

Sec. 10-2082 – MX-CI Mixed Use Commercial Industrial District

MX-CI District scope and intent.

Use regulations. Within the MX-CI 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) All permitted uses within C-1, C-2, C-R, and MIX districts
- (2) Art galleries
- (3) Artisans workshops
- (4) Animal Care facilities, veterinary offices, grooming facilities
- (5) Assembly/production of electronic equipment
- (6) Banks
- (7) Brewpubs (in accordance with Chapter 1, Alcoholic Beverages, Section 11-1000).
- (8) Commercial parking lots/garages
- (9) Community center buildings
- (10) Education
 - a. College/University
- (11) Laundry and dry cleaning collection stations limited to no more than 2,500 square feet.
- (12) Movie theater
- (13) Museums
- (14) Gyms/ Exercise facilities
- (15) Collaborative workspaces
- (16) Community Kitchens
- (17) 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.
- (18) Rooftop gardens
- (19) Newspaper publishing facilities
- (20) Nightclub
- (21) Office, business
- (22) Office, professional
- (23) Radio and television broadcasting stations
- (24) Research and experimental testing labs

- (25) Restaurants, bars, grills, taverns, cafes, drive-ins, fast-food facilities and similar eating and drinking establishments.
- (26) Tasting room
- (27) Training facilities
- (28) Retail
- (29) Cigar/smoke shops

(b) Development Standards.

(c) Site Development Requirements

Design Requirements

The following design requirements are to be incorporated into the project:

1. Parking in rear of structure or street parking
2. Underground parking decks
3. Shared parking with contiguous businesses;
4. Pervious/permeable material for parking areas and roadways under 25 mph;
5. Use of bio-retention islands and other storm water practices with parking lot landscaped and setback areas;
6. Use of pervious/permeable materials for walking paths;
7. Use of pervious materials for driveways;
8. Use of green roofs;
9. Use of rain gardens, rain barrels and other residential rain collection practices;
10. Discharge of roof drainage into pervious areas;
11. Preservation of natural vegetation and shade within the lot.
12. Downcast lighting
13. Refuse screening
14. Natural vegetative transitional buffer
15. Combination of masonry materials: brick, stone
16. Landscaping/screening must include noninvasive plant species
17. Parking reduction in density requirements

(d) Transparency Requirements

<i>Ground story, nonresidential</i>	<i>50% min</i>
<i>Upper story</i>	<i>20% min</i>
<i>Blank wall length</i>	<i>30' max</i>
<i>Entrance facing primary street</i>	<i>Required</i>

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