

SECTION 19. MU-2 – MIXED-USE COMMUNITY DISTRICT.

- A. **Purposes.** The MU-2 district is intended for walkable mixed-use areas at a moderate scale, primarily for commercial service and retail uses that support adjacent or nearby neighborhoods in an alternative format than the more conventional highway or large-scale commercial uses. It maintains a compact form and significant connections between adjacent areas for vehicles, bicycles and pedestrians. The mixed use district serves to promote the health and well-being of nearby residential by encouraging physical activity, social interaction and alternative transportation. It should include a balanced mix of street level retail and service uses, and permits upper level employment or residential uses. Civic uses may also occupy prominent locations in the district, but should not be the primary functions or destinations.
- B. **Applicability.** The MU-2 district is applicable as a community focal point for several neighborhoods. The overall district should primarily feature businesses that serve a typical target market area of 1 to 2 miles for the majority of its on-site business, and generally contains between 100,000 and 350,000 square feet of ground-level commercial district-wide. Retail and service uses typically found in a B-2 district, although some tenants that occupy between 30,000 and 70,000 square feet may support the Center. The district shall be composed of three or more use categories: Retail, Service, Employment, Residential and Civic.

The total area of the district should be between 10 to 70 acres.

- C. **Required Lot and Building Dimensions.**

	DIMENSION	STANDARD	EXCEPTION
NON-RESIDENTIAL USES	LOT AREA	At least 2,000 sf, but no more than 50% of the block	Lots for Civic uses, may occupy up to 100% of a block if it is a smaller block designed as a focal point of the Community center.
	LOT FRONTAGE	25' – 200'	Lots with multi-tenant building frontages, and lots for Civic uses may occupy an entire block face.
	REQUIRED FRONT BUILDING LINE	0' to 10'	See Commercial Center Design Standards for exceptions. (3.08)
	SIDE SETBACK	0' if party wall; or 5' if not party wall	
	REAR SETBACK	0' if abutting commercial; 20' if abutting a residential	▪ See Commercial Design Standards for rear/side location parking requirements (3.08)
	MAXIMUM BUILDING HEIGHT	4 stories, up to 48'	▪ See 3.05.001 for Height exceptions
RESIDENTIAL USES	Same as the residential lot types and standards as identified in Table 5-2		

- D. **Permitted Uses.** The uses permitted in the MU-2 district are specified in Table 5-1 as either “permitted” or “conditional” or “restricted.”
- E. **Restrictions on Particular Uses.** The following “Restricted” uses have the additional requirements specified in this section.

1. **Detached/Attached Dwelling Units and Multi-dwelling Structures.** Detached/Attached dwelling units and multi-dwelling structures shall be located on secondary or support streets of the District, and shall not be permitted on the primary retail and pedestrian-oriented streets. Apartments may be allowed in an MU District, provided they are located on the upper level of a commercial use and if they stand alone they do not exceed a height of 28 feet or two stories, are in small pods, and have no more than 50 units. They shall be separated from other apartment complexes by a distance of 1,000 feet. (Ord. No. 2010-10, §5, 5-25-2010)

2. **Mixed-use Dwelling Units** must meet the following specific site and building design standards:
(Ord. No. 2012-04, §5.4-24-2012)
 - a. Each unit, residential and commercial, shall have two clearly distinct areas.
 - b. Each area shall separately and independently meet the required building codes applicable to the intended use for that portion of the building.
 - c. Occupational or vocational uses allowed in the non-living portion may be any non-residential use allowed in the zoning district. The use shall not by reason of noise, odor, or physical operation create any impacts on adjacent lots that are adverse to adjacent uses. Uses with a tendency to create external impacts or visible signs of operation may be further limited in terms of site design or hours of operation in order to minimize potential impacts.
 - d. Required parking shall be based on the greater of the parking required for the non-living area or the living area.
3. **Automobile Convenience Stores.** Automobile Convenience Stores must meet the following specific site and building design standards in the MU-2 district:
 - a. Pump islands and service locations shall be limited to no more than two islands and no more than 8 service locations, and shall be set back at least 20 feet from any right-of-way or lot line.
 - b. Canopies shall be no more than 14 feet high, gabled roofs with recessed lighting, and shall be setback at least 10 feet from any property line, and shall cover no more than 1,500 square feet of area.
 - c. Gas stations shall be located only on secondary or support streets and shall otherwise meet the intent, guidelines, and design standards for buildings in the district.
 - d. Curb cuts and driveways shall be limited to no wider than 30 feet and no more than 30% of the lot frontage, whichever is less.

