

Section 3.21 MUI-2 Mixed Use Innovation District

PREAMBLE		
<p>The Mixed-Use Innovation-2 (MUI-2) District is established to promote the redevelopment of moderate to larger-scale regional commercial centers into walkable, compact developments featuring a cohesive mix of commercial, residential, and recreational land uses. MUI-2 development standards are intended to allow for the creation of integrated mixed-use, walkable districts, which prioritize pedestrian connectivity over vehicle circulation and parking. The MUI-2 district is also intended as an alternative format for larger-scale commercial uses than that of the Business (B) zoning districts.</p>		
PERMITTED USES	SPECIAL LAND USES	ACCESSORY USES
<ul style="list-style-type: none"> Artisan Manufacturing/Makerspace Artist Studio Banquet/Assembly/Meeting Halls (greater than 75 persons) 7.03(5) Banquet/Assembly/Meeting Halls (less than 75 persons) 7.03(5) Bars and Taprooms Business or Trade Schools Child Family Day Care Homes 7.03(7) Child/Adult Day Care Center and Preschools 7.03(6) Contractor's Office 7.03(9) Essential Public Utility Services Financial Institutions Foster Care Family Homes 7.03(14) General Retail, Small to Mid-Format (up to 30,000 sq. ft.) Government Office Building/Courthouse/Public Police and Fire Services Home Improvement Centers and Garden Centers, Small to Mid-Format (up to 30,000 sq. ft.) 7.03(17) Hotels and Lodging Facilities 7.03(20) Incubator Kitchen or Catering Facility Incubator Workspaces Indoor Recreational Business 7.03(21) Industrial Tool and Equipment Sales, Rental, Service, Storage and Distribution Institutions of Higher Learning Live/Work 7.03(23) Marihuana Safety Compliance Facility 7.03(25) Medical Marihuana Caregivers (Primary Caregiver Marihuana Grow Overlay District only) 7.03(24) Medical Office Microbreweries, Wineries and Distilleries Multi-Family Dwellings 7.03(30) Personal Service Establishments Pharmacy Post Office 	<ul style="list-style-type: none"> Auto Sales (New and Used) and Rental 7.03(3) Child Group Day Care Homes 7.03(7) Commercial Kennels and Boarding Facilities 7.03(8) Foster Care Group Homes 7.03(14) Funeral Homes 7.03(15) General Retail, Large-Format (>30,000 sq. ft.) Home Improvement Centers and Garden Centers, Large Format (> 30,000 sq. ft.) 7.03(17) Home Occupation, Major 7.03(18) K-12 Schools, Public or Private Mobile Food Court (Principal Use) 7.03(27) Outdoor Recreational Business 7.03(32) Parking as a Principal Use 7.03(34) Senior Housing, Assisted 7.03(41) Wholesale Sales/Retail 	<ul style="list-style-type: none"> Accessory Buildings, Structures and Uses Section 8.03 Drive-Through Facilities 7.03(11) Home Occupation, Major 7.03(18) Home Occupation, Minor 7.03(18) Mobile Food Site (Accessory Use) 7.03(28) Outdoor Dining and Seating 7.03(31) Outdoor Sales and Display 7.03(33)

<ul style="list-style-type: none"> • Professional Office • Public Library, Museum, Art Center, Community Center • Public Parks • Religious Institutions, Private Clubs, and Lodges (greater than 75 persons) 7.03(39) • Religious Institutions, Private Clubs, and Lodges (less than 75 persons) 7.03(39) • Residential/Commercial Mixed-Use 7.02(2) • Restaurant • Senior Housing, Independent 7.03(42) • Temporary Buildings and Uses 7.03(43) • Theater • Tobacco/Smoke Shop or Smoke Lounge 7.03(44) • Townhomes, Attached One-Family Dwellings 7.03(45) • Tutoring and Instructional Services • Veterinary Clinic or Animal Grooming 7.03(46) 		
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The above list is a summary of Principal Permitted Uses, Special Land Uses, and Accessory Uses in the district. Uses provided with a section reference indicates uses that have specific use standards. Refer to [Article 2](#) for definitions of uses.

