

Article 3: Zoning Districts

Sec. 17-3.3. Mixed-Use, Activity Center, and Corridor Base Zoning Districts

(g) RAC: Regional Activity Center/Corridor District

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(1) Purpose

The purpose of the Regional Activity Center/Corridor (RAC) District is to provide lands that accommodate high- density, walkable, mixed-use development that serves the region. The district is primarily intended for commercial and mixed-use development, but high-intensity residential development is also appropriate.

Allowed uses include live/work and multi-family dwellings, mixed-use, offices, retail sales uses, commercial services, visitor accommodation, and vehicle sales and service uses.



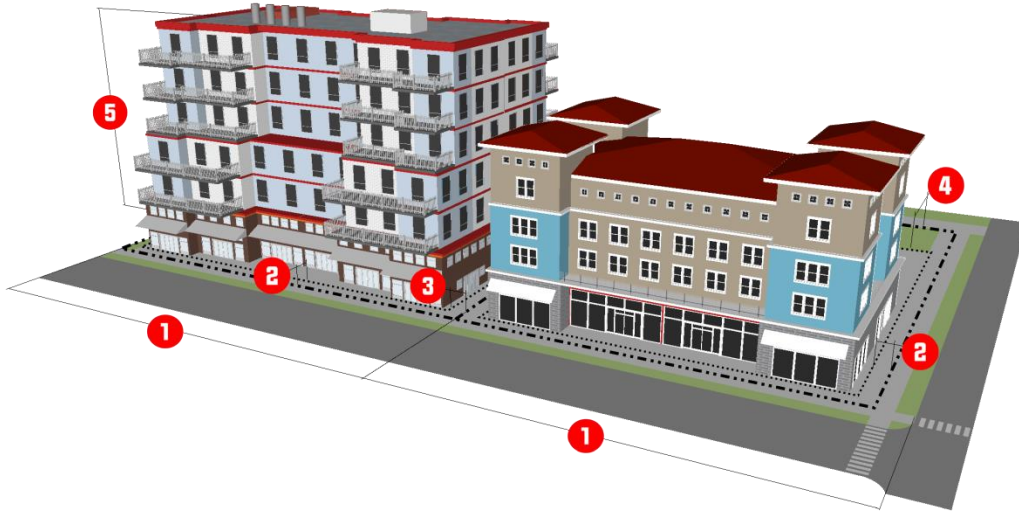
(2) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

(3) Intensity and Dimensional Standards

Standard	Multi-family and Mixed-Use	All Other Uses
Lot Area, min. (sf.)	10,000	5,000
1 Lot Width, min. (ft.)	75	50
Lot Coverage, max. (% of site area)		N/A
Density, max. (du/acre)		N/A
2 Front Yard Setback, min. (ft.)		5
3 Side Yard Setback, min. (ft.)		5
4 Rear Yard Setback, min. (ft.)		15
5 Building Height, max. (ft.)		100

Notes: ft. = feet sf. = square feet du. = dwelling unit



(4) Reference to Other Standards

Sec. 17-5.1	Access, Mobility, and Circulation	Sec. 17-5.8	Fences and Walls
Sec. 17-5.2	Off-Street Parking, Bicycle Parking	0	Exterior Lighting
Sec. 17-5.3	Landscaping	0	Signs
Sec. 17-5.4	Tree Protection	Sec. 17-5.11	Green Building Standards
Sec. 17-5.5	Open Space	Sec. 17-6.2	Minimum Design Standards
Sec. 17-5.6	Neighborhood Compatibility	0	Improvements and Sureties
Sec. 17-5.7	Form and Design Standards	Article 9	Definitions and Rules of Measurement