

## **MIXED USE DISTRICT, MU**

### **Sec. 11.02.251 Purpose**

The Mixed Use District is established to provide for a vertical mix of commercial and residential uses within the same buildings within an otherwise exclusively commercial development. The district is intended to accommodate a physical pattern of development often found along village main streets and in neighborhood commercial areas of older cities. It provides for a mix of uses within a more compact design, enhanced by public places, and encourages bicycle and pedestrian circulation.

The purpose of the Mixed Use District, MU, is to accommodate mixed-use buildings with neighborhood-serving retail, service, and other uses on the ground floor and residential units above the nonresidential space. This district is designed to encourage development that exhibits the physical design characteristics of pedestrian-oriented, storefront-style shopping streets, and to promote the health and well-being of residents by encouraging physical activity, alternative transportation, and greater social interaction.

### **Sec. 11.02.252 Permitted uses**

#### Residential

1. Artist live/work space
2. Apartments (3+ multifamily dwelling units) located above the ground floor only.
3. Condominiums (3+ single-family dwelling units) located above the ground floor only.

#### Commercial

1. Art studio
2. Art gallery
3. Administrative and business offices
4. Automatic teller machines
5. Banks, with or without drive-through facilities
6. Bars, cocktail lounges
7. Communication services and facilities
8. Convenience store
9. Day care center, Adult
10. Day care center, Child
11. Dry cleaning and/or laundry, on-site
12. Food sales, general (grocery store)

13. Hardware store
14. Indoor sports and recreation
15. Medical or dental clinic
16. Medical offices
17. Commercial parking lot
18. Personal Improvement services, limited
19. Personal services, general
20. Drugstores
21. Places of worship
22. Print shop
23. Professional offices
24. Public buildings, uses
25. Restaurants, limited
26. Retail gift store
27. Retail stores
28. Theaters (indoor), concert halls, and meeting rooms (accommodating one hundred fifty (150) people or less)
29. Veterinary Clinic
30. Wireless telecommunications facilities

#### Industrial

1. Manufacturing, custom
2. Manufacturing, processing, and assembly, light
3. Software development
4. Wireless communication facilities, stealth and co-located only

#### Public

1. Places of worship

2. Public buildings, uses
3. Utility services, general
4. Vocational or Trade school
5. College or University

Other

1. Secondary uses specific to this district, Sec. [11.02.258B](#)
2. Home Occupations

**Sec. 11.02.253 Height regulations**

100 feet is the maximum height for all buildings.

No portion of a building within 100 feet of the property line of a single-family residential use district shall exceed thirty-five (35) feet in height.

Permitted heights can exceed the maximum feet shown when and only when structured parking is included in the construction design of the building and occurs in the same phase of construction as the building and providing for a minimum of one-third (1/3) the number of the required parking spaces that are required by ordinance to separately serve the uses within the building.

**Sec. 11.02.254 Setback regulations**

The entire building facade shall abut the front and side street building setback lines or be located within ten (10) feet of such lines.

**Front setback. 50 feet**

Fifty (50) feet from major arterials and twenty five (25) feet from other street classifications.

**Side setback street. 50 feet**

Fifty (50) feet from major arterials and twenty five (25) feet from other street classifications.

**Side setback. 20 feet**

The side yard setback shall be a minimum of twenty five (25) feet if the lot is a corner lot.

**Side Setback-adjacent to single-family. 20 feet**

**Rear Setback. 20 feet**

**Rear Setback at street. 50 feet**

Fifty (50) feet from major arterials and twenty five (25) feet from other street classifications

**Rear Setback adjacent to single family. 20 feet**

**Sec. 11.02.255 Lot regulations**

Minimum Site Area. 10 acres

Minimum Lot Width. 200 feet

Minimum Lot Depth. 300 feet

Minimum Lot Size. 60,000 sf

**Sec. 11.02.256 Off-street parking regulations**

A. Off-street parking is not required for nonresidential uses unless such uses exceed three thousand (3,000) square feet of gross floor area, in which case off-street parking must be provided for the floor area in excess of three thousand (3,000) sq. ft.

B. Off-street parking spaces must be located to the rear of the principal building or otherwise screened so as to not be visible from public right-of-way or residential zoning districts.

**Sec. 11.02.257 Building regulations**

A. Floor-to-floor heights and floor area of ground floor space:

1. All commercial floor space provided on the ground floor of a mixed-use building shall have a minimum floor-to-ceiling height of eleven (11) feet.

2. All commercial floor space provided on the ground floor of a mixed-use building must contain the following minimum floor area:

a. At least eight hundred (800) square feet or twenty five (25) percent of the lot area (whichever is greater) on lots with street frontage of less than fifty (50) feet; or

b. At least twenty (20) percent of the lot area on lots with fifty (50) feet of street frontage or more.

B. Transparency:

1. A minimum of seventy five (75) percent of the street-facing building facade between two feet and eight feet in height must be comprised of clear windows that allow views of indoor space or product display areas.

2. The bottom of any window or product display window used to satisfy the transparency standard of paragraph (1) above may not be more than 3 feet above the adjacent sidewalk.

3. Product display windows used to satisfy these requirements must have a minimum height of four (4) feet and be internally lighted.

C. Doors and Entrances:

1. Buildings must have a primary entrance door facing a public sidewalk. Entrances at building corners may be used to satisfy this requirement.

2. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to a cluster of shops or businesses.

D. Apartments shall contain a minimum square footage of living area as follows:

Studio unit: four hundred fifty (450) square feet

One bedroom unit: six hundred fifty (650) square feet

Two bedroom unit: seven hundred thirty (730) square feet of living area

Each additional bedroom requires a minimum of eighty (80) square feet of living area.

E. Each exterior wall area of a site built in this district shall have a minimum of seventy five (75) percent masonry construction exclusive of doors and windows. No EIFS or metal panels with factory applied coatings shall be used for exterior walls.

[Editor's note—The subsection numbers as follows are exactly as numbered by the city.]

The percentage masonry requirement may be reduced on individual walls if the following criteria are met:

8. The wall face(s) where the reduction is being applied is not visible from any adjacent public ways,
9. The overall building meets the percentage masonry required by the district plus ten (10) percent, and
10. The wall(s) with the reduced masonry provide one or a combination of architectural elements listed below:

e. At least 50 percent of the length of the exterior wall(s) shall be covered by awnings that have a minimum depth of ten (10) feet, or

f. At least 50 percent of the length of the exterior wall(s) shall be covered by windows, columns, trellises or arbors that are mounted to the exterior wall of the building a minimum of twelve (12) feet and not to exceed twenty (20) feet in height.

Example: (Wall 1 = 90%; Wall 2 = 90%; Wall 3 = 90%; Wall 4 = 70%)/4 = Total wall area of 85%.

F. Mirrored glass is not permitted.

G. The gross floor area of commercial establishments in the MU District shall not exceed twenty thousand (20,000) square feet.

H. The maximum floor to area ratio (FAR) shall be 2.0 for mixed-use buildings and 1.25 for all other buildings.

#### **Sec. 11.02.258 Regulations specific to the district**

A. All permitted uses in the MU District must be conducted within completely enclosed buildings. This requirement does not apply to off-street parking or loading areas, automated teller machines, or outdoor seating areas.

B. Secondary uses shall be limited to facilities provided for the safety, security, and operation of the principal permitted use, including site security offices, firefighting facilities, first aid stations, and caretaker facilities.

C. These regulations are provided to prevent any use or operation, including those permitted by right, from creating a dangerous, injurious, noxious or unreasonably objectionable condition so as to adversely affect areas outside of the district.

EXAMPLE ONLY/DRAFT