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## 10.02.32 (MU-A) MIXED-USE AVENUE ZONING DISTRICT

(1) **Intent**

This district is intended to permit areas, generally on established commercial corridors, that are or are planned to become mixed-use in character and to establish standards that are compatible with the existing mix of land uses and redevelopment objectives. This district is intended to provide for a variety of employment, retail, and community service opportunities, while allowing some residential uses intended to occur at a density that can be accommodated within the bulk requirements of this zoning district. Uses shall be compatible not only with other uses within the district, but land uses in adjoining zoning districts as well.

(2) **Principal Uses Permitted by Right**

Refer to Article III for detailed definitions and requirements for each of the following land uses. A Townhouse, Multiplex, or Apartment land use can only be a Principal Use Permitted by Right if the principal structure is located on a lot that has one (1) street frontage, not including alleys. If the principal structure is located on a lot at the corner of two (2) intersecting streets, such uses are not permitted unless they are a component of a Mixed-Use Building.

- (a) Townhouse.
- (b) Multiplex.
- (c) Apartments.
- (d) Individual Family Living Arrangement.
- (e) Mixed-Use Building.
- (f) Live/Work Unit.
- (g) Office.
- (h) Personal or Professional Service.
- (i) Indoor Sales or Service.
- (j) Commercial Kitchen.
- (k) Food and Beverage Counter Service and Walk-In Pickup.
- (l) Restaurants, Taverns, and Indoor Commercial Entertainment.
- (m) Group Daycare Center (nine (9) or more children).
- (n) Bed and Breakfast.
- (o) Commercial Indoor Lodging.
- (p) Indoor Maintenance Service (Nonresidential).
- (q) Indoor Institutional.
- (r) Outdoor Open Space Institutional.
- (s) Passive Outdoor Recreation.
- (t) Active Outdoor Recreation.
- (u) Small Scale Public Services and Utilities.
- (v) Community Living Arrangement (one (1) to eight (8) residents) see Section 10.03.12.

- (w) Transit Center.
- (x) Community Garden.

(3) **Principal Uses Permitted Only as Conditional Use**

Refer to Article III for detailed definitions and requirements for each of the following land uses.

- (a) Boarding House Living Arrangement.
- (b) Outdoor Sales and Display.
- (c) Artisan Production Shop.
- (d) Physical Activity Studio.
- (e) Outdoor Commercial Entertainment.
- (f) Drive-Through and In-Vehicle Sales or Service.
- (g) Vehicle Sales.
- (h) Vehicle Service and Repair.
- (i) Water-Related Recreation.
- (j) Community Living Arrangement (nine (9) to fifteen (15) residents) see Section 10.03.12.
- (k) Community Living Arrangement (sixteen (16) + residents) see Section 10.03.12.
- (l) Institutional Residential.
- (m) Off-Site Parking Lot.
- (n) Off-Site Structured Parking.
- (o) Communication Tower.
- (p) Cultivation.

(4) **Accessory Uses Permitted by Right**

Refer to Section 10.03.05 Table of Land Uses and Section 10.03.28 for detailed definitions and requirements.

(5) **Accessory Uses Permitted Only as Conditional Use**

Refer to Section 10.03.05 Table of Land Uses and Section 10.03.28 for detailed definitions and requirements.

(6) **Temporary Uses**

Refer to Section 10.03.05 Table of Land Uses and Section 10.03.28 for detailed definitions and requirements.

