

Redevelopment Mixed Use Village District**1. Purpose Statement**

The intent of the Redevelopment Mixed Use Village District is to permit a variety of residential uses and limited non-residential uses within the same development creating a coordinated mixed use environment. It is intended that the development will blend residential commercial, cultural institutional or entertainment uses into one space where those functions are to some degree physically and functionally integrated so that a pedestrian friendly environment is created. Although not specifically regulated under this code, detached and semi-detached dwelling units under the size of 500 square feet per unit (commonly referred to as Tiny Houses) are taken into consideration in the development of this district.

2. **Uses.** The following uses are permitted for any use or group of uses that are developed either separately or as a unit with certain site improvements shared in common within the Residential Mixed Use Village (RMUV) District.

a. Residential Uses

- i. Residential uses may be in the form of detached or attached units and may be in a single structure or within a multi-use building. Residential units may be developed within an area within the development boundaries or may be included with a building with non-residential uses.

ii. Permitted Uses

1. Dwelling Above the Ground Floor
2. Dwelling-Age Restricted Housing
3. Dwelling – Single Family Detached
4. Dwelling – Single Family Attached
5. Dwelling – Two Family

iii. Special Uses

1. Manufactured Homes
2. Recreational Vehicles

b. Non-Residential Uses

- i. Non-Residential uses may be developed as a singular non-residential buildings or a mix of residential and non-residential uses.
- ii. Non-residential buildings (not including Community Center) shall not exceed a total of ten (10) thousand gross square feet in a single detached building.
- iii. Non-Residential Uses (not including Community Center) shall not exceed fifty (50) percent of the total gross building area of the entire development.

iv. Permitted uses

1. Agriculture
2. Art Gallery
3. Art Studio
4. Bus Transfer Station
5. Community Center
6. Food Truck Park
7. Medical or Dental Office
8. Office
9. Personal Service Establishment
10. Place of Worship
11. Restaurant
12. Retail Goods Establishment
13. Self-Storage Facility Climate Controlled
14. Social Services
15. Soup Kitchen Accessory

16. Shelter Housing
17. Specialty Food Service

v. Special Uses

1. Animal Care Facility
2. Body Modification Establishment
3. Food Truck Park Major
4. Industrial Artisan
5. Industrial Light (limited to indoor fabrication and assembly only)
6. Reception Facility
7. Vehicle Repair/Service Minor

vi. Temporary Uses

1. Farmers market
2. Temporary Outdoor Entertainment
3. Temporary Outdoor Sales

3. Planned Building Groups

- a. Planned Building Groups are permitted by right in this district. Planned Building Groups allow separate buildings and uses to be constructed on a single lot. This concept will allow multiple one family, duplexes, and non-residential structures to be placed within one property boundary without the need to subdivide each building site. For the purposed of this code, the use descriptions of residential dwelling types including single family dwellings will still be valid although they are not required to be placed on separate lots. The placement of all improvements within the site will be subject to site plan review to insure that the overall development is in compliance with all required standards and best practices.

4. Dimensional Standards

- a. **Minimum Lot Area** – For developments where all improvements are on a single lot (Planned Building Groups), the minimum lot area shall be 25,000 square feet.
- b. **Minimum Lot Area for Individual Lots** - The minimum lot area shall be as follows:
 - i. Single Family Detached Dwellings over 500 SF- 4,000 SF
 - ii. Single Family Detached Dwellings 500 SF or less – 1,200 SF
 - iii. Single Family Attached (Duplex) and Two Family Dwellings over 500 SF each – 5,000 SF
 - iv. Single Family Attached (Duplex) and Two Family Dwellings 500 SF or less each – 2,500 SF
 - v. Non-Residential – None
 - vi. Mixed Residential and Non-Residential – None
- c. **Minimum Lot Width**
 - i. Single Family Detached Dwellings over 500 SF – 50 feet
 - ii. Single Family Detached Dwellings 500 SF or less – 20 feet
 - iii. Single Family Attached and Two Family Dwellings over 500 SF each – 60 feet
 - iv. Single Family Attached and Two Family Dwellings 500 SF or less each – 40 feet
 - v. Non-residential and residential planned building groups– 75 feet

