

SECTION 25 - MU MIXED USE DISTRICT

Purpose: The MU Mixed Use District is intended to accommodate projects which combine several compatible land uses into an integrated development. The MU District may also be used to designate parts of the County which is appropriate for a mixture of residential, commercial, office, and accessory uses. The district permits mixing residential areas with workplaces and services. Developments within the MU District must accommodate transportation systems, pedestrian, and bicycle movements, and surrounding environments. All developments in the MU District are subject to the special permit process. Each action creating an MU District shall establish the use types and amounts permitted within its boundaries

25.1 Permitted Special Uses:

The following uses are permitted in the Mixed Use District (MU)

25.1.1 Retail/Commercial Business

25.1.2 Office Uses

25.1.3 Residential Uses

25.1.4 Public Uses

25.1.5 Religious Facilities

25.1.6 Private schools, and Universities and Colleges

25.1.7 Buildings and uses customarily incidental to the permitted uses

25.1.8 Home Occupations

25.1.9 Wind Energy Generation Systems

25.2 Site Development Regulations:

25.2.1 The minimum area for any MU District is five acres.

25.2.2 Perimeter Setback – 25 feet along any public street. Other setbacks to be determined through the special use permit process.

25.2.3 Height Limitation – 45 feet.

25.2.4 25% of the site shall be utilized as open space. The perimeter setback area may be counted toward the minimum open space requirement.

25.2.5 Prior to the issuance of any building permits or other authorization, all projects in the MU District shall receive approval by the County Board, after recommendation by the Planning Commission, according to the special permit procedures set forth in Section 41. This approval may be granted for a specific plan for the development of an MU District in lieu of a plan for individual projects, provided that any subsequent developments are consistent with the specific plan.

25.3 Applications for approval must contain, at a minimum, the following information:

- 25.3.1 A general site plan, which shall also include:
- 25.3.2 A boundary survey,
- 25.3.2 Site dimensions.
- 25.3.3 Contour lines at no greater than five-foot intervals.
- 25.3.4 Adjacent public rights-of-way, transportation routes and pedestrian or bicycle systems.
- 25.3.5 Description of adjacent land uses.
- 25.3.6 Utility services to the site and easements through the site.
- 25.3.7 Description of other features, including drainage, soils, or other considerations that may affect development.
- 25.3.8 A detailed plan which shall include:
- 25.3.9 A site plan layout, including the location of proposed buildings, parking, open space, and other facilities.
- 25.3.10 Location, capacity, and conceptual design of parking facilities.
- 25.3.11 Description of the use of individual buildings.
- 25.3.12 Description of all use types to be included in the project and maximum floor area devoted to each general use.
- 25.3.13 Maximum height of the buildings.
- 25.3.14 Schematic location and design of open space on the site, including a landscaping plan.
- 25.3.15 Vehicular and pedestrian circulation plan, including relationship to external transportation systems.
- 25.3.16 Schematic building elevations and sections if required to described the project.
- 25.3.17 Grading and drainage plan.
- 25.3.18 Proposed sewer and utility improvements.
- 25.3.19 Location, size, and type of all proposed signage.
- 25.3.20 Specific proposed development regulations for the project, including:
- 25.3.20 The specific use types permitted within the proposed district.
- 25.3.21 Maximum floor area ratios
- 25.3.22 Front, side, and rear yard setbacks.
- 25.3.23 Maximum heights.

- 25.3.24 Maximum building and impervious coverage.
- 25.3.25 A traffic impact analysis, if required by the County.