

Mixed Use District – Summary of Allowable Uses

(Please refer to Section 18-160 for the most up-to-date list: [Section 18-160](#))

Accessory Uses

- Accessory game court – private (L)
- Accessory outside display of merchandise
- Accessory outside sales
- Accessory outside storage
- Amateur telecommunication facility
- Attachment of telecommunication antennae to existing structure
- Golf safety net (SUP)
- Home occupation (L)
- Occasional sales – garage sales (L)
- Solar collectors
- Swimming pool – private (L)
- Television reception antenna
- Wind energy conversion system – WECS (SUP)

Agricultural Uses

- Community garden
- Crop production (L)

Industrial Uses

- Heavy equipment operator outdoor training site (SUP)
- Industrial – inside (not high risk) (SUP)
- Mining (SUP)
- Well sites or production sites

Institutional/Community Service Uses

- Cemeteries and mausoleums (SUP)
- Church
- Cultural arts facilities
- Day care facility
- Group homes
- Hospitals and sanitariums
- Limited fundraising events (L)
- Nursing, convalescent homes and hospices
- Schools, public and private

Lodging Uses

- Hotels and motels

Office Uses

- Financial institution with drive-in window (SUP)
- Financial institution without drive-in window

SUP – Use permitted by specific use permit

TUP – Use permitted by temporary use permit

L – Limited use permitted by right

- General office
- Medical clinic

Recreation Uses

- Community park, recreation center or golf course
- Country Club with Private Membership
- Neighborhood park or playground
- Private recreation center, club or area

Residential Uses

- College dormitory, fraternity or sorority houses
- Multiple dwellings
- Retirement housing
- Single-family dwellings

Retail and Personal Service Uses

- Bar, lounge or tavern
- Business school
- Catering service
- Clubs and lodges – nonprofit
- Commercial amusement – inside
- Commercial amusement – outside (SUP)
- Dry cleaning, laundry store
- Furniture stores
- General merchandise or food store 3,500 sq. ft. or less
- General merchandise or food store >3,500 sq. ft.
- Liquor store
- Motor vehicle fueling station (SUP)
- Nursery, garden shop, and plant sales
- Personal service use
- Restaurant with drive-in or drive-through (SUP)
- Restaurant without drive-in or drive-through
- Technical and trade schools (SUP)
- Theater

Temporary Uses

- Christmas tree lots (TUP)
- Other temporary use (TUP)
- Seasonal sales stand (TUP)
- Temporary concrete or asphalt batch plant (TUP)
- Temporary construction yard, construction/sales office (TUP)
- Temporary donation collection bin (TUP)
- Temporary grazing (TUP)
- Traveling show, carnival, circus or special event (TUP)

SUP – Use permitted by specific use permit

TUP – Use permitted by temporary use permit

L – Limited use permitted by right

Transportation Uses

- Heliports (SUP)
- Transit passenger shelter

Utility and Public Service Uses

- Commercial radio and TV station (SUP)
- Electric substation and gas regulator station (SUP)
- Library
- Local utilities
- Police and fire stations
- Post office
- Utility or government installation other than listed (SUP)
- Water treatment plant, reservoir and water storage tanks (SUP)

Wholesale, Distribution and Storage Uses

- Warehouse (SUP)

Wireless Telecommunication Uses

- Commercial radio or TV facility (SUP)
- Commercial satellite dish (SUP)
- Mobile telephone facility (SUP)
- Public safety telecommunication facility

DEVELOPMENT STANDARDS BY ZONING DISTRICT

Standard	Requirement for Zoning District
	<i>MIXED USE</i>
<i>Minimum Lot Size</i>	a) No minimum lot size;
	b) Minimum zoning district size is 5.0 acres.

Building Setbacks: Performance criteria contained in Sections 18-444, 18-446, and 18-447 shall be used to determine the actual front, side, and rear yard requirements for each project during the development permit review process. Different requirements may be established on the same lot for different types of structures. This chart shows the minimum front, side and rear yards permitted and the maximum front, side, and rear yards that may be required:

Front	a) Adjacent to an arterial street or regional thoroughfare:
	1. Minimum 25 feet; minimum 50 feet for buildings that are exclusively residential
	2. No maximum
	b) Adjacent to a collector or local street
	1. Minimum: 15 feet
	2. No maximum
Side	a) Adjacent to an arterial street or regional thoroughfare:
	1. Minimum 25 feet; minimum 50 feet for buildings that are exclusively residential
	2. No maximum
	b) Adjacent to a collector or local street

	1. Minimum: 0 or 5 feet, except for corner lots, then 15 feet.
	2. No maximum
	c) Adjacent to an alley
	1. Minimum: Shall be determined during the development review process
	2. No maximum
Rear	a) Adjacent to an arterial street or regional thoroughfare:
	1. Minimum 25 feet; minimum 50 feet for buildings that are exclusively residential
	2. No maximum
	b) Adjacent to a collector or local street
	1. Minimum: 15 feet
	2. No maximum
	c) Adjacent to an alley
	1. Minimum: Shall be determined during the development review process
	2. No maximum
Lot Coverage	a) Maximum 75% when averaged across all lots in the development
	b) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not included in lot coverage calculations

<i>Dwelling Unit Density</i>	Where residential uses are provided, these shall be attached housing or higher density. No single-family detached or two-family dwellings shall be allowed.
<i>Floor Area Ratio</i>	a) Minimum 0.3
	b) Maximum 4.0
	c) Floor area ratio (FAR) is calculated using the total of all lots within the development based on the conceptual site plan or development permit. Each individual site or lot does not need to meet the minimum FAR as long as the minimum FAR is met across the entire development.
<i>Maximum Building Height</i>	a) 60 feet;
	b) Residential proximity slope. If any portion of a building is over 30 feet in height, that portion may not be located above a residential proximity slope. See Section 18-452
(Ord. No. 3115, § 5, 10-13-09; Ord. No. 3165, § 1, 4-12-11)	