

**Sec. 110- 86 MXU, Mixed Use Zone.**

The following regulations shall be applicable to the MXU, Mixed Use Zone, zoning district:

- (1) *Description and Purpose:* A zone to allow several types of allowable zone uses within a specified area.
- (2) *Permitted Uses:* Those allowable within the B-1, B-1A, B-2, B-3, C-1, C-2, and M-1 zones.
- (3) *Maximum percentage of lot to be used by building:* Once hundred (100) percent.
- (4) *Minimum floor area:* None required
- (5) *Maximum height of building:* Four (4) stories or fifty (50) feet or as approved.
- (6) *Minimum lot area:* two thousand (2,000) square feet
- (7) *Minimum frontage of lot:* Thirty (30) feet
- (8) *Minimum depth of lot:* One hundred (100) feet
- (9) *Minimum yard setback:* None required unless abutting residential zone of E-1, R-1, R-2, R-2B, R-3, or T-1, then there shall be a minimum setback of twenty (20) feet on the rear and on the side, for all buildings of up to fifty (50) feet in height, where the property abuts such zones. If the building is greater than fifty (50) feet in height, the setback on the rear and side shall be twenty (20) feet plus twice the height of that portion of the building that is in excess of the first fifty (50) feet. Portions of drainage ditches on the property or between properties shall be credited to the landowner for the purposes of establishing the setback.
- (10) *Permitted accessory use:* No restrictions
- (11) *Accessory building :* No restrictions
- (12) *Conditional use:* Reference those allowable within the B-1, B-1A, B-2, B-3, C-1, C-2, and M-1 zones.
- (13) *Off street parking:* See section 110-162
- (14) *Off street loading:* See section 110-163
- (15) *Other provisions:* See section 110-178 for additional rules on design limitations and performance standards when a MXU lot line is within sixty (60) feet of single family residential area lot line.

\*\* The highlighted, we currently do not have zoned property within city limits. Do we want to leave for future development?

**Also would need to Update:**

Sec. 110-86 from Reserved to the MXU  
Sec 110-87—110-105. RESERVED

Additional Information: We do not currently have The B1, B1A, B2, or B3 property zoned within COS.

- The B-1 would encompass any type of eatery, retail, or office building potentially developed.
- B 1 -A would include any professional type offices.
- B-2 would encompass the conditional uses of recreational facilities.
- B-3 would encompass an institutional zone for larger gatherings/meetings. Additionally, conditional uses are for playfields, stadiums, recreation centers.
- C -1 would encompass the warehouses (Trilogy/Stark), retail sales (Stark), office buildings
- C-2 would encompass high rise buildings (hotel/motels).
- M-1- would encompass Trilogy, and Stark, trucking yards, fuel yards, warehousing, manufacturing, fabricating, processing facilities