options. By focusing growth in Areas of Change additional residents, services, and jobs can be accommodated in locations ready for new development. The Goals and Policies listed below are cited by the applicant in the zone change justification letter. Applicable goals and policies include:

Chapter 4: Community Identity

POLICY 4.1.2- Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Applicant Response: The proposed MX-T zone would allow a variety of appropriate uses to serve as a transition to protect the residential zoning to the west. The various residential and commercial uses permissive under MX-T along with the transitional aspects and related Use-Specific Standards would complement the surroundings and further Policies 4.1.2 and 4.1.4 by serving to “Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design”, and to “Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.”, respectively. The transitional zone will provide for a mix of less intense uses that will ensure cohesive development, that are appropriate in scale, and that will protect the residential uses to the west by being located on the border between an Area of Change and an Area of Consistency. This will serve to enhance and protect the neighborhood with a transition and buffer.

Staff: The subject site had, until 2008, been a heavy commercial site. At no time was it a residential site. Although there are still a small number of residential properties along the east side of Fifth St. to the north of the site, the east side of Fifth St. has long been a mixed-use area. One block over is the Fourth St Corridor and both 4th and 5th streets are areas of change. The west side of Fifth St. is a vacant block zone R-1A. The rezoning of Lot 12-A of the subject site from R-1A to MX-T would aid in a better transition of uses to the single-family area west of the site, not only from the MX-M on Fourth St., but also will allow for more appropriate uses and building character along the predominantly commercial east side of Fifth St.

The zone change from R-1A to MX-M for the western part of Lot 1-A will be providing consistency across the site as the already developed site is zoned MX-M for the eastern majority. Unifying the entire site under one zone will provide cohesiveness for the site both under its current use and any future development that might take place on the site.

GOAL 5.1 Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

POLICY 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern. [ABC]

- c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

Applicant Response: The site is located within the 4th Street Corridor which is a Main Street Corridor. The site is undeveloped and the proposed zone change will encourage infill in a manner that could encourage employment density through the mixed-use development opportunities in a compact and established developed area.

Staff: Fifth Street is not a designated corridor; however, it is a major transit route, the No.8 - Menaul line. The requested zone change will allow for more than single-family residences along the transit route. It will open the possibility for employment opportunities as well as greater housing density in an area of change.

- e) Encourage platting with a range of residential lot sizes to support choice in housing and to meet the needs of all income levels.

Applicant Response: The proposed MX-T zone will allow for residential development options that will further Policy 5.1.1(e). There are several housing options under MX-T that include single family, cluster, cottage, duplex, townhouse, live-work, and multi-family.

Staff: Applicant's response is sufficient.

- f) Discourage the development of detached single-family housing as an inappropriate use in Centers and along Corridors.

Applicant Response: The proposed MX-T zone will allow for multi-family residential development and mixed-use options that will further Policy 5.1.1(f). The change from R-1A to MX-T will promote the best use of the land as multi-family, mixed use, or low intensity commercial, as opposed to single family residential.

Staff: Applicant's response is sufficient.

- g) Encourage residential infill in neighborhoods adjacent to Centers and Corridors to support transit ridership.

Applicant Response: There are several housing options under MX-T that include single family, cluster, cottage, duplex, townhouse, live-work, and multi-family that

could be developed. The surrounding area is developed and has supporting infrastructure, making this an infill area. The site lies in close proximity to 4th Street and would support and benefit from transit route 10 that runs along nearby 4th Street.

Staff: *The change in zoning to MX-T will still support development of residential; however, the vacant block across the street provides ample opportunity for single-family development. MX-T can accommodate greater housing density along the transit corridor.*

POLICY 5.1.9 Main Streets: Promote Main Streets that are lively, highly walkable streets lined with neighborhood-oriented businesses. [ABC]

- b) Minimize negative impacts on nearby neighborhoods by providing transitions between Main Street development and abutting single-family residential areas.

Applicant Response: This proposed amendment would provide a transition zone separating the existing 4th Street Main Street Corridor development to the east and the existing single-family residential area to the west, thereby furthering Policy 5.1.9(b).