F. **Specific Site and Building Design Standards.** Due to the more compact development pattern, and the important relationship between the design of buildings, sites, open spaces and streetscapes in creating a walkable, mixed-use environment integrated into adjacent neighborhoods, the Commercial Center Design Standards in Article 3, Section 08 of the Zoning Ordinance shall apply in the MU-2 district.

PERMITTED USES BY DISTRICT	
P= Permitted generally, subject to ordinance standards	MU-2
R= Restricted, subject to specific conditions in this Ordinance	
CC= Conditional, subject to City Council review and approval	
L= Limitations as provided in Article 3, Section 18	
Residential Use Category	
<i>Detached Dwelling</i>	R
<i>Attached Dwelling</i>	R
<i>Multi-Dwelling Structure</i>	R
<i>Mixed-Use Dwelling</i>	P
<i>Garden Home</i>	P

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<i>Personal Care Home</i>	P
Civic Use Category	
<i>Assembly</i>	CC
<i>Club or Lodge</i>	P
<i>Government Facility</i>	P
<i>Museum or Library</i>	P
<i>School</i>	P
Employment Use Category	
<i>Neighborhood Office</i>	P
<i>General Office</i>	P
<i>Major Office or Office Complex</i>	CC
Retail Use Category	
<i>Automobile Gas Station fronting IH-10</i>	P
<i>Automobile Convenience Store</i>	CC
<i>Automobile Convenience Store fronting IH-10</i>	P
<i>Brew Pub</i>	P
<i>Mobile Food Vendor</i>	P
<i>Restaurant (Convenience – non drive-thru)</i>	P
<i>Restaurant (Convenience – drive-thru)</i>	P
<i>Restaurant (Limited)</i>	P
<i>Restaurant (General)</i>	P
<i>Grocery Store</i>	P
<i>Supermarket Store</i>	R

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<i>Retail (Drive-thru)</i>	P
<i>Retail (Neighborhood)</i>	P
<i>Retail (General)</i>	P
<i>Retail (Major)</i>	R
<i>Thrift Store (without outside storage/donation bin)</i>	P
<i>Winery</i>	P
<i>Outdoor Retail Display</i>	P
<i>Shopping Center</i>	P
Service Use Category	
<i>Automobile Service w/ outside storage</i>	CC
<i>Automobile Service w/o outside storage</i>	P
<i>Bank and Financial Institutions</i>	P
<i>Bank Kiosks</i>	P
<i>Bar</i>	P
<i>Barber and Beauty Shop (also see Spa)</i>	P
<i>Bed & Breakfast</i>	R
<i>Bus Terminal</i>	P
<i>Day Care Nursery (more than 6 children with or without home occupation)</i>	P
<i>Day Care / Before or After School</i>	P
<i>Funeral Home or Mortuary</i>	P
<i>Gym (Neighborhood)</i>	P
<i>Gym (General)</i>	P
<i>Gym (Major)</i>	CC

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<i>Health Clinic</i>	P
<i>Hotel or Motel</i>	CC
<i>Hotel (Boutique)</i>	P
<i>Laundry (Self Service)</i>	P
<i>Long Term Care Facility</i>	P
<i>Medical Office</i>	P
<i>Nightclub</i>	P
<i>Parking Lot or Parking Garage</i>	CC
<i>Recreational and Entertainment Facility</i>	CC
<i>Spa</i>	P
<i>Theater</i>	P
<i>Veterinary Clinic</i>	P
<i>Video or Pinball Arcade</i>	P
Manufacturing and Utility Use Category	
<i>Utility Station, Sub-station, or Service Center</i>	CC