

Section 54.311 M-U, Mixed-Use District

A. Intent

The M-U district is intended to encourage and facilitate redevelopment by implementing the following mixed-use policies of the **Master Plan**:

1. **Locations.** The M-U district will be located in many areas of the City, with each area unique based on the character of the area and the objectives of the Master Plan. Therefore, the M-U district may be located along strategic corridors or in a major or minor node, such as crucial neighborhood intersections (for example, corner stores in a residential neighborhood). The M-U district is the recommended zoning district in the following Future Land Uses of the 2015 Master Plan Future Land Use Map: Mixed Use and Neighborhood Commercial.
2. **Mix Compatible Land Uses.** The M-U district will include areas of the city that are appropriate for many types of residential uses and compatible non-residential uses, including a mix of compatible uses in the same building. Examples of mixed-use buildings include non-residential uses on the lower floors and residential uses on the upper floors.
3. **Local Services.** The non-residential uses in the M-U district are intended to satisfy the need for basic services of the surrounding residential areas, thus reducing the number of car trips required to these areas.
4. **Design.** Development must be human-scale through appropriate building location near the street to help create a pedestrian-oriented environment that does not conflict with motorized traffic.

B. Permitted Principal Uses	C. Special Land Uses
<ul style="list-style-type: none"> • Accessory Building or Structure • Accessory Use, Non-Single Family Residential Lots • Accessory Use, Single-Family Residential Lots • Adult Foster Care, Family Home • Adult Foster Care, Small Group Home • Child Care Center or Day Care Center • Child or Day Care, Family Home • Child or Day Care, Group Home • Drive-Through Uses • Dwelling, Accessory Unit • Dwelling, Live/Work • Dwelling, Multiple-Family 5+ dwelling units • Dwelling, Quadplex • Dwelling, Single-Family Attached • Dwelling, Single-Family Detached • Dwelling, Triplex • Dwelling, Two-Family (Duplex) • Emergency Services • Farmers' Markets • Food Production, Minor • Foster Family Home • Health Services • Home Occupation • Home Office • Homestays and Vacation Home • Hospice • Indoor Recreation • Manufacturing, Light - Low Impact • Medical Hospital Related Accessory Uses • Medical Hospital Related Office or Uses • Office, Medical • Office, Professional • Outdoor Entertainment and Community Events (Temporary) • Outdoor Food and Non-Alcoholic Beverage Service • Outdoor Recreation • Public or Governmental Building • Religious Institution • Restaurant, Indoor Service • Restaurant with Outdoor Food & Non-Alcoholic Beverage Service • Retail Business, Indoor • Retail Sales and Service Areas, Outdoor Temporary • Service Establishment • Small Wind Energy Systems, Roof- Mounted • Solar Energy Systems, < 20 kw - Accessory Use • Wholesale Trade Establishment • Veterinary Clinic (Domestic Animals Only) 	<ul style="list-style-type: none"> • Bar • Bed and Breakfast • Bed and Breakfast Inn • Domestic Violence Abuse Shelter • Dwelling, Intentional Community • Foster Family Group Home • Fraternity or Sorority House • Fuel Dispensing Uses, including Service Stations • Halfway House • Homeless Shelter • Hospital • Hospital Hospitality House • Hostel • Hotel or Motel • Manufacturing, Light - Medium Impact • Marihuana Safety Compliance Facility • Nursing Home, Convalescent Home, Extended Care Facility, Assisted Living Facility • Off-street Parking Lot • Outdoor Entertainment and Community Events (Principal or Accessory Use) • Outdoor Alcoholic Beverage Service • Recreational Use, Public • Restaurant with Outdoor Alcoholic Beverage Service • Rooming House • School, Primary or Secondary • School, University • Solar Energy Systems, ≥ 20 kw to 2 MW - Accessory Use • Solar Energy Systems, ≥ 20 kw to 2 MW - Principal Use (Non-residential) • Supportive Housing Facility, Transitional and/or Permanent • Vehicle Repair and Service
<p>Where there is a discrepancy between Section 54.306 and this table, Section 54.306 shall prevail.</p>	

D. Dimensional Regulations			
Lot, Coverage, and Building Height Standards	Minimum Setbacks		
<i>Min. Lot Area (sq. ft.)</i>	4,800 (C), (E)	<i>Front Yard (ft.)</i>	0 (E), (F), (G)
<i>Min. Lot Width (ft.)</i>	40 (D), (E)	<i>Side Yard (one) (ft.)</i>	5 (I), (L), (N)
<i>Max. Impervious Surface Coverage (%)</i>	(S or T)	<i>Side Yard (total of 2) (ft.)</i>	13 (I), (L), (N)
<i>Max. Building Height of Primary Building (ft.) (Q)</i>	48 (N)	<i>Rear Yard (ft.)</i>	20 (J), (L), (N), (U)
<i>Max. Building Height of Accessory Building</i>	(L)	<i>Required Buffer & Greenbelt</i>	(T)
<i>Max. Building Height (stories)</i>	-		
<p>Where there is a discrepancy between Article 4 and this table, Article 4 shall prevail.</p>			

E. References to Additional Standards		
Definitions Article 2	Exterior Lighting Section 54.802	Landscaping and Screening Article 10

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Subdivisions Section 54.501	Riparian Buffers Section 54.804	Signs Article 11
Site Condominiums Section 54.503	Wetland Protection Section 54.805	Nonconformities Article 12
Accessory Structures Section 54.705	Steep Slopes and Ridgelines Section 54.806	Zoning Permits Section 54.1401
Fences and Walls Section 54.706	Parking, Loading, and Access Management Article 9	Site Plan Review Section 54.1402

(Ord. No. [681](#), 08/26/2019; Ord. No. [688](#), 02/25/2020; Ord. No. [709](#), 05/31/2022; Ord. No. [720](#), 04/24/2023; Ord. No. [731](#), 07/08/2024; Ord. No. [25-07](#), 06/30/2025)

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