

What the MUR zoning designations mean:

In order to understand the maps and what new MUR zoning designations represent, a brief description is provided below. These designations evolved through the 185th Street Station Subarea Planning process, primarily in order to promote a “main street” feel along 185th Street, provide for neighborhood-serving businesses desired by the community, and address resident concerns about potential heights of new buildings. They represent a change from the current system of defining zoning by density maximums to using height limits instead.

**Please note that existing single-family homes would not be affected under any of the proposed new zones. The Planning Commission is debating whether NEW single-family homes would be allowed in some or all of the new zones, but if not, existing homes would be grand-fathered, and are therefore protected. It is also important to note that the City is not acquiring any land for redevelopment and does not build anything except municipal facilities (like City Hall or capital projects like road improvements).*

Mixed-Use Residential- 35 foot height limit (MUR-35)-The existing zoning category that most closely resembles MUR-35 is R-18, which means it would allow 18 dwelling units per acre (du/a). Both zones are intended to allow multi-family attached housing styles, such as row-houses and town-homes. MUR-35 could also allow for more commercial uses on streets not identified as “local”, including live/work lofts and professional offices. This would also allow people to convert existing homes to restaurants, yoga studios, etc. The height limit for this zone is 35 feet, which is the same as single-family (R-6) zones, and equates to a 3-story building.

Mixed-Use Residential- 45 foot height limit (MUR-45)-The existing zoning category that most closely resembles MUR-45 is R-48, which would allow 48 du/a. The height limit for R-48 currently varies from 40 feet if adjacent to single-family zones, 50 feet if adjacent to multi-family zones, and 60 feet with a Conditional Use Permit. Because building heights have been identified through previous Design Workshops as a concern in both the 185th and 145th Street Station Subareas, the new MUR-45 zone would be limited to 45 feet in height, regardless of adjacent zoning, which equates to a 4-story building.

The MUR-45 zone would allow housing styles such as row-houses, town-homes, and apartments; and commercial uses, including live/work lofts, ground-floor commercial with residential units above, and professional offices. This would also allow people to convert existing homes to restaurants, yoga studios, etc.

Mixed-Use Residential- 85 foot height limit (MUR-85)-This zone is intended to provide for more intense development, up to 7 stories tall, which is unlikely to be supported by market forces at this time, but may be in the future.

The October 9 Design Workshop will include computer modeling and representative pictures and illustrations of what potential buildings that would be allowed in each of the MUR zones may look like.