DIMENSION REGULATIONS			
Lot Standards		Minimum Setbacks	
Min. Lot Area	–	Front Yard	Minimum: 10 ft. Maximum (arterial/collector streets only): 25 ft.
Min. Lot Width	–	Side Yard (interior)	0 ft (where sharing party wall); 5 ft. otherwise
Max. Lot Coverage	–	Side Yard (street)	5 ft.
Max. Building Height (ft.)	100 ft.	Rear Yard	15 ft.
Max. Building Height (stories)	10		

1. **Footnotes to Dimensional Regulations.** The following supplemental standards apply to the MUI-2 dimensional regulations:
 - A. Front setbacks of buildings shall be measured from an existing or new street right-of-way line (or to a line established 10' from existing service drive pavement edge).
 - B. Any portion of a building within twenty (20) feet of a residentially-zoned property shall not exceed twenty-five (25) feet in height. Each additional story up to fifteen (15) feet in height shall be further stepped back a distance of ten (10) feet from this setback line.
 - C. Townhome structures are further subject to the dimensional standards of [Section 7.03\(45\)](#). Where the dimensional/design standards of the MUI-2 district and the use-specific standards for townhomes conflict, the use-specific standards for townhomes shall take precedence.

2. **Design Standards.** The following design standards apply to buildings and sites within the MUI-2 districts.
- A. **Façade Design.**
- (1) Large expanses of highly reflective wall surface material, including mirrored glass on exterior walls, are prohibited.
 - (2) Buildings with façades over 150 feet in length must incorporate wall projections or recesses, or changes in wall plane a minimum of 4 inches in depth a maximum of every 25 linear feet.
 - (3) The ground floor of the front façade must maintain a minimum transparency of 30%, measured between 2 and 10 feet in height from grade.
 - (4) Portions of the front façade at second floor or higher must maintain a minimum transparency of 15% of the wall area on each story.
 - (5) Only the following principal exterior wall building materials shall be permitted:
 - (a) Rock face block, natural finish.
 - (b) Solid brick or brick veneer
 - (c) Portland Cement Stucco, natural finish
 - (d) Decorative metal siding (maximum 20% of total wall area)
 - (e) Finished Concrete (maximum 20% of total wall area).
 - (f) Steel or painted wood windows and storefronts.
 - (g) Cedar lap siding and shingles, painted or stained.
 - (h) Painted wood trim.
 - (i) Limestone and terra cotta.
 - (j) Other principal materials which, at the determination of the Planning and Zoning Administrator, are compatible and consistent with the aforementioned materials in both appearance and quality.
- B. **Roof Design (flat roofs).**
- (1) Green roof, blue roof, and white roof designs are encouraged.
 - (2) Reflective roof surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.
- C. **Entrance Design.**
- (1) Public entrances and primary building elevations shall be oriented toward public streets or private streets. Main entrances to the building shall be well defined.
- D. **Site Design.** Parking areas shall be placed in the interior side yard or rear yard, per Section 10.01.
3. **New Street Standards.** Where new internal streets are proposed, the following standards shall apply:
- A. Street spacing max 500' o.c.
 - B. Allowable Right-Of Way widths: 66' to 100'.
 - C. Allowable pavement widths: 17' to 46'.
 - D. On-street parallel parking required. (For pavement less than 25' in width, one side parking shall be deemed sufficient).
 - E. Street trees shall be planted 40' to 66' o.c. at regular intervals.

- F. Multiple streets must be laid out forming an interconnected network of streets and blocks, block sizes max. 500' in any direction (measured to and from street centerlines).
- G. Sidewalks and curbs are required on both sides of new streets.
- H. New Cul-de-sacs shall be prohibited.
- I. New streets must terminate at other streets or extend to a lot line or development limit to accommodate off-site connections.