

## MU MIXED USE DISTRICT

### 156.201 Purpose.

The regulations set forth in this Chapter, or set forth elsewhere in this Ordinance when referred to in this Chapter, are the district regulations for the MU Mixed Use District.

The Mixed-Use District is intended to provide for compact, pedestrian-friendly mixed-use areas of limited size with a variety of residential, office and service uses that serve the adjacent neighborhood needs. It is intended to serve as a transitional use of land between commercial or industrial districts and residential districts.

### 156.202 Permitted Uses

1. Commercial uses contained in 156.430 of this Ordinance.
2. Dwelling, Single-Family Attached
3. Multi-family dwellings. These units shall not be on ground/first level of any building also containing a Commercial use listed in 156.430 of this Ordinance, except that a maximum of the 40% of the ground floor area may be residential provided it is not adjacent to a front or street side yard.
4. Churches
5. Parks, playgrounds, and civic buildings.
6. Accessory buildings and accessory uses customarily incident to any of the above uses. Provided they are subordinate in size area.

Any existing use, which is conforming as of **Date TBD**, shall be considered a conforming use for that zoning lot for the purposes of this Ordinance. The use can change to any other listed conforming use for the zoning lot, or to a special use. The zoning lot for the businesses after **Date TBD**, may expand provided that the new area is a listed conforming use for that zoning lot or to a listed special use by following the procedures in 156.565, Special Use Regulations.

### 156.203 Special Uses

1. Dwelling, single family
2. Dwelling, two-family

### 156.204 General Provisions.

1. Chain link fences shall not be allowed. Fences shall not exceed 4-feet in height when located in the front yard setback and may not exceed 6-feet in height when located in the side or rear side yard.
2. Paving shall not be allowed over or through the City-owned right-of-way in front of any Commercial use, except for driveways providing access to an approved parking lot.
3. Off-street parking requirements must be contained entirely outside of the public right-of way.
4. All regular business must take place inside a structure, except for authorized outdoor dining or an authorized special/seasonal event permit.
5. Multiple buildings are allowed on one zoning lot.
6. Exterior storage of goods and equipment is not permitted.
7. Only one driveway approach shall be permitted on each street frontage, of each premise. At locations where driveways are not shared with an adjoining property each driveway shall be placed in such a way as to not impede the visual clearance to access the public street.

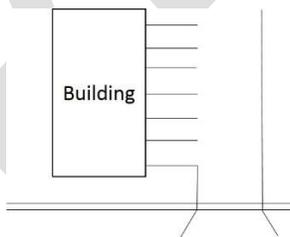
**156.205 Bulk Requirements.**

The following requirements shall be observed:

Maximum Front Yard Setback	10 feet
Side Yard Setback	5 Feet
Street Side Yard Setback* add definitions	10 Feet
Rear Yard Setback	None required, except adjacent to a residential district, where there shall be a 15-foot minimum setback.
Minimum Lot Area	10,000 sq. ft.
Lot Width	An average width of 100 feet minimum.
Minimum Height	20 feet, inclusive of design features

**156.206 Parking Requirements.**

1. Whenever structures are erected or structurally altered, parking spaces shall be provided on the same zoning lot as the building in accordance with 156.515-156.522 of this Ordinance. Uses which predominately occur during different times may share parking if it can be demonstrated that collectively the minimum number of parking spaces is provided at all time.
2. Parking lots shall be located in the rear of all commercial uses or on the side. Parking located on the side is allowable in accordance with the following:
  - The parking must not extend into the required front yard setback.
  - Landscaping shall be placed between the parking spaces and the front property line in accordance with 156.503(E)(1)
  - A single parking aisle with parking on one side, which is adjacent to the building, and meets the minimum dimension of the City’s parking space requirements, is allowable. See sample below.



3. Parking areas shall be designed to minimize headlights shining into residential properties.
4. Parking areas shall be set back 5 feet from the property line and shall be landscaped with vegetation and or turf. This requirement can be waived where parking lots adjoin and have cross access agreements/easements.
5. The maximum amount of surface parking shall not exceed the specified minimum by more than then (10) percent or two spaces, whichever is greater. If additional parking is desired, it must be placed underground, within an enclosed building, or in a tuck-under garage. The exception is shared parking when a zoning lot is developed/redeveloped with shared uses in mind.

**156.207 Design Guidelines.**

1. All attached or detached garages shall be placed towards the rear of a building except on a corner,

where the side may also be allowed. These can be accessed via privately controlled lanes and alleyways.

2. One story commercial buildings shall be constructed to appear of greater height in relation to the street. This can be achieved through the use of pitched roofs with dormers or gables facing the street, a higher parapet, and/or the use of an intermediate cornice line to separate the ground floor and the upper level.
3. Driveway locations shall be spaced such that they are at least 5 feet from any adjacent driveway.
4. Shared driveways are allowed.
5. Driveway location shall comply with the requirements of the vision clearance, as stated in 156.021.
6. Accessory structures shall not be placed in such a manner that they extend in front of the rear building line of the primary structure.

### **156.208 Architectural Standards**

1. The front façade, or any façade that directly abuts a public right-of-way including a street side yard of any building shall be at least fifty (50) percent brick or masonry stone.
2. All sides of buildings visible from the public right-of-way shall be architecturally treated to produce an aesthetically pleasing facade that is compatible with surrounding buildings and cohesive as development block. Exterior materials of commercial quality shall include wood, masonite, aluminum, steel, decorative concrete block, stucco, brick or other similar materials with an effective life of 25 years or greater. Smooth-faced concrete block shall not be permitted.
3. All rooftop mechanicals must be placed or screened in such a way that they are not visible from any public street, alleyway or park.
4. The front façade and street side façade of any new non-residential building shall be comprised of at least fifty (50) percent windows and doors at the ground level.
5. Accessory structures shall be constructed of similar and/or complimentary materials as the primary structure and shall be required to be compromised of at least twenty-five (25) percent windows and doors at the ground level.
6. Accessory structures that are not open for business to the public are exempt from the window and door requirements of #5 above provided they are placed between the rear of the primary building and rear yard setback and are not visible from the public street. The structure is subject to compliance with #2 above.
7. All structures must be constructed on permanent foundations and may not be placed in a temporary manner.

### **156.209 Landscaping:**

1. Parking lots shall require one tree for every 10 spaces, in addition to the tree required in the landscape setback areas.
2. Landscaping is required in the front yard setback and the street side yard setback and shall include one tree for every 40 lineal feet of frontage. 20 percent of the land area located within the front yard or street yard setback area must be landscaped with perennial plant material and appropriately mulched. The remainder of the area must be maintained with turf grasses or additional plant material, but may not be filled completed with mulch material.

### **156.210 Signs** See Section 156.550-156.552 Signs for additional requirements

1. Freestanding signs shall be limited to monument signs only with a permitted size that shall be no more than 48 square feet in area and 10 feet in height.
2. Roof signs are not permitted.

3. Directional signs limited to two per premise shall be permitted and shall be limited to 6 square feet each with a maximum height of 4 feet.

REVIEW