(7) **Density, Intensity, and Bulk Regulations for the (MU-A) Mixed-Use Avenue District**

	<b>Requirement</b>
Minimum Lot Area	10,000 square feet lot****
Maximum Impervious Surface Ratio	80 percent
Minimum Lot Width	60 feet and/or 25 feet****
Minimum Lot Depth	120 feet
Minimum Total Lot Frontage at Right-of-Way	30 feet
Minimum Front Setback	Min. 15 feet Max. 25 feet

Minimum Porch Setback (front and street side yards on corner lots)	NA
Minimum Street Side Setback (on corner lots)	20 feet
Minimum Side Setback (interior)	8 feet or 0 feet****
Minimum Rear Setback	20 feet
Minimum Principal Building Height	24 feet**
Maximum Principal Building Height	60 feet***
Minimum Stepback (from rear and side yards)*	Required per footnote for building height over 36 feet*
Minimum Principal Building Separation	Per the Building Code
Maximum Principal Building Length	250 feet (See Section 10.07.20(3) or 10.07.30(3))
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	5 feet on side and rear yards 10 feet from any street right-of-way
Minimum Parking Required	See Section 10.06.06
Minimum Dwelling Unit Structure Area	Per the Building Code
<b>Accessory Buildings</b>	
Minimum Front Setback	Even with or behind the principal structure
Minimum Side Setback	3 feet
Minimum Side Setback (on corner)	Even with or behind the principal structure
Minimum Rear Setback	3 feet
Maximum Height	15 feet, or 22 feet if the building adheres to principal setbacks
<p>*Rear or Side Yard Height Transition to Residential Districts. Where the district abuts an SR-L, SR-M, SR-H, TR-D, TR-F district at the rear or side lot line, building height at the rear or side yard setback line shall not exceed 36 feet. From this line, building height may increase at a ratio of one foot of rise to one foot of horizontal distance away from the property line (at a 45 degree angle) up to the maximum allowed height, and the building must incorporate façade articulation if greater than 40 feet in width. See Figure 10.01.23d.</p> <p>**Any new principal building shall be a minimum of two stories (24 feet) in height. The second story shall be a minimum gross floor area equivalent to 50% of the gross floor area of the ground floor.</p> <p>*** Building height may exceed maximum height by up to 12 feet pursuant to adhering to the provisions of Section 10.04.20.</p> <p>****When individual units are located on separate parcels, a minimum combined lot area of all parcels shall be 10,000 square feet, a minimum combined lot width of all parcels shall be 60', and each individual parcel shall be a minimum of 25' and a minimum shared side yard setback of 0' is required.</p>	

(Ord. No. O1657, § 43, 6-17-2025)

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## 10.02.33 (MU-U) MIXED-USE URBAN ZONING DISTRICT

### (1) **Intent**

This district is intended to permit a wide range of freestanding large and mid-scale mixed-use, office, retail, service, lodging, and entertainment uses that are compatible with the desired community character along major commercial corridors. Residential uses are intended to occur at a density that can be accommodated within the bulk requirements of this zoning district.

### (2) **Principal Uses Permitted by Right**

Refer to Article III for detailed definitions and requirements for each of the following land uses. A Townhouse, Multiplex, or Apartment land use can only be a Principal Use Permitted by Right if the principal structure is located on a lot that has one (1) street frontage, not including alleys. If the principal structure is located on a lot at the corner of two (2) intersecting streets, such uses are not permitted unless they are a component of a Mixed-Use Building.

- (a) Townhouse.
- (b) Multiplex.
- (c) Apartments.
- (d) Individual Family Living Arrangement.
- (e) Mixed-Use Building.
- (f) Live/Work Unit.
- (g) Office.
- (h) Personal or Professional Service.
- (i) Indoor Sales or Service.
- (j) Commercial Kitchen.
- (k) Food and Beverage Counter Service and Walk-In Pickup.
- (l) Restaurants, Taverns, and Indoor Commercial Entertainment.
- (m) Group Daycare Center (nine (9) or more children).
- (n) Bed and Breakfast.
- (o) Commercial Indoor Lodging.
- (p) Indoor Maintenance Service (Nonresidential).
- (q) Indoor Institutional.
- (r) Outdoor Open Space Institutional.
- (s) Passive Outdoor Recreation.
- (t) Active Outdoor Recreation.
- (u) Community Living Arrangement (one (1) to eight (8) residents) meeting the requirements of Section 10.03.12.
- (v) Transit Center.
- (w) Community Garden.

