

MU (MIXED USE) ZONE

PURPOSE

MU (Mixed Use) Zone permits small-scale commercial activities mixed with residential uses (site-built structures). Commercial and residential uses are allowed within the same structure. It conserves traditional development patterns while allowing for infill and development of new uses that are compatible in scale and intensity with existing development.

DEVELOPMENT REQUIREMENTS

Minimum lot size: 6,000 sq. ft. (min)

Minimum lot width: N/A

Minimum lot depth: N/A

Setbacks Principal Building:

1. Primary Frontage: 15 feet (min)
2. Secondary Frontage: 7 feet (min)
3. Side Setback: 7 feet (min)
4. Rear Setback: 25 feet (min)

Setbacks Accessory Buildings:

1. Primary Frontage: 25 feet (min)
2. Secondary Frontage: 7 feet (min)
3. Side Setback: 7 feet (min)
4. Rear Setback: 5 feet (min)

Building Height:

1. Principal Building Height: 35 feet (max)
2. Accessory Building Height: 35 feet (max)

MU PERMITTED USES

The following uses are permitted by right in the MU district.

Civic Space

1. Neighborhood Multipurpose Field
2. Playground
3. Community Garden, Small

4. Community Garden, Medium
5. Community Garden, Large

Residential

1. Home Occupation (see Section 5.10 Home Occupation Permits)
2. Live-Work Unit
3. Single Family Dwelling, Site-built
4. Townhouse
5. Triplex
6. Community Types

Lodging

1. Bed and Breakfast
2. Hotel and Motel
3. Inn

Office

1. Laboratory, Scientific, Ag Research, Office and Service
2. Office, General
3. Office, Small

Retail and Service

1. Commercial Use Not Elsewhere Classified
2. Convenience Store
3. Display Gallery
4. Kiosk
5. Retail Facility, Small, under 10,000 sq. ft.
6. Open Market Building
7. Personal Service
8. Bar, Pub, Tavern
9. Restaurant, Bakery, Catering Service
10. Food Truck/Push Cart

Institutional

1. Community Building, Public and Private
2. Convention or Exhibition Hall
3. Cultural Center
4. Exhibition Center
5. Museum
6. Religious Institution
7. Theater and Like Place of Assembly
8. Sports Stadium

Agriculture: (A) Permitted if assessed as Agriculture for On-Farm Operations only.

1. Farming and Ranching (A)
2. Wine Tasting Room

Civil Support

1. Animal Hospital, Veterinary Clinic and Kennel, Ag Office and Medical Research (C)

Education

1. Child and Adult Care, Commercially Operated
2. Childcare, Home Occupation

Industrial

1. Utility Building, Wastewater Lift Station and Substation, Minor, Private or Public

MU SPECIAL USE PERMITS

The following uses require a Special Use Permit:

Retail and Service

1. Gas Station

Institutional

1. Recreation and Sports Facility, Public

Agriculture

1. Aquaculture
2. Greenhouse and Nursery, Commercial
3. Research

Education

1. Elementary School
2. High School, Jr. High School, Middle School

Industrial

1. Wireless Communication Facility