

- 7. Civic Uses
- 8. Guest House
- 9. Cemeteries and/or Memorial Gardens
- B. Conditional Uses
 - 1. Day Care Facility
 - 2. Bed and Breakfast
 - 3. Major Utilities
- C. Accessory Uses
 - 1. Home Occupations
 - 2. Vegetable and Flower Gardens
 - 3. Private Garages
 - 4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
 - 5. Accessory Places of Worship uses that are not considered a nuisance to the neighborhood.
 - 6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.
 - 7. Single attached accessory apartment. No more than one such unit per lot.

6.1.3 Mixed Use

A. MX-CBD Central Business District

MX-CBD is a multi-use district intended to accommodate office, employment, and residential within downtown. The district regulations recognize and support downtown's role as a center of regional importance and as a primary hub for business, communications, office, living, government, retail, cultural, educational, visitor accommodations and entertainment. The district promotes vertical mixed use (residential/nonresidential) projects that contain active ground floor uses. The MX-CBD district is intended to promote safe, active and pedestrian-scaled mixed use centers. The district enhances the convenience, ease and enjoyment of walking, shopping and public gathering space.

A. Allowed Uses

- 1. Upper-story living
- 2. Multi-family living
- 3. Modular without chassis
- 4. Office
- 5. Medical office
- 6. Civic Use
- 7. Parks and Open Space
- 8. Indoor recreational uses except sexually oriented business
- 9. Overnight lodging
- 10. All personal service
- 11. Animal Care (indoor only)
- 12. All Restaurant
- 13. All retail sales
- 14. Bakery shop, provided such operations are limited to the use of non-smoke producing types of furnaces
- 15. Bank, finance and loan companies
- 16. Food Store but excluding the dressing or killing of any flesh or fowl
- 17. Manufacturing of articles to be sold on the premises provided such manufacturing is incidental to the retail business and employs not more than five operators engaged in the production of such items.

18. Publishing establishment, printing plant
19. Art studio/gallery
20. Convenience store without gas
21. Dry Cleaning
22. Taxi stand limited to five taxis
23. Wholesale business included within a building – not including warehouse
24. Reception/Banquet Hall
25. Cemeteries and/or Memorial Gardens

B. Accessory Uses

1. Home Occupations
2. Private Garages
3. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
4. Accessory Places of Worship Uses that are not considered a nuisance to the neighborhood.
5. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.
6. Gardens for noncommercial uses
7. Incidental storage not to exceed 40% of the floor area
8. Sale of alcohol in conjunction with a full-service restaurant

C. Conditional Uses

1. Day Care Facility
2. Home occupations
3. Commercial Parking
4. Off street parking facility
5. Social services
6. Convenience store with gas
7. All vehicle sales and rentals
8. All water-oriented sales and services
9. Minor utilities

B. MX-N Neighborhood Mixed Use

The MX-N District is intended to provide appropriate areas for new and existing development that incorporates both small-scale residential and office uses within close proximity to one another and adjacent neighborhoods. The district is also intended to provide for live/work opportunities where people can live and work in the same physical space. The district can also be used as a transition between arterials or more intense commercial areas and established residential neighborhoods. Neighborhood Mixed Use is intended to provide for a variety of residential, retail, service and commercial uses all within walking distance of residential neighborhoods.

A. Allowed Uses

1. Detached Living (Single-Family Dwelling)
2. Modular without chassis
3. Attached House
4. Row Houses
5. Apartments (multi-family dwelling)
6. Group living
7. Social Services
8. Civic Uses
9. Parks and open space
10. Minor utilities
11. Day Care