

Mixed Use Zoning District

17.04.010 - Zoning District Standards Established

E. Mixed Use District. In order to encourage a wide variety of commercial activities and residential uses in defined areas on the periphery of the Town, resulting in the extensive and attractive use of these areas of the Town, the following mixed use district is established:

1. MU: Mixed Use.

17.04.020 – Use and Dimensional Requirements

G. MU: Mixed Use

1. Permitted Uses. The following categories of uses are permitted uses in the MU Zone District:
 - a. Retail commercial and service establishments.
 - b. Professional buildings.
 - c. Theaters and movie houses.
 - d. Rental, repair and wholesaling facilities in conjunction with other uses permitted in MU, provided that such activity is incidental and accessory to the use and conducted within a building.
 - e. Drinking and eating establishments.
 - f. Vehicle parts, sales, leasing and rentals.
 - g. Laundry and dry cleaning establishments.
 - h. Commercial recreational facilities.
 - i. Fences up to six (6) feet in height.
 - j. Home occupations in conformance with home occupation standards set for in 17.04.020.F
 - k. Family Childcare Home.
 - l. Single family dwellings.
 - m. Accessory structures to any permitted use listed herein or any approved use by special review.
2. Uses by Special Review. The following categories are allowed in the MU zone district only by special review.
 - a. Hotels, motels, boarding houses, lodging houses.

- b. Commercial nurseries and greenhouses.
 - c. Recreational vehicle parks.
 - d. Funeral parlors.
 - e. Any use, whether permitted or not, that may create an unusual traffic hazard or any objectionable noise, dust vapor, fumes, odor, smoke, vibration, glare, or waste disposal problems.
 - f. Multiple family dwellings (must meet all requirements of R-2 zoning district).
 - g. Service stations, repair garages.
 - h. Community service facilities.
 - i. Schools.
 - j. Bed and breakfasts.
 - k. Townhouses.
 - l. Wholesaling and distribution
 - m. Indoor warehousing and enclosed garage.
 - n. Garages large than one thousand two hundred (1,200) square feet in area.
 - o. Fences in excess of six (6) feet in height.
 - p. Storage structures larger than three hundred (300) square feet in area.
 - q. Woodworking, general assembly and other similar activities.
 - r. Custom meat processing facilities.
 - s. Guest houses eight hundred (800) square feet or larger.
 - t. Parks and playgrounds.
 - u. Churches.
3. Dimensional requirements. The following dimensional requirements apply to all structures constructed or located within the MU zone district.
- a. For non-residential structures:
 - i. Minimum lot area: Two thousand five hundred (2,500) square feet.
 - ii. Minimum front setback: None required.
 - iii. Minimum side setback: None required, where roof drainage is toward the rear lot line. If roof drainage is toward a side lot line, a minimum of (six) 6 foot setback from such side lot line is required.

- iv. Minimum rear setback: Ten (10) feet; except where the alley abuts the rear lot line, the distance may be reduced to five (5) feet for all structures, temporary structures, other buildings, and other obstructions, to provide for property snow handling.

b. For residential structures:

- i. Minimum lot area: Seven thousand five hundred (7,500) square feet, unless the lot is a town home lot, in which case the minimum lot size shall be three thousand five hundred (3,500) square feet.
- ii. Minimum front setback: Fifteen (15) feet.
- iii. Minimum side setback: Seven and one-half (7.5) feet for the residence, five (5) feet for accessory structure.

(Ord. 620 §3, 2012)

17.04.025 – Uses Prohibited in All Zone Districts

Junkyards are prohibited in all zone districts.

17.04.030 – Home Occupation Standards

The following requirements and standards shall apply to home occupations:

1. The occupation shall be conducted so that there is neither outward appearance, nor manifestation of any characteristic of a business in the ordinary meaning of the term.
2. The occupation shall not utilize more than twenty (20) percent of the dwelling unit floor space and all activities, including storage of supplies or materials associated with the home occupation shall be conducted indoors.
3. No unreasonable noise, dirt, odor, vibration, or glare shall be observable off the premises.
4. Deliveries must not exceed volumes that would normally be expected in a residential neighborhood and shall not be delivered before 8:00 a.m. or after 6:00 p.m.
5. A home occupation whose primary activity is retail or wholesale sales shall be prohibited, except for catalog sales and Internet sales.
6. A home occupation shall not be open to visits from customers or clients before 8:00 a.m. or later than 6:00 p.m.
7. No window or outdoor advertising shall be permitted, except as provided in the Signs and Outdoor Advertising section of this Zoning Code.
8. All home occupations require a business license.

(Ord. 620 §2, 2012; Ord. 588 §13, 2010)