- d. Building Height**
 - i. Single Family Detached/Attached and Two Family Dwellings – 35 feet
 - ii. Non-Residential and Mixed Residential and Non-Residential Structures – 40 feet
 - e. Maximum Building Coverage**
 - i. Residential uses– 45 percent
 - ii. Maximum Impervious Surface – 70 percent
 - f. Building Setbacks**
 - i. Front Yard Building Setback: 20 Feet
 - ii. Single Story Interior Side Yard Setback: 5 feet
 - iii. Multi-Story Interior Side Yard Setback – 10 feet
 - iv. Minimum Reverse and Side Corner Setback – 10 Feet
 - v. Minimum Rear Yard Setback – 15 feet
 - g. Zero Lot Line**
 - i. Single Family Residential Lots may be allowed to be placed on the interior side property line without a setback, provided that the opposite side yard setback is at least double the setback distance required by code. If employed as a part of the development, care should be taken to insure that pattern remains consistent so that minimum required building separation is maintained. Zero lot line setbacks will not be allowed at the lot lines on the perimeter of the development.
 - h. Minimum Building Separation**
 - i. The minimum spacing between buildings shall be 10 feet unless otherwise required to be a greater dimension by fire and building codes.
- 5. Required Landscaped Buffer**
- a. When abutting any residential district a minimum 10 foot wide landscaped buffer will be required in accordance with Article 10.9-A. The Executive Director may consider existing vegetation that will remain undisturbed as alternative compliance to this requirement.
- 6. Design Standards**
- a. Non-Residential Structures**
 - i. Building Materials**
 - 1. The following building materials are limited on any facade facing a public right-of-way, excluding alleys. However, such materials may be used as decorative or detail elements for up to 40% of the facade, or as part of the exterior construction that is not used as a surface finish material.
 - a. Plain concrete block
 - b. Corrugated metal
 - c. Aluminum, steel, or other metal sidings
 - d. Exposed aggregate (rough finish) concrete wall panels
 - e. T-111 composite plywood siding
 - f. Plastic
 - g. Vinyl
 - ii. Façade Design**
 - 1. Building facades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 35 linear feet, measured parallel to the street.
 - 2. Building facades in excess of 100 feet that abut a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: color change, texture change, material module change, or a wall articulation change of no less than two feet in depth, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 40 feet.

iii. Fenestration Design

1. Any façade facing a public right-of-way, excluding alleys shall have a minimum fenestration requirement of 20 percent.

b. Residential Structures

- i. Shall comply with Article 6.1-P.

c. Administrative Relief from Design Standards

- i. As a part of Site Plan Review, the Executive Director may grant relief from any or all of the above standards as a part of an assessment of compatibility with surrounding properties.

7. Vehicular Parking**a. Minimum required parking**

- i. Residential uses - 1 parking spaces per dwelling unit
- ii. Non-Residential Uses- One parking space for every 500 SF.

b. Parking Maximums

- i. There are no parking maximum limits for this district.

c. Parking exemptions

- i. Parking is not required for the following uses:
 1. Bus Transfer station
 2. Community Center
 3. Community Garden
 4. Industrial Artisan
 5. Industrial Light

8. Bicycle Parking**a. Short Term Parking**

- i. Non-Residential Uses - One bicycle parking space shall be required for every four required parking spaces.
- ii. Residential Uses- 0.2 bicycle parking space per dwelling unit.

b. Long Term Parking

- i. Residential uses – 0.4 parking spaces per dwelling unit.

9. Vehicular Parking For Developments that Exclusively House the Homeless**a. Minimum required parking**

- i. Residential uses - 0.2 parking spaces per dwelling unit
- ii. Non-Residential Uses- One parking space for every 1,000 SF.

b. Parking Maximums

- i. There are no parking maximum limits for this district.

c. Parking exemptions

- i. Parking is not required for the following uses:
 1. Bus Transfer station
 2. Community Center
 3. Community Garden
 4. Industrial Artisan
 5. Industrial Light