

3.002 Use Table for Mixed-Use Zoning Districts

- A. Uses that are permitted are marked with a “P”.
- B. Uses that are permitted but have additional or specific standards are marked with a “S” and contain a reference to particular sections of this Code.
- C. Uses that are conditional are marked with a “C” and require additional review in accordance with Section 6.300 of this Code.
- D. Uses that are not permitted are marked with a “N”.

Land Use	MU-3	Specific Standards
<i>Residential Uses</i>		
Single-Family detached	N	
Duplex	S	3.094
Triplex	S	3.094 , 4.600, 8.200
Quadplex	S	3.094 , 4.600, 8.200
Townhouse	P	
Cottage Cluster	N	
Multi-Family (residential units only)	S	4.600 & 8.200
Multi-Family (vertical mixed-use)	P	
Shared dwellings	C	
Accessory dwelling units	S	3.094 & 5.900
Age-Restricted housing	N	
Residential facility	N	
<i>Mixed-Uses</i>		
Live-Work units (residential/commercial)	S	3.094
Live-Make units (residential/industrial)	C	
Flex units (commercial/industrial)	C	
<i>Commercial Uses</i>		
General retail (up to 15,000 s.f.)	P	
General retail (above 15,000 s.f.)	S	3.094
Offices (up to 15,000 s.f.)	S	3.094
Offices (above 15,000 s.f.)	S	3.094
Eating & drinking establishments		
Restaurants & bars (no drive-thru)	P	
Restaurants & bars (with drive-thru)	S	3.094

Land Use	MU-3	Specific Standards
Kiosks (drive-thru only)	N	
Mobile food vendor (individually placed, in park or right-of-way)	P	5.200
Mobile food vendor (individually placed, on privately owned lot)	N	
Food cart pod, micro-retail pod, or outdoor market	C	
Financial institutions (no drive-thru)	P	
Financial institutions (with drive-thru)	S	<u>3.094</u>
Personal services	S	<u>3.094</u>
Human services	C	
Vehicular services	N	
Fueling stations	N	
Lodging facilities	P	
Bed & Breakfast inns	C	5.500
Entertainment facility (minor)	P	
Entertainment facility (major)	C	
Marijuana facilities	N	
Marijuana processors	N	
Storage facilities	N	
<i>Industrial Uses</i>		
LI permitted uses (unless otherwise listed in table)	C	<u>3.162</u>
<i>Other Uses</i>		
Utility facilities (minor)	P	
Utility facilities (major)	C	
Parks	P	
Community service uses	C	

3.090 URBAN MIXED-USE (MU-3)**3.091 Purpose**

This district is intended to provide a compatible mix of commercial and medium- to high-density residential opportunities in areas of the city where vertical development has a negligible impact on surrounding areas. Residential development should include middle housing or higher density housing typologies. Commercial development should be well integrated with residential uses situated above a ground floor retail space or immediately adjacent to promote a compact, walkable environment. Parking areas are to be located along publicly accessible streets, in areas behind structures or in consolidated or shared facilities where appropriate.

3.092 Permitted Uses

Refer to the use table in Section [3.002](#) of this Code to determine permitted land uses.

3.093 Other Uses

The Director shall have the authority to interpret and establish required application processes for land uses that are similar in nature to those defined and tabulated by this Code.

3.094 Specific Use Standards

The following uses shall adhere to the particular standards for this zoning district as outlined in this Section.

A. Duplexes, triplexes, and quadplexes shall:

1. Have a minimum building height of 25 feet.
2. Have rear-loading garages and access points from alleys.

B. Accessory dwelling units shall either be attached to the primary dwelling or interior conversions of existing space.**C. General retail uses above fifteen thousand (15,000) square feet of gross floor area shall be subject to a Type III site development review.****D. Office uses.**

1. Office uses fifteen thousand (15,000) square feet or less of gross floor area shall be located within a multi-story structure unless the office space is temporary in nature or an accessory or incidental use to a primary land use.
2. Office uses above fifteen thousand (15,000) square feet or greater shall be subject to a Type III site development review.

E. Restaurants containing a drive-thru or similar set-up for food pick-up shall have adjacent dining facilities and be located within eight hundred (800) linear feet of the 257th Drive right-of-way.**F. Financial institutions with a drive-thru ATM or similar set-up for transactions shall have adjacent offices or public-facing services related to that use.**

G. Personal services uses above fifteen thousand (15,000) square feet of gross floor area shall be subject to a Type III site development review.

H. Live-Work units are required to be multi-story structures.

3.095 Dimensional and Density Standards.

A. Lot Area, Lot Width, and Lot Depth.

1. Non-residential uses and apartment units in conjunction with a commercial use: No minimum requirement.
2. Exclusively residential uses: Same as the CBD zoning district.
3. Street Frontage: Minimum of twenty (20) feet, except that for lots specifically created for the construction of individual duplex, triplex, or attached dwelling units, the minimum street frontage shall be sixteen (16) feet.

B. Setbacks.

1. Building façade height of up to thirty-five (35) feet: zero (0) feet
2. Building façade height above thirty-five (35) feet: fifteen (15) feet

C. Height Limitation.

1. Building heights of up to fifty-five (55) feet shall be subject to a Type II site development review provided there are no other circumstances in an application that require a Type III review. Vertical projections may exceed this threshold in accordance with Section 5.030 of this Code.
2. Building heights above fifty-five (55) feet and up to seventy-five (75) feet shall require a Type III site development review. Vertical projections may exceed this threshold in accordance with Section 5.030 of this Code.

D. Building Size. No building shall have a ground footprint greater than sixty thousand (60,000) square feet.

E. Maximum and Minimum Density. Maximum and minimum residential density for exclusively residential uses shall be the same as the CBD density standard. Residential units approved in a vertical-based mixed use setting with non-residential uses are not subject to the maximum and minimum density standards.