Staff: *Applicant's response is sufficient.*

GOAL 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

POLICY 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

- b) Encourage development that expands employment opportunities.

Applicant Response: The various commercial uses permissive under MX-T, when implemented, will allow for commercial development that offers employment opportunities.

Staff: *In this area of change where transition from residential to commercial has been taking place over more than a decade, the additional opportunities provided through MX-T zoning, will direct growth along this corridor.*

- c) Foster a range of housing options at various densities.

Applicant Response: The range of low-density residential multi-family housing options permissive under MX-T will be consistent with and further Policy 5.6.2(c) by allowing housing options such as single family, cluster, cottage, duplex, townhouse, live-work, and multi-family.

Staff: Applicant's response is sufficient.

- d) Encourage higher density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses.

Applicant Response: The proposed MX-T zoning would further Policy 5.6(d) by allowing for higher density housing options as described by the preceding along with mixed use commercial options. The site lies in close proximity to 4th Street would support and benefit from transit route 10 and the existing commercial uses that run along and front nearby 4th Street.

Staff: In addition to the major corridor along 4th St., 5th St. also has a major transit route. MX-T would support this policy of mixed-use development and higher-density housing along a transit route.

- e) Encourage job creation in business and industrial parks, near freight routes, and where adequate transitions and buffers can be provided to protect abutting residential uses.

Applicant Response: The various commercial uses permissive under MX-T would encourage job creation by allowing development of businesses with related employment opportunities. The inherent transitional aspects of the zone as compared to the existing MX-M to the east would provide buffering as an intermediate transitional zone, thereby protecting the residential uses. The related restrictions contained within the Use-Specific Standards will further the protective aspects.

Staff: The site is currently surrounded by non-residential land uses or zones. As such, should the site remain single-family, it would not have adequate buffer or transition protections. Rezoning the site as a transition zone, MX-T, better supports this policy.

- f) Minimize potential negative impacts of development on existing residential uses with respect to noise, stormwater runoff, contaminants, lighting, air quality, and traffic.

Applicant Response: The limitations on the intensity and uses under MX-T compared to the more intense MX-M zone along 4th Street would further Policy

5.6.2(f). *The proposed change will ensure transitional development between the 4th Street corridor and the existing residential uses and zoning west of 5th Street. The less intense transitional uses would result in less noise, lighting, traffic, air quality, etc. than the more intense existing adjacent uses to the east.*

Staff: *Applicant's response is sufficient.*

- g) Encourage development where adequate infrastructure and community services exist.

Applicant Response: The site lies within a developed area with existing fully developed street, drainage, and utility infrastructure. The proposed change would allow for development that takes advantage of the existing infrastructure with several nearby community service organizations such as the YDI Neutral Corner (1215 4th Street), St. Martin's Hospitality Center (1201 3rd Street). There is also a range of community service opportunities and functions at the Johnny Tapia wells Park Community Center that lies diagonally across the street to the southwest.

Staff: *The request furthers this goal and policy because it directs growth and redevelopment to a site designated as an Area of Change. The applicant has provided the required policy-based response and has adequately demonstrated that the request would generally further and not conflict with a preponderance of applicable Goals and policies.*

POLICY 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing. [A]

- a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.

Applicant Response: The proposed MX-T transition zone lies immediately on the border between an Area of Change and an Area of Consistency and would further Policy 5.6.4(a) by providing "appropriate transitions between uses of different intensity or density and between non-residential and single-family neighborhoods to protect the character and integrity of existing residential areas". The inherent transitional aspects of the proposed zone with less intense uses as compared to the existing MX-M to the east would provide buffering as an intermediate transitional zone, thereby protecting the existing residential uses to the east. The

related restrictions contained within the Use-Specific Standards will further the protective aspects.

Staff: Applicant's response is sufficient.

- b) Minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.

Applicant Response: The proposed change will ensure transitional, less intense development between the 4th Street corridor and the existing residential uses and zoning west of 5th Street and will further Policy 5.6.4(b) to "minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic". The less intense transitional uses would result in less noise, lighting, traffic, air quality, etc. impacting nearby residents than the more intense existing adjacent uses to the east.

