

CHAPTER 19a

MIXED USE DISTRICT

19a.1 Purpose and Intent

(1) The purpose of the Mixed Use District is to allow for the establishment of medium density residential neighborhoods mixed with commercial properties. Planned Unit Developments are required in this zone such that open space, neighborhood parks, natural areas, trails and other amenities may be created. Developments in the Mixed Use zone shall be designed so as to integrate the residential and commercial components into one harmonious development and to be compatible with the existing or anticipated uses on the surrounding properties.

(2) While achieving a mix of commercial and residential uses in Mixed Use developments is the goal, the City will review proposals on an individual basis in determining an acceptable ratio for the residential and commercial components. Project designs that fail to sufficiently integrate commercial and residential uses will not be considered for approval. Creativity in both site design and architecture is expected.

(3) This land use district, in conjunction with the City's Land Use Element, recognizes that in order for the City to be a well-rounded community, many different housing styles, types and sizes should be permitted. Residential densities in this zone shall not exceed a total of three units per acre, with clustering of homes allowed, but not to exceed fourteen (14) dwelling unit per acre for the entire development.

(4) Requests to apply this land use district shall be limited to property owners that are included in a proposed annexation and shall not apply to any property that is already included in the City limits.

19a.2 Permitted Uses

(1) This district shall allow residential developments and those uses allowed in the C-N, C-S, and C-G districts as permitted or conditional uses as specified in the regulations for these districts.

19a.3 Minimum Lot Sizes

(1) The minimum lot size for single family dwellings is 4,000 square feet per unit.

(2) The minimum lot size for any non-residential use in this zone is one-half ($\frac{1}{2}$) acre.

19a.4 Setbacks/Yard Requirements

(1) Setbacks/yard requirements are intended to describe the amount of space required

between buildings and property lines. All buildings in this zone, including accessory buildings, are required to maintain a minimum distance from property lines as follows:

(a) Front: 20 feet. The front setback may be reduced to 12 feet if the garage is setback from the front plane of the home, but in no case shall the garage be located closer than 20 feet to the front property line.

(b) Sides: 5/10 feet (minimum - combined).

(c) Rear: 20 feet.

(d) Corner Lots: There shall be a minimum setback on corner lots as follows: 20 feet on each side fronting a street, with 10 feet setbacks for the other two sides.

(e) All accessory buildings in this zone are required to maintain distances from property lines and other dwelling units as follows: Sides and rear 5 feet;

(f) Set back requirements may be reduced through the Planned Unit Development process, where safe and feasible.

19a.5 Minimum Lot Width

(1) The minimum lot width for all uses shall be at least 70 feet. Lot widths less than 70 feet may be reduced through the Planned Unit Development process.

19a.6 Minimum Lot Frontage

(1) For single family homes, the minimum lot frontage shall be not less than 35 feet. All other uses in this zone shall have at least 100 feet of frontage along a public street.

19a.7 Maximum Height of Structures

(1) No structure in this zone shall exceed a maximum of two (2) stories in height for residential and four (4) stories in height for commercial uses, provided adequate fire protection is available to service the same.

19a.8 Minimum Dwelling Size

(1) Every dwelling unit in this zone shall contain a minimum of 900 square feet of living space.

19a.9 Landscaping Requirement

(1) There shall be a minimum requirement of 25% of the total project area to be used for landscaping. All sensitive lands shall be protected as part of the landscaped area of any development.