

SECTION 16. MU-1 – MIXED-USE NEIGHBORHOOD DISTRICT.

- A. **Purposes.** The MU-1 district is intended for walkable mixed-use areas at a small scale, primarily for a blended mix of residential, commercial service and retail uses that support adjacent neighborhoods. It maintains a compact form and significant connections between adjacent areas for vehicles, bicycles and pedestrians. It should include a balanced mix of street level retail and service uses, and permits employment or residential uses. The mixed use district serves to promote the health and well-being of nearby residential by encouraging physical activity, social interaction and alternative transportation. Civic uses may also occupy prominent locations in the district, but should not be the primary functions or destinations.

- A. **Applicability.** The MU-1 district is applicable as a focal point for residential neighborhoods. The overall district should primarily feature businesses that serve a typical target market area of ½ to 1 mile for the majority of its on-site business, and generally contains between 25,000 and 125,000 square feet of ground-level commercial district-wide. Retail and service uses typically found in a B-1 district, although one anchor or destination tenant may support the Mixed Use District. The district shall be composed of two or more use categories: Retail, Service, Employment, Residential and Civic.

The total area of the district should be between 5 to 15 acres (2 to 6 blocks).

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

	DIMENSION	STANDARD	EXCEPTION
Non-Residential Uses	LOT AREA	At least 2,000 sf, but no more than 25% of the block	Lots for an Anchor building, lots with multi-tenant building frontages, or lots for Civic uses, may occupy up to 50% of a block.
	LOT FRONTAGE	25' – 50'	Lots for an Anchor building, lots with multi-tenant building frontages, Cottage style/condominium and lots for Civic uses may occupy an entire block face.
	REQUIRED FRONT BUILDING LINE	0' to 10'	▪ See Commercial Design Standards (3.08)
	SIDE SETBACK	0' if party wall; or 5' if no party wall	
	REAR SETBACK	0' if abutting commercial; 10' if abutting a residential	▪ See Commercial Design Standards for rear/side location parking requirements (3.08)
	MAXIMUM BUILDING HEIGHT	28'	
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-1 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-1 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, 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.
 4. Restaurant (Convenience – non drive-thru and drive-thru) shall be approved by the Planning and Zoning Commission. **(Ord. No. 2010-10, §5, 5-25-2010)**
 5. Bars that are located in an MU-1 district shall be located no closer than 100 feet of a Residential Use and shall be no more than 2,500 sf

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-1 district.

PERMITTED USES BY DISTRICT	
P= Permitted generally, subject to ordinance standards	MU-1
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

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<i>Mixed-Use Dwelling</i>	P
<i>Garden Home</i>	P
<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>	CC
Retail Use Category	
<i>Automobile Convenience Store</i>	CC
<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>	R
<i>Restaurant (Limited)</i>	P
<i>Restaurant (General)</i>	P
<i>Grocery Store</i>	P
<i>Retail (Drive-thru)</i>	P
<i>Retail (Neighborhood)</i>	P

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<i>Retail (General)</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 Rental</i>	P
<i>Automobile Service w/o outside storage</i>	CC
<i>Bank and Financial Institutions</i>	P
<i>Bank Kiosks</i>	P
<i>Bar</i>	R
<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>	CC
<i>Gym (Neighborhood)</i>	P
<i>Gym (General)</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>	CC

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<i>Medical Office</i>	P
<i>Parking Lot or Parking Garage</i>	CC
<i>Recreational and Entertainment Facility</i>	CC
<i>Spa</i>	P
<i>Theater</i>	CC
<i>Video or Pinball Arcade</i>	P
Manufacturing and Utility Use Category	
<i>Utility Station, Sub-station, or Service Center</i>	CC