

Jurisdiction		Zone District	Intent/Purpose	Minimum Lot Area	Residential Density	Setbacks	Maximum Building Height	Gross Floor Area	Maximum Lot Coverage	Landscaping
Littleton										
Longmont							Additional restrictions if within 75 of R-1 or R-2			
	MU-N	Mixed-Use Neighborhood	Provide ped-friendly mix of attached residential and smaller moderate-scale non-residential. It is intended to serve as a transition between established single-family neighborhoods and more intensive corridor, activity centers, or employment areas.	None		Front: 10 ft Side & Rear: 0 ft but must comply with landscape buffers	3 stories (one additional story or 15 ft for affordable housing, development within 1/4 of transit center)			
	MU-C	Mixed-Use Corridor	The MU-C district is intended to be conveniently located along primary corridors in the city with easy access to public transit and other amenities, with a focus on vertical integration of residential and nonresidential uses.	None		Front: minimum 10 ft maximum 100 ft from arterial and 25 ft from other streets Side & Rear: 0 ft but must comply with landscape buffers	4 stories (one additional story or 15 ft for affordable housing, development within 1/4 of transit center and vertical mixed-use development)			
	MU-D	Mixed-Use Downtown	The MU-D district is intended to encourage protection of the historic character of the downtown through preservation, rehabilitation, and adaptive reuse of historic structures.							
	MU-E	Mixed-Use Employment	The MU-E district offers flexibility in terms of the types of uses and the adaptive reuse of existing buildings to promote employment and live-work opportunities, as well as multifamily residential uses. The MU-E district is intended to accommodate a wide range of business opportunities in a pedestrian-friendly environment with easy access to public amenities, including parks, open space, and public transit.	None		Front: 10 ft Side & Rear: 0 ft but must comply with landscape buffers	4 stories (one additional story or 15 ft for affordable housing, development within 1/4 of transit center and vertical mixed-use development)			
	MU-R	Mixed-Use Regional Center	The MU-R district allows for pedestrian-friendly regional-scale employment, commercial activities, and multifamily residential uses with easy access to public amenities, including public transit.	None		Front: 10 ft Side & Rear: 0 ft but must comply with landscape buffers	4 stories (one additional story or 15 ft for affordable housing, development within 1/4 of transit center and vertical mixed-use development)			
Aurora										
	MU-N	Mixed-Use Neighborhood	The MU-N district is intended to accommodate neighborhood scale commercial nodes. The MU-N district supports small-scale, mixed-use neighborhood activity centers with comfortable gathering places that are located and scaled to provide minor/convenience services near residential neighborhoods while avoiding strip development patterns and avoiding the creation of destination retail or business uses serving areas beyond the immediate neighborhood.	No minimum. 10 acres contiguous and adjacent area maximum	16 du/ac max	Front: 0 ft from all streets, 20 ft from residential districts Rear and Side: 0 ft, 20 ft from Residential District	2 stories maximum	50,000 sf for all structures and 15,000 sf for each individual use		
	MU-OI	Mixed-Use Office/Institutional	The purpose of the MU-OI district is to accommodate office, institutional, and related low impact uses near residential areas. This district is intended to allow low- to medium-scale, low traffic generating office and residential uses in areas that can serve to buffer single-family residential areas from nearby more intensive commercial development. This district allows both residential and small- and moderate-scale commercial activities, with limited retail, services, and institutional uses			0 ft but must be in compliance with landscape regulations	75 ft. maximum			
	MU-C	Mixed-Use Corridor	The purpose of the MU-C district is to provide retail goods and services to satisfy the household and personal needs of the residents of nearby residential neighborhoods, those traveling on adjacent collector and arterial corridors, and to allow for higher intensity general business and service activities. The MU-C district should be located and designed to allow for access by pedestrians, bicyclists, and public transportation, in addition to automobiles. In Subareas A and B, the MU-C district is intended to promote sustainable infill redevelopment of older commercial sites, while mitigating the impacts of redevelopment on surrounding areas. In Subarea C, the MU-C district is intended to enable sustainable development of new medium-scale mixed-use centers	Minimum 40 acres of contiguous and adjacent area		0 ft but must be in compliance with landscape regulations	75 ft. maximum			
	MU-OA	Mixed-Use Original Aurora	The purpose of the MU-OA zone district is to enhance the character of and create a unique identity for Original Aurora, to protect existing residential neighborhoods by creating zoning suitable to the area's urban context while also attracting quality mixed-use development and redevelopment that encourages architectural diversity and high quality design, and to further the community's vision as outlined in the Comprehensive Plan.							
	MU-FB	Mixed-Use Fitzsimons	The MU-FB district is intended to include the important redevelopment area surrounding the former Fitzsimons Army Medical Center, now the Anschutz Medical Campus. It includes land uses that support and enhance redevelopment at Fitzsimons and improvements to surrounding neighborhoods. The MU-FB district is intended to provide services for and link to the University of Colorado Anschutz Medical Campus and the area being developed by the Fitzsimons Redevelopment Authority with the surrounding neighborhoods.		25 du/ac minimum		19 ft. minimum on arterials			