Staff: The zone change from R-1A to MX-T would provide a buffer and transition from 4th St. to 5th St. It would also allow low intensity development along the east side of 5th St. as an appropriate transition to future single family-residential west of 5th St.

III. Zoning Map Amendment (Zone Change)

Pursuant to section 14-16-6-7(F)(3) of the Integrated Development Ordinance, Review and Decision Criteria, "An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria".

There are several criteria that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: 1) there was an error when the existing zone district was applied to the property; or 2) there has been a significant change in neighborhood or community conditions affecting the site; or 3) a different zone district is more advantageous to the community as articulated by the Comprehensive Plan or other, applicable City plans.

Justification & Analysis

The subject site is currently zoned R-1A (Single-family residential) and MX-M (Mixed Use- Medium Intensity). The requested zoning is MX-T (Mixed-Use – Transition) for Lot 12-A that is currently R-1A and MX-M (Mixed-Use-Medium Intensity) for the portion of Lot 1-A currently zoned R-1A. The reason for the request is that, although

the allowable uses within the MX-M zone and MX-H zone are almost identical, MX-H does not allow for the outside display of cars even though both MX-M and MX-H allow for the sale and renting of light vehicles. The applicant intends to lease the subject site for light vehicle sales and rental uses. In order to have outdoor display or storage of vehicles, a downzone to MX-M would be required. The applicant believes that the proposed zoning map amendment (zone change) meets the IDO's zone change decision criteria [14-16-6-7(F)(3)] as elaborated in the justification letter. Citations are from the IDO.

Note: Applicant's Justification is in indented *italics*, Staff's Analysis ***bold italic*** text.

- A) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

Applicant's Response: IDO 14-16-2-4(A) States that "the purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial uses." This request will provide such a transition between existing MX-M and R-1A. In addition, the proposed MX-T zone will further serve to provide a documented transition zone to ease the transition between the change in development intensity between the "Area of Change" in which it lies and the adjacent (to the west) "Area of Consistency". This is consistent with the last paragraph of the introduction to 5.1.2 of the Comprehensive Plan to "Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area" and will further many applicable Policies of Goals 5.6 and 4.1 of the Comp Plan [as described previously].

Staff: Consistency with the City's health, safety, and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and Policies (and other plans if applicable) and does not significantly conflict with them. The applicant has adequately demonstrated, in policy-based response, that the request would be consistent with the City's health, safety, and general welfare. The response to Criterion A is sufficient.

- B) If the proposed amendment is located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:
1. There was typographical or clerical error when the existing zone district was applied to the property.

2. There has been a significant change in neighborhood or community conditions affecting the site.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant: This does not apply as the site is located entirely within an "Area of Change", and not an "Area of Consistency".

Staff: The subject site is not located within an Area of Consistency; the applicant's justification of Criterion B is sufficient.

- C) If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:
1. There was typographical or clerical error when the existing zone district was applied to the property.
 2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
 3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant: With respect to Criterion 1, it appears that there may have been an error when the existing R1-A was applied to the western portion of Lot 1-A given that the existing Credit Union with drive-through teller use was already developed at that time. The proposed change to MX-M for the requested portion of Lot 1-A would result in a condition appropriate and consistent with the existing land use, and thereby more advantageous to the community (Criterion 3). The requested amendment to MX-T for Lot 12-A would be more advantageous to the community (Criterion 3) by furthering Goals 5.6 and 4.1 as described by the preceding response to 6-7(F)(3)(a).

If approved, the proposed amendment would be more advantageous to the community by encouraging the promotion and implementation of infill development in a manner consistent with the surrounding patterns of land use, development intensity, and by providing a transition zone for protection of the R-1A zoning to the west.

