

4.12. - Mixed-Use Employment District (MUE).

4.12.1. - Purpose and Intent.

The objective of the Mixed-Use Employment District (MUE) is to provide concentrated areas of high-quality employment facilities that may be integrated with or adjacent to complementary retail and commercial uses and medium density residential uses. Mixed-use employment areas should have direct access to arterial or collector streets and shall be compatible with and connected to the surrounding development as well as any nearby parks, open space, and pathways. Mixed use employment areas may include corporate office headquarters, hospitals and medical centers, research and development facilities, business parks, and educational facilities in planned, campus-like settings. Secondary uses such as live-work units, medium-density residential housing, and complementary commercial uses are encouraged. Developers in the MUE districts may choose between pedestrian-scaled standards (MUE-1) and conventional standards (MUE-2), with the exception that properties adjoining pedestrian-oriented development shall use that set of standards.

4.12.2. - Development Emphasis.

The standards in the MUE district are intended to promote higher-quality design standards at street frontages and gateways and allow a wider range of uses in existing commercial and employment corridors. Some residential units may be mixed into the MUE district, either on upper floors of mixed-use buildings or along the edges of the MUE district to provide a buffer between the commercial district and adjacent residential development.

4.12.3. - Flexibility Options.

A developer who chooses walkable development will be allowed significantly higher density as well as reduced landscaping and no open space requirements. Landscaping requirements may be reduced for a development with side and rear parking areas. In general, dimensional standards may be adjusted to allow increases in the intensity of use if such increase is compatible with existing development. Buffer requirements between non-residential and residential areas may be replaced by architectural transition and pedestrian connections. Tree replacement requirements may be reduced for pedestrian-oriented development. Vertically mixed uses are encouraged. Standards for building design or materials may be reduced if additional landscaping is provided. Sidewalk requirements may be waived if a system of internal pedestrian circulation or another pedestrian amenity is more appropriate. Requests for flexibility considerations that reduce the pedestrian accessibility or appeal of a proposed development will not normally be considered. A development that consists of at least 50 percent residential uses shall be built with the walkable set of standards (MUE-1).

4.12.4. - Development Standards.

Mixed-Use Employment District (MUE)	MUE-1 Pedestrian-scaled Standards	MUE-2 Conventional Standards
Minimum/Maximum Lot Size	5,000 sq. ft. minimum/no maximum	20,000 sq. ft. minimum/no maximum
Minimum/Maximum Width *	50 feet minimum/no maximum	100 feet/ no maximum
Minimum/Maximum Front Setback	10 - 30 feet	30 feet minimum/no maximum
Minimum/Maximum Side Setback	10 feet minimum/no maximum	10 feet minimum/no maximum
Minimum/Maximum Rear Setback	10 feet minimum/no maximum	10 feet minimum/no maximum
Maximum Height **	5 stories	4 stories
Open Space Amenity	3%	10% of gross land area
Maximum Floor Area Ratio (FAR)	<u>1.5</u>	0.5

* Existing parcels of land are exempt from minimum and maximum lot size and width requirements. A property owner will not be required to subdivide an existing parcel to conform to any minimum requirements.

** Height limits do not apply to church spires, belfries, cupolas, or domes not used for human habitation, nor to chimneys, ventilators, skylights, parapet walls, cornices, solar energy systems, or necessary mechanical appurtenances usually located on the roof level, provided that such features

are limited to the height necessary for their proper functioning and do not exceed the limitations of the airport hazard zoning regulations.

4.12.5. - Uses.

4.12.5.1. - Uses by Right - MUE-1.

- (1) Accessory Dwelling Unit (ADU).
- (2) Townhouse. *
- (3) Upper-Story Residential Unit. **
- (4) Apartment Development.
- (5) Broadcasting Facility, Radio and/or Television.
- (6) Conference Center.
- (7) Congregate Living 1. x
- (8) Congregate Living 2. x
- (9) Convenience Store with Fuel Sales. **
- (10) Day Care Center. **
- (11) Day Care Home, Small. *
- (12) Day Care Home, Large. *
- (13) Drug Store or Pharmacy with Drive-Through Service.
- (14) Educational Facility, College or University.
- (15) Educational Facility, Vocational Training.
- (16) Financial Establishment.
- (17) Government Facility.
- (18) Home Business.
- (19) Home Occupation.
- (20) Hospital.
- (21) Library.
- (22) Nursing Home.
- (23) Office.
- (24) Office, Medical.
- (25) Outdoor Dining.
- (26) Outdoor Display of Plants.
- (27) Outdoor Storage.

- (28) Park and/or Open Space.
- (29) Passenger Terminal.
- (30) Place of Assembly and/or Worship.
- (31) Public Safety Station.
- (32) Recreation Facility, Indoor. **
- (33) Research and Development Facility.
- (34) Restaurant with Drive-Through Service. **
- (35) Restaurant without Drive-Through Service. **
- (36) Retail Sales and/or Service. **
- (37) Satellite Dish Antennae.
- (38) Swimming Pool.

