

§ 300-10. MU-1 Downtown Mixed-Use District.

- A. Purpose and intent. The purpose of the Downtown Mixed-Use District (MU-1) is to provide for a mix of higher-density residential and commercial uses that will preserve and restore the unique character and architectural heritage of the City's downtown area. The intent of the MU-1 district is to:
- (1) Encourage both horizontal and vertical mixing of residential units with retail, restaurants, entertainment, and other commercial uses in order to create an active street life, enhance the vitality of businesses, and reduce vehicular traffic.
 - (2) Generally encourage new development and redevelopment of a scale, density, and character consistent with the historic fabric of Main Street, but on Market Street allow for a wider range of scale, density, and character than that found on Main Street.
 - (3) Ensure that appearance and functionality of buildings and uses are harmonious with the existing downtown character, especially the historic infrastructure of buildings, streets and public spaces.
 - (4) Encourage carefully designed public spaces, on commercial and public properties and within the public right-of-way, that enhance the City's identity and encourage greater interaction among residents and visitors.
 - (5) Preserve and enhance the downtown area's role as a center for commerce, leisure, and civic engagement.
- B. Permitted uses. Please see the Table of Permitted Uses by District (§ 300-92) and the MU-1 District Bulk and Use Table, § 300-97. Permitted uses are subject to the requirements specified elsewhere in these regulations, including, but not limited to, regulations applicable to all zoning districts in accordance with Article IV, design guidelines for mixed-use districts in accordance with Article V, site plan review and approval, if applicable, in accordance with Article VII, and subdivision of land, if applicable, in accordance with Article VIII.
- C. Uses requiring a special use permit. Please see the Table of Permitted Uses by District (§ 300-92) and the MU-1 District Bulk and Use Table, § 300-97. Certain uses require a special use permit from the Planning Commission, subject to the requirements of § 300-29. Such uses are subject to the general development standards for specific uses related to regulations applicable to all zoning districts found in Article IV, to the design guidelines for mixed-use districts in accordance with Article V, to site plan review and approval in accordance with Article VII and to other standards as may be required under site plan review by the Planning Commission to assure development and operation of the use without a detrimental impact on adjacent uses.
- D. Projects requiring site plan review. Please see the Table of Permitted Uses by District (§ 300-92) and the MU-1 District Bulk and Use Table, § 300-97.

- (1) All new buildings and additions except buildings smaller than 200 square feet in floor area.
 - (2) Intensity thresholds requiring site plan review. When site plan review is required due to an intensity threshold, the scope of the review shall be limited to consideration of the threshold.
 - (a) Facade changes of more than 25% of front facade.
 - (b) Adequacy of parking/intensity of use: new uses requiring more than 25 parking spaces more than the previous use.
 - (c) Intensity of use: new uses with a maximum permitted occupancy exceeding more than 100 more than the previous use.
 - (d) Surface and subsurface drainage: projects involving the disturbance of more than 1,000 square feet of land surface with slopes greater than 15%.
 - (e) Compatibility with adjacent zone districts: all new uses within 100 feet of R zone district boundaries.
 - (f) All grade level dwelling units not prohibited elsewhere in § 300-10 of this Code. **[Added 2-19-2013 by Ord. No. 1-2013]**
- E. Prohibited uses. Uses that are not expressly permitted in the Table of Permitted Uses by District (§ 300-92) are prohibited, unless they utilize, in total, less than 20% of the floor area of a mixed-use building. Such mixed-use building components are permitted only by special use permit.
- F. Off-street parking requirements. Please see the Table of Parking Requirements by Use, § 300-101. In addition, all uses permitted in this district are subject to the additional parking and loading requirements set forth in § 300-61 of this chapter.
- (1) New uses requiring more than 25 spaces more than the previous use of the space or parcel shall provide the number of spaces exceeding that 25.
 - (2) New uses with parking requirements of 25 or less more than the previous use of the space or parcel need not provide off-street parking.
 - (3) Required parking may be provided on or off site and may be provided anywhere within the MU-1 District.
 - (4) Required parking may be provided as new public parking.
- G. Grade level dwelling units. Grade level dwelling units within 50 feet of the outer edge of the public right-of-way are prohibited. **[Added 2-19-2013 by Ord. No. 1-2013]**