

Mixed Use (MU)

Purpose

Mixed use districts are intended as dense, diverse, walkable areas that facilitate residential, commercial, employment and recreation uses in a single location. Mixed use districts should incorporate a variety of complementary uses that are mutually supportive and integrated into the community. The density and precise mix of uses in the mixed use district may vary, but these districts should always be located in, or adjacent to key centers of activity. Successful mixed use districts require an active and inviting public realm, and safe and inviting pedestrian amenities. Design of public and private components is critical in mixed use districts to ensure that the concentrated mix of uses and activities functions efficiently and creates an active, inviting environment. Common mixed use development configurations include active uses such as retail, restaurants and services at the street level, with residential or office space above.

Dimensions

Building Types	Lot		Setbacks (min. ft.) [1]				Development Coverage (max.)		Max. Height (ft.)
	Lot Area (min, sq. ft.)	Max Lot Coverage (%)	Front	Side		Rear	Density (min/max)	FAR	
				Interior	Abutting Street				
Multi-Unit Dwelling	4,000	70	15	0	0	10	12/24	--	75
Live-Work [2]	5,000	70	15	0	15	10	--	1.0	50
Mixed-Use (up to 60,000 sq. ft.)	[3]	70	0	0	0	10	--	1.0	[4]
Office	[3]	70	0	0	0	10	--	1.0	[4]
Civic	[3]	70	0	0	0	10	--	1.0	[4]

Notes:

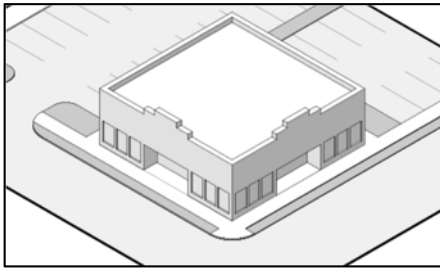
- [1] MU abutting residential shall match the side yard setbacks of the residential district and provide a 20-foot rear yard setback.
- [2] Standards for new construction, the city may permit conversion of existing structures that do not meet these dimensional standards.
- [3] Must meet structure size and setbacks.
- [4] Maximum heights: (a) fronting arterial street: 75 ft, (b) fronting local or collector street: 50 ft, (c) fronting or adjacent to residential: 35 ft.

Floor-to-Ceiling Heights and Floor Area of Ground Floor Space

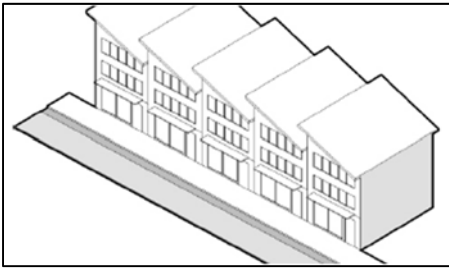
- (1) All commercial floor space provided on a ground floor of a mixed-use building must have a minimum floor-to-ceiling height of 11 feet.
- (2) All commercial floor space provided on the ground floor of a mixed-use building must contain the following minimum floor area:
 - a. At least 800 sq. ft. or 25% of the buildable lot area, whichever is greater, on lots with street frontage of less than 50 feet; or
 - b. At least 20% of the buildable lot area on lots with 50 feet or more of street frontage.

Parking for mixed-use and non-residential structures shall be located within either the side or rear yard.

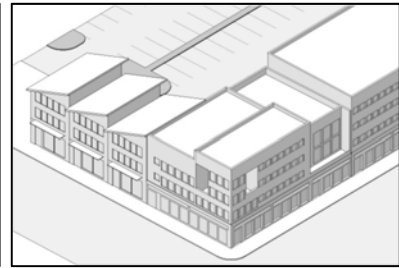
Building Types



Commercial Building



Live/Work Building



Mixed-Use Center

Uses

The following is a list of the uses allowed within this district:

- Accessory Car Wash
- Amusement Parlor/Arcade
- Athletic Area
- Automated Teller Machine
- Barber[shop], Beauty Shop, Spa
- Bed and Breakfast Inn
- Brewery, Distillery or Winery
- Bus Terminal
- Business and Professional Office
- Child Care Center
- Civic, Social, and Fraternal Organizations
- Commercial Parking
- Commercial Services, General
- Community Center
- Community Garden
- Congregate Living Facility/Senior Housing
- Cultural Institutions
- Drugstore/Pharmacy w/ drive-thru
- Drug-store/Pharmacy
- Dry Cleaner/Laundromat/ Laundry Service Station
- Dry Cleaner w/ drive-thru
- Electric Vehicle Charging Station
- Family Day Care Home
- Financial Institution
- Financial Institution w/ drive-thru
- Government Offices and Facilities
- Group Day Care Home
- Hospital
- Hotel and Motel
- Live/Work
- Loft
- Massage Establishment
- Medical and Dental Offices and Clinics
- Microbrewery
- Minor Facilities/Office
- Multi-Family Dwellings
- Nursing, Convalescent, and Rest Home
- Off-Premises Contacts (OPC)
- Pet Grooming
- Pet Shop
- Public Service Facilities
- Recreation and Entertainment, Indoor
- Religious Assembly
- Restaurant
- Restaurant w/ Drive-Thru
- Retail, General
- Retail w/ Drive-Thru
- School, Primary or Secondary, Public or Private
- School, Vocational-Technical and Trade
- Service Stations
- Single-Family Dwelling, Attached (3 or more units)
- Studio – Art, Fitness, Music, Dance
- Tattoo Parlor
- Theater
- Timeshare Unit
- University or College
- Urgent Care Facility
- Veterinarian, Indoor Only

The following is a list of the special uses allowed within this district:

- Antenna and Antenna Support Structure
- Food Truck Court
- Park and Playground
- Park and Ride Lot
- Private Marina
- Public Marina
- Recreation and Entertainment, Outdoor
- Recreation Areas and Facilities