

**19.04.10. Land Use Regulations, Non-Residential and Mixed Use Zones.**

**2. Table Summary of Land Use Regulations, Mixed Use Zone.**

	MU
<b>Maximum Units per Acre</b>	<b>14 units/acre for residential portion of project**</b>
<b>Minimum Project Size</b>	<b>5 acres</b>
<b>Minimum Lot Size:</b>	
Non-residential	15,000 sq. ft.
Single Family Lots	5,000 sq. ft.
Two-Family and Three-Family Dwellings	6,000 sq. ft.
Multi-Family Dwellings	see footprint development requirements
Footprint Development	Allowed
Residential Above Commercial	15,000 sq. ft.
<b>Minimum Setback Requirements:</b>	
Mixed use buildings:	first floor: 10' around the perimeter second floor: 20' around the perimeter third floor: 30' around the perimeter fourth floor: 40' around the perimeter
Residential and Commercial Buildings:	
Front*	20'
Interior Sides for residential single family and footprint development	10' between buildings, 5' between exterior walls and property lines.
Interior sides for residential two-family, three-family, multi-family	10' between buildings
Interior Sides for non-residential	10'
Rear*	20'
Corner Side	15'
Accessory Building Setbacks	front and corner side: same as primary structure, Rear and interior side: 5'
<b>Minimum Lot Width</b>	<b>50'</b>
<b>Minimum Lot Frontage:</b>	
Residential	35'
Non-residential	60'
Mixed use buildings	100'
<b>Maximum Height of Structures</b>	<b>Four Stories, 45'</b>
<b>Maximum Lot Coverage</b>	<b>50%</b>
<b>Minimum Dwelling Size</b>	<b>1,000 sq. ft. above grade</b>

\*An unenclosed entry, porch, or deck may encroach up to five feet into either the required front setback or rear setback.

\*\* No density shall be calculated on sensitive lands