	MU-TOD	Mixed-Use Transit-Oriented Development	The MU-TOD district is intended to foster special, sustainable and urban places near transit stations that include places to live, work, shop, and recreate, to reduce reliance on the automobile and encourage the use of public transit, encourage job creation and economic growth through proximity to transit, encourage the integration of sustainable features such as green roofs, and provide citizens with new housing and lifestyle choices with a high level of amenities and social interaction.		Core 60 du/acre & Edge 20 du/acre minimum		No max in Core, 3-story minimum. No maximum or minimum in Edge (No maximum and 3 story minimum for affordable housing)			
	MU-R	Mixed-Use Regional	The MU-R district is intended to serve "image making" areas in Aurora such as gateways, major arterial street and highway intersections, and regional activity centers. The MU-R district allows for a mix of medium- to high-density residential and regional commercial uses, as well as other uses as shown in Table 3.2-1 (Permitted Use Table).	Minimum 40 acres of contiguous and adjacent area			No building taller than Focal Point; if no Focal Point yet constructed 100 ft.			
	MU-A	Mixed-Use Airport	The purpose of the Mixed-use Airport district is to enable the development of master planned developments that allow for a mix of uses, located and designed in accordance with the Comprehensive Plan, and that will allow Aurora to leverage the economic opportunities created by Denver International Airport. A wide variety of attached and detached single-family, two-family, and low- to medium-density multifamily housing is permitted.		40 du/acre maximum		Single-family and duplex 38 ft. maximum. Multi-family or mixed use 100 ft maximum.			
Arvada										
	MX-N	Mixed-Use, Neighborhood District			No maximum or minimum	Front: 5 ft for Nonresidential and 25 ft Mixed-Use Side: 5 ft. Rear: 10 ft. (2 ft with alley) Parking: 15 ft.	35 ft.		70%	Minimum landscape surface area 15% for residential and 20% for nonresidential and mixed-use
	MX-S	Mixed-Use, Suburban District			No maximum or minimum	Front: 10 ft for Nonresidential and 35 ft Mixed-Use Side: 10 ft. Rear: 20 ft. Parking: 20 ft.	45 ft.		60%	Minimum landscape surface area 25%
	MX-U	Mixed-Use, Urban District		None	No maximum or minimum	Front: 0 ft and 20 ft Mixed-Use Side: 0 ft. Rear: 0 ft. Parking: 20 ft.	as identified on the Official Zoning Map		75%	Minimum landscape surface area 15%
	MX-T	Mixed-Use, Transit-Oriented District		None	No maximum or minimum	Front: 0 ft and 20 ft Mixed-Use Side: 0 ft. Rear: 0 ft. Parking: 20 ft.	as identified on the Official Zoning Map		80%	Minimum landscape surface area 10%

Recommendation

Mixed-Use Designation	Intent/Purpose	Maximum Building Height	Residential Density
Mixed-Use Neighborhood	The MU-N district is intended to provide ped-friendly mix of attached residential and smaller moderate-scale non-residential. It is intended to serve as a transition between established single-family neighborhoods and more intensive corridor, activity centers, or employment areas.	3 stories (one additional story or 15 ft for affordable housing, development within 1/4 of transit center)	Maximum of 25 du/acre
Mixed-Use Corridor	The MU-C district is intended to be conveniently located along primary corridors in the county with easy access to public transit and other amenities, with a focus on vertical integration of residential and nonresidential uses.	3 stories (one additional story or 15 ft for affordable housing, development within 1/4 of transit center)	Minimum of 20 du/acre