Staff: Though there is not a typographical error with the zoning as it stands, the designation of lots 12A and part of 1A as R-1A is the result of the boundaries of the 1998 Sawmill/Wells Park Sector plan boundaries. The eastern boundary of the sector plan was through the middle of the block between 4th and 5th streets, regardless of actual property lines. This accounts for the double zoning of lot 1A with 4th St. frontage being MX-M and the western portion of the lot falling within the SWP Sector Plan. With the dissolution of the sector plans and the adoption of the Integrated Development Ordinance (IDO), Lot 1A could have opted in to the Phase 2 zone conversion process. Both properties were flagged as being possibly eligible for the zone conversion process based on available land use data. The eastern parcel qualified based on a floating zone line (to convert the R-1A portion to MX-M). As that was not done, this current request for zone conversion from R-1A to MX-M for the western portion of lot 1A would be more advantageous to the community as articulated by the ABC Comp Plan.

At the time of the adoption of the IDO, zone uses were carried over from the previous sector plan zoning from the previous zoning district to a new IDO zoning district that most closely matched the allowed uses. Floating zone lines, which do not correspond to platted lot lines, were also carried over into new IDO Zoning Map. The SWP Sector Development Plan was adopted in January of 1996. At that time, everything south of Bellamah and north of Mountain and between 5th St and 15th St. was zoned residential. Even at that time, much of 5th St. had commercial land uses, including lot 12A. Since that time, much of the residential properties along 5th St have either been demolished or converted to office or commercial uses. Along the stretch of 5th St, between Bellamah and Mountain, there are only five single-family residences on the east side of the street. In support of Criterion 2 there has been significant change in the character of the neighborhood to warrant the zone change to MX-T.

- D) The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Applicant: The proposed zone changes are consistent with the surrounding zoning and uses and do not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community. IDO 14-16-2-4(A) States that "the purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial uses." The proposed MX-T zoning would enhance the surrounding property, neighborhood, and community by providing a transition zone separating MX-M from R-1A along with the protection it affords. Furthermore, the Use-Specific Standards will

reinforce and assure that additional protection, restrictions, and review procedures are met, as they may apply to future development.

IDO Zoning Comparison: R-1 vs. MX-T		
Use	R-1	MX-T
RESIDENTIAL		
Dwelling, single-family detached	P	P
Dwelling, cluster development	P	P
Dwelling, cottage development	P	P
Dwelling, two-family detached	P	P
Dwelling, townhouse		P
Dwelling, live-work		P
Dwelling, multi-family		P
Assisted living facility or nursing home		P
Community residential facility, small	P	P
Community residential facility, medium		P
Community residential facility, large		P
Group home, small		P
Group home, medium		C
Sorority or fraternity		C
CIVIC & INSTITUTIONAL		
Adult or child day care facility		P
Elementary or middle school	C	P
High school	C	P
Museum or art gallery		P
Sports field		CV
University or college		CV
Vocational school		P
COMMERCIAL		
Veterinary hospital		C
Other pet services		C
Auditorium or theater		A
Bar		C
Health club or gym		P
Restaurant		C
Tap room or tasting room		C
Other indoor entertainment		C
LODGING		
Bed and breakfast	CA	P

Hotel or motel		P
MOTOR VEHICLE-RELATED		
Paid parking lot		C
Parking structure		CA
OFFICES AND SERVICES		
Bank		P
Club or event facility		C
Medical or dental clinic		P
Office		P
Personal and business services, small		P
Research or testing facility		P
OUTDOOR RECREATION & ENTERTAINMENT		
Other outdoor entertainment	CA	A
RETAIL SALES		
Bakery goods or confectionery shop		CV
Farmers' market		T
General retail, small		A
Liquor retail		C
TRANSPORTATION		
Park-and-ride lot		C
Transit facility		C
INDUSTRIAL USES		
Artisan manufacturing		C
Wind energy generation		A
Freestanding WTF		P
Roof-mounted WTF		A
Recycling drop-off bin facility		A
ACCESSORY & TEMPORARY		
Automated Teller Machine (ATM)		A
Dwelling unit, accessory w/o kitchen	CA	A
Family home daycare	CA	A
Hobby breeder	A	
Independent living facility		A
Mobile vending cart		A
Outdoor dining area		CA
Open air market		T
Park-and-ride facility, temporary		T
Seasonal outdoor sales		T
Temporary use not listed		T