

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.