

M-U: Mixed Use

1. **Purpose.** To provide for a mix of light manufacturing and office park employment centers, retail, service and multifamily residential uses with appropriate screening, buffering and open space and enhancement of natural features and other amenities such as trails, shared drainage facilities, and common landscape and streetscape character. This District implements the *commercial*, *commercial/ industrial*, *industrial* and *mixed use* future land use classifications of the Growth Plan, as well as serving as a transition between residential and nonresidential use areas.

2. **Authorized Uses.** Table 3.5 lists the authorized uses in the M-U district.

3. **Intensity.** Subject to the development standards in this Code, the following intensity provisions shall apply:

- a. Nonresidential intensity shall not exceed a floor area ratio (FAR) of 0.50;
- b. Nonresidential minimum lot size shall be one (1) acre, except where a continuous commercial center is subdivided;
- c. Maximum building size shall be 150,000 square feet unless a Conditional Use Permit is issued;
- d. Maximum gross residential density shall not exceed twenty-four (24) units per acre;
- e. Minimum net residential density shall be eight (8) units per acre.

4. **Performance Standards.** Development shall conform to the standards established in this Code

- a. Refer to any applicable overlay zone district and/or corridor design standards and guidelines.

- b. **Loading/Service Areas.** Loading docks and trash or other service areas shall be located only in the side or rear yards.

- c. **Vibration, Smoke, Odor, Noise, Glare, Wastes, Fire Hazards and Hazardous Materials.** No person shall occupy, maintain or allow any use in an M-U District without continuously meeting the following minimum standards regarding vibration, smoke, odor, noise, glare, wastes, fire hazards and hazardous materials. Conditional Use Permits for uses in this district may establish higher standards and conditions.

- (1) **Vibration:** Except during construction or as authorized by the City, activity or operation which causes any perceptible vibration of the earth to an ordinary person on any other lot or parcel, shall not be permitted.
- (2) **Noise:** The owner and occupant shall regulate uses and activities on the property so that sound never exceeds sixty-five decibels (65 dB) at any point on the property line.
- (3) **Glare:** Lights, spotlights, high temperature processes or otherwise, whether direct or reflected, shall not be visible from any lot, parcel or right-of-way.
- (4) **Solid and Liquid Waste:** All solid waste, debris and garbage shall be contained within a closed and screened dumpster, refuse bin and/or trash compactor(s).

M-U Summary	
Primary Uses	Employment, residential, limited retail, open space
Max. Intensity	Nonresidential: 0.50 FAR
Maximum Density	Residential: 24 units per acre
Minimum Density	Residential: 8 units per acre
Max. Bldg. Size	150,000 sq. ft. (30,000 sq. ft. for retail)

Incineration of trash or garbage is prohibited. No sewage or liquid wastes shall be discharged or spilled on the property.

- (5) **Hazardous Materials:** Information and materials to be used or located on the site whether on a full-time or part-time basis, that are required by the SARA Title III Community Right to Know shall be provided at the time of any City review, including the site plan. Information regarding the activity or at the time of any change of use or expansion, even for existing uses, shall be provided to the Director.
- (6) **Outdoor Storage and Display:** Outdoor storage and permanent display areas shall only be located in the rear half of the lot beside or behind the principal structure. Portable display of retail merchandise may be permitted as provided in Chapter Four.

Table 3.2
ZONING DISTRICTS DIMENSIONAL STANDARDS

Zoning District	Minimum Lot Size ^{12,13}		Minimum Street Frontage ¹²	Minimum Setbacks ¹ (Principal/Accessory Building)			Max. Lot Coverage (%)	Max. FAR	Max. Height (ft.)
	Area (sq. ft.)	Width ¹¹ (ft.)		Front ⁸ (ft.)	Side (ft.)	Rear ⁸ (ft.)			
See Section	3.2.B	3.2.C	3.2.D	3.2.E	3.2.E	3.2.E	3.2.F	3.2.G	3.2.H
Nonresidential Zoning Districts									
M-U	1 Acre	100	N/A	15/25	15/15	25/25	N/A	0.5	40 ⁹
<p>GENERAL NOTE: See the Alternative Residential Development Standards of Chapter Five for additional information regarding flagpole lots, attached housing, zero lot line and cluster development. Some properties might also be subject to additional restrictions and/or overlay zones.</p> <p>FOOTNOTES:</p> <p>1 Minimum front yard setback for garage, carport or other vehicle storage space (principal and accessory) shall be twenty feet (20'), measured from the storage entrance to the property line.</p> <p>2 Minimum street frontage on cul-de-sac is thirty feet (30').</p> <p>3 FAR (Floor Area Ratio) applies only to nonresidential uses.</p> <p>4 Maximum height is forty feet (40') if adjacent to any residential zoning district.</p> <p>5 10/5 foot setback if abutting a residential zone or use.</p> <p>6 Maximum height for structures in the C-1 and I-O zone districts which are along Horizon Drive and north of G Road (including Crossroad Boulevard and Horizon Court) shall be sixty-five feet (65').</p> <p>7 Setbacks may be reduced to zero feet (0') by the Director.</p> <p>8 The setback from the street along the rear half of a double frontage lot shall be the greater of the required front yard setback or the required rear yard setback.</p> <p>9 Maximum building height may be increased up to sixty-five feet (65') if the building setbacks (front, side and rear) are at least 1.5 times the overall height of the building. A minimum of fifty percent (50%) of the resulting front yard setback area must be landscaped per Code requirements.</p> <p>10 A minimum side yard setback of six feet (6') will be required where perimeter side yard landscaping is required.</p> <p>11 For all lots created after October 22, 2006, garage doors cannot exceed 45% of the width of the street facing façade on single family detached dwellings, two-family dwellings, or duplex dwellings in the R-8, R-12, R-16 and R-24 zone districts. The garage door(s) can be up to a maximum of 60% of the street facing façade if the garage door is recessed at least 4' behind the front façade of the house.</p> <p>12 Minimum lot size, minimum lot width, and minimum street frontage does not apply to single family attached dwellings or multifamily dwellings in R-8, R-12, R-16 and R-24 zone districts. See Section 6.3.B.7 for outdoor living area requirements.</p> <p>13 Minimum lot size and lot width for a duplex or stacked unit shall be one and one-half times the standards shown for the R-8, R-12, R-16 and R-24 zone districts.</p> <p>14 For all dwellings in the R-8, R-12, R-16 and R-24 zone districts, the front yard setback shall be a minimum of twenty (20) feet for principal structures with street facing garages and fifteen (15) feet for principal structures with alley loaded garages or with garages located in the rear yard or principal structures with no garage.</p> <p>15 Maximum lot coverage does not apply to single family attached dwellings or multifamily dwellings. See Section 6.3.B.7 for outdoor living area requirements.</p>									