

**CHAPTER 19.3: NONRESIDENTIAL, MIXED-USE, AND SPECIAL-PURPOSE ZONING DISTRICTS**

SECTION 19.3.16 MC: CORRIDOR/COMMUNITY MIXED-USE

**19.3.16. MC: CORRIDOR/COMMUNITY MIXED-USE**

The MC district is intended to allow the vertical and horizontal mixing of uses at a higher scale than is appropriate for neighborhood locations. The district is intended to apply along the Boulder Highway and other transit-supportive development corridors, where it includes the mixed-use activity centers immediately surrounding designated transit stops, and also corridor areas located between stations. The district also is intended to apply to nodal mixed-use centers away from transit corridors. The MC district is intended to include commercial, institutional, residential, recreational, and service facilities needed to support surrounding neighborhoods and the community at-large. Commercial uses may include retail, offices, hotels, and tourism-related businesses. Medium- to higher-density housing should be incorporated both within and around the district, and development should facilitate pedestrian connections between residential and nonresidential uses. Development should provide facilities that create a safe, accessible, and pleasing environment for pedestrians. The district is intended to promote gradual development and redevelopment of the corridor and to transition away from the predominantly auto-oriented commercial development pattern found today.



Figure 19.3.16-A: MC Example Building Form

TABLE 19.3.16-1: DIMENSIONAL STANDARDS MC DISTRICT	
MINIMUM RESIDENTIAL DENSITY (SINGLE USE)	
Corridor Areas(units/gross acre)	15
Mixed-Use Activity Centers (units/gross acre)	30
FAR (SINGLE USE)	
Corridor Areas (min/max)	0.4/ 0.75
Mixed-Use Activity Centers(min/max)	0.4/ 1.5
Single-use developments are not allowed in the MC district on parcels outside a transit corridor.	
FAR (MIXED-USE)	
Corridor Areas(FAR) (min/max)	0.3/ 1.5
Mixed-Use Activity Centers (FAR) (min/max)	0.3/ 3.0
SETBACKS	
Build-to zone width (ft)	0; 20 max.
Side, min (ft)	0
Rear, min (ft)	0
HEIGHT (FT)	
Corridor Areas, max (single-use)	50
Corridor Areas, max (mixed-use)	90
Mixed-Use Activity Centers, max (single-use)	90
Mixed-Use Activity Centers, max (mixed-use)	150
DISTRICT-SPECIFIC DEVELOPMENT STANDARD	
See Section 19.7.7.G	

Figure 19.3.16-B: MC Example Lot Configuration

