

MIXED-USE DISTRICT (MU)

PURPOSE

The purpose of the mixed use (MU) zone district is to create a flexible approach to land uses and enhance the character of Adams County's commercial corridors and centers by promoting development that:

1. Creates a balanced mix of land uses;
2. Facilitates quality mixed use development that is consistent with the goals and strategies of the Comprehensive Plan;
3. Supports a sustainable and resilient local economy;
4. Provides unique places for people to live, work, shop, and play;
5. Improves the public realm through high quality design;
6. Promotes use by pedestrians, bicyclists, and transit users, in addition to automobiles;
7. Encourages active lifestyles; and
8. Maintains the character and integrity of adjacent residential neighborhoods.

PERMITTED PRINCIPAL AND CONDITIONAL USES

Refer to the Use Chart to determine which uses are permitted uses in a Mixed-Use District, subject to building permit review and approval, and which uses are permitted subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval. Only one (1) principal use shall be permitted per lot.

PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Commercial Uses, Accessory.
2. Institutional Uses, Accessory.

PERMITTED SPECIAL/TEMPORARY USES

Special uses are permitted in a Mixed-Use Zone District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Mixed-Use Zone District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

OIL AND GAS FACILITIES

Oil and Gas Facilities are permitted in a Mixed-Use Zone District, subject to the issuance of an Oil and Gas Facility Permit. Allowance in the zone district does not guarantee the issuance of an Oil and Gas Facility Permit.

PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in the Use Chart; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section of these standards and regulations, are prohibited.

AREA AND HEIGHT STANDARDS

MINIMUM LOT SIZE REQUIREMENTS

There are no minimum lot size requirements in a Mixed-Use District.

MINIMUM LOT WIDTH REQUIREMENTS

The minimum lot width in a Mixed-Use District shall be seventy-five (75) feet.

MAXIMUM HEIGHT

PRINCIPAL STRUCTURE

The maximum height of a principal structure in a Mixed-Use District shall be sixty (60) feet.

ACCESSORY STRUCTURES

The maximum height of accessory structures in a Mixed-Use District shall be sixteen (16) feet.

MINIMUM DENSITY

The minimum density in a Mixed-Use District shall be ten (10) dwelling units per acre.

MAXIMUM DENSITY

The maximum density in a Mixed-Use District shall be thirty-five (35) dwelling unit per acre.

MINIMUM FAR

The minimum FAR in a Mixed-Use District shall be (.75).

SETBACK AND DIMENSIONAL REQUIREMENTS FOR A STRUCTURE

MINIMUM FRONT SETBACK

The minimum front setback for a structure in a Mixed-Use District shall be a minimum of five (5) feet. All structures must be located outside of the sight-distance triangle.

MAXIMUM FRONT SETBACK

The maximum front setback for a structure in a Mixed-Use District shall be a maximum of twenty (20) feet. If the parcel fronts on a State Highway, the maximum front setback shall be twenty-five (25) feet.

MINIMUM SIDE CORNER SETBACK

The minimum front setback for a structure in a Mixed-Use District shall be a minimum of five (5) feet. All structures must be located outside of the sight-distance triangle.

MAXIMUM SIDE CORNER SETBACK

The maximum front setback for a structure in a Mixed-Use District shall be a maximum of twenty (20) feet. If the parcel fronts on a State Highway, the maximum side corner setback shall be twenty-five (25) feet.

MINIMUM SIDE SETBACK

The minimum side setback for a structure in a Mixed-Use District shall be five (5) feet. If the development is adjacent to a residential development, the minimum side setback for a structure shall be twenty (20) feet.

MINIMUM REAR SETBACK

The minimum rear setback for a structure in a Mixed-Use District shall be five (5) feet. If the development is adjacent to a residential development, the minimum rear setback for a structure shall be twenty (20) feet.

MINIMUM SETBACK FROM RESIDENTIALLY ZONED OR USED PROPERTY

Not applicable

HEIGHT RELATED SETBACKS

Additional structure setbacks are required at varying heights of the structure for side and/or rear property lines adjacent to Residential-1-C or Residential-2 zone districts. The structure at each height listed below shall conform to the corresponding setback:

- Upper stories above 35 feet in height shall be stepped down from its highest roofline at least one full story for a depth of at least 15 feet where adjacent to properties zoned R-1-C, or R-2.
- Upper stories above 51 feet in height shall be stepped down from its highest roofline at least one full story for a depth of 25 feet where adjacent to properties zoned R-1-C, or R-2

MINIMUM R.O.W SETBACK

The minimum setback for all structures in a Mixed-Use District from a State Highway shall be twenty-five (25) feet.

MINIMUM SETBACK FROM SECTION LINE

The minimum setback from a section line for all structures in a Mixed-Use District shall be one hundred (100) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

REQUIRED ROADWAY CLASSIFICATION

All parcels rezoned to Mixed-Use must front on a State Highway, Arterial, or Collector road.

3-23-08 RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Mixed-Use District unless inconsistent with a provision contained in Section 3-23, in which case the specific standard or requirement contained in Section 3-23 shall apply.

MINIMUM FLOOR AREA OF DWELLINGS**EFFICIENCY UNIT**

The minimum floor area of an efficiency unit in a Mixed Use District shall be four-hundred-fifty (450) square feet.

ONE BEDROOM UNIT

The minimum floor area of a one-bedroom unit in a Residential-3 District shall be six hundred (600) square feet.

TWO BEDROOM UNIT

The minimum floor area of a two-bedroom unit in a Residential-3 District shall be seven-hundred-fifty (750) square feet.

THREE BEDROOM UNIT

The minimum floor area of a three-bedroom unit in a Residential-3 District shall be nine hundred (900) square feet.

FOUR BEDROOM UNIT

The minimum floor area of a four-bedroom unit in a Residential-3 District shall be one thousand (1,000) square feet.

A complete site plan with architectural concept-level drawings shall be submitted with a Mixed-Use Rezoning application. The proposed development site plan and architectural drawings must show conformance with the requirements outline in this Section and all performance standards outlined in Section 4-10. The Board of County Commissioners decision shall constitute a final decision. Amendments to any approved site plan shall be processed in accordance with Section 2-01-10.