

14.1005. DMU - Downtown Mixed Use District

A. Use and Structure Provisions. The uses and structures indicated herein may be permitted within the DMU district only in the manner and subject to any specific design criteria that may apply.

B. Uses Permitted

- Administrative Services
- Community Assembly
- Convenience
- Commercial
- Cultural and Recreational
- Dwelling, one-family detached
- Dwelling, two-family detached
- Dwelling, townhome
- Dwelling, semi detached
- Dwelling, multi-family
- Financial, Consultative and Administrative
- Food & Beverage Services
- Group Assembly
- General Personal Services
- General Retail Trade
- Medical Services
- Pharmacy (drive-thru)

C. Conditional Uses

- Hotel/Motel
- Bed and Breakfast

D. Prohibited Uses

- Automotive Servicing
- Any Other Drive-thru
- Deferred Presentment
- Gas Stations
- Package Stores
- Tattoo Services
- Tobacco/Nicotine/E-cig sales
- Vehicular, Craft & Related Equipment Sales

Any use or structure not specifically permitted by right or conditional use as presented in the Land Use Table in Appendix B is prohibited.

E. Bulk, Yard, and Density Regulations

The regulations appearing below apply to zone lots and buildings or other structures located on any zone lot or portion of a zone lot including all new developments, enlargements, extensions, or conversions within the DMU district. Existing buildings or other structures that do not comply with one or more of the applicable bulk regulations are classified as nonconforming and are subject to the provisions of Chapter 11.

1. Minimum Lot Size and Width

- Area: 5,000 sq. ft. for the first unit
- 2,000 sq. ft. for each additional unit

Width: 24 ft.

2. Maximum Lot Coverage

The maximum lot coverage by all buildings shall not exceed 80% of the total lot unless there is a structured parking in part of the building.

3. Maximum Permitted Height

Maximum Building Height – 3 stories or 1.5 times the average height of the directly adjacent buildings, whichever is greater

4. Building to Zone

Build to Line:
Front – 5 ft. to 15 ft.

Setbacks:
Rear – 5 ft.
Side – 5 ft.

Setbacks and lot requirements maybe varied by development types in accordance with the Subdivision Regulations.

5. Commercial or Multi-Family Material Standards

General Standards

- Minimum of two materials but no more than three on any exterior façade.
- Materials not listed may be reviewed by Planning Commission approval.

Prohibited Materials

- Vinyl Siding
- Wood (untreated), T1-11 paneling
- Exposed, smooth-faced CMU
- Metal building panel siding

Recommended Materials

- Brick
- Natural stone
- Split-face or finished-face masonry unit
- Architectural metal panel
- Cement board lap siding
- Exterior Insulation and Finish Systems (EIFS) or similar material in combination with brick, split-face block, or stone. EIFS and similar materials are not permitted on street level facades; use on upper floor facades only. In all cases this applies except for Single-Family Attached, Single-Family Detached, Two-Family, Three-Family, and Four-Family dwellings.
- Metal when used in combination with brick, block, or stone

6. Parking

To be reviewed on an individual basis

Parking shall be located behind the build to line. No parking is permitted between the street and the building. This requirement shall not restrict on-street parking.