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(3) **Principal Uses Permitted Only as Conditional Use**

Refer to Article III for detailed definitions and requirements for each of the following land uses.

- (a) Boarding House Living Arrangement.
- (b) Outdoor Sales and Display.
- (c) Artisan Production Shop.
- (d) Physical Activity Studio.
- (e) Outdoor Commercial Entertainment.
- (f) Drive-Through and In-Vehicle Sales or Service.
- (g) Vehicle Sales.
- (h) Vehicle Service and Repair.
- (i) Water-Related Recreation.
- (j) Community Living Arrangement (nine (9) to fifteen (15) residents) meeting the requirements of Section 10.03.12.
- (k) Community Living Arrangement (sixteen (16) + residents) meeting the requirements of Section 10.03.12.
- (l) Institutional Residential.
- (m) Production Greenhouse.
- (n) Indoor Food Production and Processing.
- (o) Off-Site Parking Lot.
- (p) Off-Site Structured Parking.
- (q) Communication Tower.
- (r) Cultivation.

(4) **Accessory Uses Permitted by Right**

Refer to Section 10.03.05 Table of Land Uses and Section 10.03.28 for detailed definitions and requirements.

(5) **Accessory Uses Permitted Only as Conditional Use**

Refer to Section 10.03.05 Table of Land Uses and Section 10.03.28 for detailed definitions and requirements.

(6) **Temporary Uses**

Refer to Section 10.03.05 Table of Land Uses and Section 10.03.30 for detailed definitions and requirements.

(7) **Density, Intensity, and Bulk Regulations for the (MU-U) Mixed-Use Urban District**

	<b>Requirement</b>
Minimum Lot Area	20,000 square feet lot
Maximum Impervious Surface Ratio	80 percent
Minimum Lot Width	100 feet
Minimum Lot Depth	120 feet
Minimum Lot Frontage at Right-of-Way	50 feet
Minimum Front Setback	20 feet

Minimum Porch Setback (front and street side yards on corner lots)	NA
Minimum Street Side Setback (on corner lots)	20 feet
Minimum Side Setback (interior)	8 feet
Minimum Rear Setback	20 feet
Maximum Principal Building Height	120 feet**
Minimum Stepback (from rear and side yards)*	Required per footnote for building height over 36 feet*
Minimum Principal Building Separation	Per the Building Code
Maximum Principal Building Length	250 feet (See Section 10.07.20(3) or 10.07.30(3))
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	5 feet on side and rear yards 10 feet from any street right-of-way
Minimum Parking Required	See Section 10.06.06
Minimum Dwelling Unit Structure Area	Per the Building Code
<b>Accessory Buildings:</b>	
Minimum Front Setback	Even with or behind the principal structure
Minimum Side Setback	3 feet
Minimum Side Setback (on corner)	Even with or behind the principal structure
Minimum Rear Setback	3 feet
Maximum Height	15 feet, or 22 feet if the building adheres to principal setbacks
<p>*Rear or Side Yard Height Transition to Residential Districts. Where the district abuts an SR-L, SR-M, SR-H, TR-D, TR-F district at the rear or side lot line, building height at the rear or side yard setback line shall not exceed 36 feet. From this line, building height may increase at a ratio of one foot of rise to one foot of horizontal distance away from the property line (at a 45 degree angle) up to the maximum allowed height, and the building must incorporate façade articulation if greater than 40 feet in width. See Figure 10.01.23d.</p> <p>** Building height may exceed maximum height by up to 24 feet pursuant to adhering to the provisions of Section 10.04.20.</p>	

(Ord. No. O1657, §§ 44, 45, 6-17-2025)

Avenue Mixed Use: Wide range of indoor and outdoor retail, service, office, institutional, and residential uses outside of the downtown area. These are generally larger and/or more intensive than business in the Neighborhood Mixed Use category.

Urban Mixed Use: Medium- and large-scale retail, service, and residential uses located near major roads, interchanges, and highways that serve the City as well as neighboring communities, with building heights from 2 to 10 stories.

