**MIXED-USE PEDESTRIAN RETAIL ZONING DISTRICT**

*The following is an outline of key provisions that should be considered in zoning district regulations designed to facilitate mixed-use, pedestrian-oriented retail development.*

**Pedestrian Street.** The first decision is to identify a street that is to be targeted for pedestrian-oriented development. This street will be shown on the zoning map as a Pedestrian Street.

**Uses.** Permitted uses in the district can include retail, office, institutional and residential. However, only retail uses will be permitted on the ground floor frontage of the pedestrian street.

**Retail Uses.** It is important to define “retail uses” for purposes of these regulations. Generally, these will be uses that primarily serve customers directly, on a walk-in basis.

**Building Placement.** A key provision is to require that any new building be located directly along the designated pedestrian street, with a maximum setback of up to 10 feet to accommodate outdoor seating or landscaping. Also, requiring that this streetside building occupy at least 80% of the lot frontage prevents a situation where the narrow side of a building is placed along the street, leaving space for a large streetside parking lot.

**Parking Placement.** The regulationsshould encourage parking to be located behind buildings in order to maximize the pedestrian orientation of the street. Proposals to place a parking lot on the side of a building can be classified as a “conditional use,” requiring special approval in accordance with specified criteria.

**Amount of Parking.** In order to reduce the negative impact of parking lots, it is advisable to reduce minimum parking requirements in these pedestrian-oriented districts and to establish maximums for the number of parking spaces provided.

**Driveways.** Wherever possible, driveways should be located on side streets or rear streets rather than on the designated pedestrian street. The width of curb cuts should be limited.

**Building Height**. Another key provision is to require that any new building on the designated pedestrian street be at least 2 (or 3) stories in height. This requirement will help ensure that developments will be mixed-use, and it will also increase the density and intensity of development, so as to increase pedestrian activity and the viability of public transit.

**Building Entrances.** In addition to requiring that new buildings be placed along the pedestrian street, it should be required that a building entrance be located along the pedestrian street.

**Windows.** Similarly, in order to increase the connection between uses and the street, it should be required that clear glass windows occupy the great majority of the first floor building frontage, between a height of 2 feet above the ground and about 8 feet above the ground.

**Existing Buildings.** For existing buildings, the regulations should prevent the replacement of ground floor retail uses with non-retail uses and should prioritize the establishment of retail uses in vacant space fronting on the pedestrian street.