

Sec. XX-XXXX. – MX-I (Mixed Use Industrial)

MX-I District scope and intent. Regulations set forth in this section are the MX-I regulations. The intent of this section, in establishing the MX-I District, is to provide areas within the City with development that is consistent with neo-traditional planning practices, which are often defined by pedestrian-oriented buildings, interconnected streets, a mix of uses and housing types, and a compact walkable scale. The MX-I district is designed to create compact, dense, and distinguished core areas with character that not only allows urban forms with multiple uses within same or shared structure but to also include street oriented activity and pedestrian amenities at street level of structures.

Use regulations. The MX-I District mandates a mix of residential, commercial, office or institutional uses. Within the MX-I District, land and structures shall be used in accordance with standards herein. Any use not specifically designated as a permitted use in this section or as a use allowed by Administrative Permit or Use Permit shall be prohibited.

(a) *Permitted uses.* Structures and land may be used for only the following purposes:

- (1) Art galleries
- (2) Artisans workshops
- (3) Animal Care facilities, veterinary offices, grooming facilities
- (4) Assembly/production of electronic equipment
- (5) Banks
- (6) Bookstore
- (7) Brewpubs (in accordance with Chapter 1, Alcoholic Beverages, Section 11-1000).
- (8) Clubs, lodges
- (9) Commercial parking lots/garages
- (10) Community center buildings
- (11) Commercial/Community Kitchens
- (12) Education
 - a. College/University
- (13) Food Truck & food truck stations
- (14) Grocery Store
- (15) Hotel
 - a. Motels prohibited
- (16) Laundry and dry cleaning collection stations limited to no more than 2,500 square feet.
- (17) Movie theater
- (18) Museums
- (19) Gyms/ Exercise facilities
- (20) Collaborative workspaces
- (21) Residential uses: A building or premises shall be used for the following non-industrial residential uses and structures:
 - a. Single-family or two-family dwellings.

b. Multifamily dwellings.

- (22) Rooftop gardens
- (23) Newspaper publishing facilities
- (24) Nightclub
- (25) Office, business
- (26) Office, professional
- (27) Radio and television broadcasting stations
- (28) Research and experimental testing labs
- (29) Restaurants, bars, grills, taverns, cafes, drive-ins, fast-food facilities and similar eating and drinking establishments.
- (30) Studio
- (31) Tasting room
- (32) Training facilities
- (33) Retail
- (34) Cigar/smoke shops

(b) *Development standards.*

- a. *Height regulations – 75 feet*
 - i. *Residential- 10'*
- b. *Minimum front yard setback - 3' min/20' max*
- c. *Minimum side yard setback - none*
- d. *Minimum rear yard setback - 5 feet*
- e. *Minimum lot area - None*
- f. *Minimum width of lot frontage or width at building line - 100 feet*

Other regulations. The headings below contain provisions applicable to the MX-I District.

Chapter 2 Zoning Regulations

Chapter 3 Building Code Regulations

Chapter 4 Subdivision Regulations

Chapter 5 Flood Damage Prevention

Chapter 6 Tree Protection and Landscape Ordinance

Chapter 7 Signs

Chapter 8 Uniform Roadway Addressing System

Chapter 9 Condition and Use of Commercial and Industrial Buildings

Chapter 10 Soil Erosion and Sedimentation Control

Chapter 11 Stormwater Management

Chapter 12 Stream Buffer Protection

Chapter 13 Enterprise Zones

Chapter 14 Overlay Districts

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