* Permitted by right if located on a local or collector street and if parcel is adjacent to land zoned A/O, LDR, MDR, or MUR. If use does not meet these standards, it may be permitted as a compatible use.

** Permitted by right if use is part of a mixed-use that is approximately 75 percent office, medical, and/or educational uses. If use does not meet these standards, it may be permitted as a compatible use.

x Congregate Living structures or facilities of any classification may not be located less than 2,500 feet from an existing use of the same classification.

4.12.5.2. - Uses by Right - MUE-2.

- (1) Accessory Dwelling Unit (ADU).
- (2) Townhouse. *
- (3) Upper-Story Residential Unit. **
- (4) Apartment Development.
- (5) Broadcasting Facility, Radio and/or Television.
- (6) Conference Center.
- (7) Congregate Living 1. x
- (8) Congregate Living 2. x
- (9) Convenience Store with Fuel Sales. **
- (10) Day Care Center. **
- (11) Day Care Home, Small.
- (12) Day Care Home, Large.
- (13) Drug Store or Pharmacy with Drive-Through Service.

- (14) Educational Facility, College or University.
- (15) Educational Facility, Vocational Training.
- (16) Financial Establishment.
- (17) Government Facility.
- (18) Home Business.
- (19) Home Occupation.
- (20) Hospital.
- (21) Library.
- (22) Lifecare Community.
- (23) Manufacturing, Light.
- (24) Nursing Home.
- (25) Office.
- (26) Office with Storage.
- (27) Office, Medical.
- (28) Outdoor Dining.
- (29) Outdoor Display of Plants.
- (30) Outdoor Storage.
- (31) Park and/or Open Space.
- (32) Passenger Terminal.
- (33) Place of Assembly and/or Worship.
- (34) Printing and/or Publishing Facility.
- (35) Public Safety Station.
- (36) Recreation Facility, Indoor. **
- (37) Research and Development Facility.
- (38) Restaurant with Drive-Through Service. **
- (39) Restaurant without Drive-Through Service. **
- (40) Retail Sales and/or Service.
- (41) Retail Sales Lumber Yard or Building Materials.
- (42) Satellite Dish Antennae.
- (43) Self-Serve Storage Facility.
- (44) Swimming Pool.
- (45) Trucking Company.

- (46) Truck Stop.
- (47) Vehicle Sales and Service.
- (48) Warehouse and/or Distribution and/or Freight Facility.
- (49) Waste-Related Service Facility.
- (50) Wholesale Facility.

* Permitted by right if located on a local or collector street and if parcel is adjacent to land zoned A/O, LDR, MDR, or MUR. If use does not meet these standards, it may be permitted as a compatible use.

** Permitted by right if use is part of a mixed-use that is approximately 75 percent office, medical, and/or educational uses. If use does not meet these standards, it may be permitted as a compatible use.

x Congregate Living structures or facilities of any classification may not be located less than 2,500 feet from an existing use of the same classification.

4.12.5.3. - Uses by Compatibility - MUE-1.

- (1) Educational Facility, K-12.
- (2) Hotel or Motel.
- (3) Lifecare Community
- (4) Manufacturing, Light.
- (5) Office with Storage.
- (6) Parking Facility, Off-Site.
- (7) Printing and/or Publishing Facility.
- (8) Social and/or Community Service Facility.
- (9) Telecommunications Facility, Other.
- (10) Trade Market Facility.
- (11) Utility, Minor.
- (12) Veterinarian Clinic without Outdoor Kennel.

* Permitted by compatibility if located on a local or collector street and if parcel is adjacent to land zoned A/O, LDR, MDR, or MUR. If use does not meet these standards, it may be permitted as a flexible use.

4.12.5.4. - Uses by Compatibility - MUE-2.

- (1) Educational Facility, K-12.

- (2) Hotel or Motel.
- (3) Parking Facility, Off-Site.
- (4) Social and/or Community Service Facility.
- (5) Telecommunications Facility, Other.
- (6) Trade Market Facility.
- (7) Utility, Minor.
- (8) Veterinarian Clinic without Outdoor Kennel.
- (9) Woodworking or Cabinet-Making Facility.

4.12.5.5. - Uses by Flexibility - MUE-1.

- (1) Telecommunications Tower.
- (2) Utility, Major.
- (3) Warehouse and/or Distribution and/or Freight Facility.
- (4) Waste-Related Service Facility.
- (5) Wholesale Facility.

4.12.5.6. - Uses by Flexibility - MUE-2.

- (1) Correctional Facility.
- (2) Engine Repair, Small.
- (3) Recycling and/or Salvage Facility.
- (4) Telecommunications Tower.
- (5) Utility, Major.