

EXHIBIT C

Section 14. "UMU" Urban Mixed Use District

- A. General Purpose and Description. This district is intended to provide for a zoning category to meet the special needs and interests of the historically central commercial area of the community similar to the "B-3" District. A variety of commercial uses are permitted although all permitted commercial activities are conducted within a building or structure at the ground floor and residential or other land uses above.
- B. Use Regulations.
1. Uses permitted in the UMU District are outlined in the chart in **Article III, Section 2.C.** of this ordinance.
- C. Height Regulations. No building shall exceed thirty-five (35) feet in height, except cooling towers, vent stacks or mechanical equipment rooms may project not more than twelve (12) feet beyond maximum building height.
- D. Area Regulations.

<u>Lot Size</u>	<u>Standards</u>
<u>Lot width (min.)</u>	<u>none</u>
<u>Lot depth (min.)</u>	<u>none</u>
<u>Lot area (min.)</u>	<u>none</u>

<u>Coverage</u>	<u>Standards</u>
<u>Lot coverage (max.)</u>	<u>100%</u>

<u>Building Setbacks</u>	
<u>Front Yard (min.)</u>	<u>none</u>
<u>Rear Yard (min.)</u>	<u>none except 10' when adjacent to a residential district</u>
<u>Side Yard (min.)</u>	<u>none except 10' when adjacent to a residential district</u>
<u>Side Street (min.)</u>	<u>15'</u>

- E. Parking Regulations. Off-street parking and loading shall be provided as set forth in Article 1, Section 6, with the first twenty (20) required off-street parking spaces being subtracted from the total number required.