

**50-15.2 Mixed Use-Neighborhood (MU-N).**

**A. Purpose.**

The MU-N district is established to accommodate a mix of neighborhood-scale, neighborhood serving non-residential uses and a range of residential uses located in close proximity. This district accommodates both horizontal (uses located in separate structures) and vertical (uses located in the same building) types of mixed use. Non-residential uses may include small-scale retail, service and professional offices that provide goods and services to the residents of the surrounding neighborhood, as shown in Table 50-19.8;

TABLE 50-15.2-1 MU-N DISTRICT DIMENSIONAL STANDARDS		
		LOT STANDARDS
Minimum lot area per family	One-family	4,000 sq. ft.
	Two-family	2,500 sq. ft.
	Multi-family	500 sq. ft.
	Efficiency unit	380 sq. ft.
	Townhouse or live-work dwelling	2,200 sq. ft.
Minimum lot frontage	Townhouse, per family	20 ft
	One-family, or two-family dwelling	30 ft.
	Multi-family or non-residential	50 ft.
STRUCTURE SETBACKS		
Minimum depth of front yard	For all structures 35 feet in height or less	The smaller of 10 ft. or average of adjacent developed lots facing the same street
	For portions of all structures higher than 35 feet	An additional 10 feet beyond the required front yard setback above
Minimum width of side yard	General, unless listed below	5 ft.
	Two-family or townhouse shared wall	0 ft setback for portion of the principal structure with the shared wall
	Non-residential use adjacent to residential district or use	15 ft.
	Multi-family adjacent to single-family district or use	10 ft.
Minimum depth of rear yard		15 ft.
STRUCTURE HEIGHT		
Maximum height of building	Non-residential use	45 ft.
	Residential or mixed use (general)	75 ft.
	Residential or mixed use (within 500 ft. of R-1 or R-2 district)	50 ft.

Section 50.21 *Dimensional standards* contains additional regulations applicable to this district.  
**Note:** Building and Fire Codes may require plan/design changes and additional fire protection for structures built close to the property line.

**B. Example.**



C. Illustration.



(Ord. No. 10041, 8-16-2010, § 1; Ord. No. 10042, 8-16-2010, § 2; Ord. No. 10044, 8-16-2010, § 6; Ord. No. 10096, 7-18-2011, § 10; Ord. No. 10192, 12-17-2012, § 5; Ord. No. 10232, 6-10-2013, § 1; Ord. No. 10286, 3-10-2014, § 2; Ord. No. 10468, 8-29-2016, §1, Ord. No 10888, 6-3-2024, § 3)