

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

MX-CI District scope and intent. Regulations in this section are the MX-CI District regulations. Article D should be consulted to determine uses and minimum standards for uses allowed by Administrative Permit or Use Permit. The MX-CI District is intended to encourage flexible, innovative and creative concepts in site planning and efficient use of land and to provide a combination of commercial and light industrial uses. Mixed-use developments are defined as projects containing three or more of the following uses: residential, commercial, office, institutional, industrial, and conservation.

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-L, C-R, and MIX districts
 - a. Nightclub, with use permit only
- (2) Art galleries
- (3) Artisans workshops
- (4) Animal Care facilities, veterinary offices, grooming facilities
- (5) Assembly/production of electronic equipment
- (6) Banks
- (7) Bookstores
- (8) Brewpubs (in accordance with Chapter 1, Alcoholic Beverages, Section 11-1000).
- (9) Clubs/lodges
- (10) Community center buildings
- (11) Education
 - a. College/University
- (12) Laundry and dry cleaning collection stations limited to no more than 2,500 square feet.
 - a.
- (13) Movie theater
- (14) Hotels
 - a. Motels, prohibited
- (15) Museums
- (16) Gyms/ Exercise facilities
- (17) Grocery Stores
- (18) Collaborative workspaces
- (19) Community Kitchens
- (20) 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.
- (21) Rooftop gardens
 - (22) Newspaper publishing facilities
 - (23) Office, business
 - (24) Office, professional
 - (25) Radio and television broadcasting stations
 - (26) Research and experimental testing labs
 - (27) Restaurants, bars, grills, taverns, cafes, fast-food facilities and similar eating and drinking establishments.
 - (28) Studio
 - (29) Tasting room
 - (30) Training facilities
 - (31) Retail
 - (32) Cigar/smoke shops

(b) Accessory Uses.

- (1) Accessory uses and structures:
 - a. Accessory uses and structures incidental to any permitted use is allowed including but not limited to pools, or patio dining.
 - b. Temporary storage pods are intended for a limited period of time and not for permanent storage.
 - c. For sale, for rent, or for lease signs are allowed in accordance with Chapter 7, Signs.

(c) Uses permitted through administrative permit. The following uses may be permitted per the procedures and standards set forth in Article D, Section 10- XXXX:

- (1) 10-2089. Alternative antenna support structure.
- (2) 10-2090. Amateur antenna.
- (3) 10-2094. Driving range (not associated with a golf course).
- (4) 10-2096. Film production.
- (5) 10-2098. Golf course.
- (6) 10-2099. Outdoor event, small.
- (7) 10-2101. Recreational court, private.
- (8) 10-2102. Recreational courts, public.
- (9) 10-2103. Relocated residential structure.
- (10) 10-2104. Revival tent.
- (11) 10-2107. Seasonal business use (with a commercial component).
- (12) 10-2110. Swimming pool, public.

(13) 10-2111. Temporary classroom.

(14) 10-2113. Utility substations (telephone, electric, or gas, etc.)

(d) Uses permitted through use permit only. The following uses may be permitted per the procedures and standards set forth in Article D, Section 10-XXXX:

- i. Commercial parking lots, garages
- ii. Nightclub
- iii. Gas station, minimart

(e) Development Standards.

- a. *Height regulations – 75'*
 - a. Residential- 10'
- b. *Minimum front yard setback – 3' minimum, 20' maximum*
- c. *Minimum side yard setback – none*
 - a. If adjacent to residential, 20' with 10' landscape buffer
- d. *Minimum rear yard setback - 30 feet*
 - a. If adjacent to residential, 20' with 10' landscape buffer
- e. *Minimum lot area - Per conditions specified*
- f. *Minimum width of lot frontage or width at building line – 100'*
- g. *Minimum heated floor area per unit - Per conditions specified*
- h. *Minimum accessory structure requirements - Accessory structures may be located in the rear or side yards only but shall not be located within a minimum yard.*

(f) Site Development Requirement. 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

(g) 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