

# MC: Mixed Commercial District

## Purpose

The purpose of the Mixed Commercial (MC) District is to provide lands that accommodate a broad range of pedestrian-oriented commercial development in an urban, mixed-use context. The district is intended to accommodate a wide range of residential, civic, and commercial development. Flexibility from conventional use and bulk requirements is provided to promote urban-density and mixed uses within a pedestrian-oriented streetscape.

Allowed uses include multi-family dwellings, mixed-use, offices, personal services, retail sales and services, and eating and drinking establishments. \*No minimum parking.

## Intensity and Dimensional Standards

Standard	All Uses
Lot Area, min. (sf.)	N/A
Lot Width, min. (ft.)	N/A
Lot Coverage, max. (% of site area)	N/A
Density, max. (du/acre)	N/A
Front Yard Setback, min. (ft.)	Min.
	Max.
Side Yard Setback, min. (ft.)	N/A
Rear Yard Setback, min. (ft.)	N/A
Building Height, max. (ft.)	N/A

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] Additional front setback requirements for the front building facade above the ground floor shall be as established in the OV-ID District.

## Use Standards

Uses are presented below for convenience. Please refer to 17-4.2 through 17-4.4 for complete regulations for principal, accessory, and temporary uses. <sup>1</sup> Conditional Use <sup>2</sup> Special Exception

### PRINCIPAL USES PERMITTED

Dwelling, live-work <sup>1</sup>	Broadcasting studio	Public safety facility
Dwelling, mixed-use	Newspaper or periodical publishing establishment	Social services facility
Dwelling, multifamily	Community recreation center	College or university
Dwelling, townhouse	Cultural facility	Elementary, middle, or high school
Dwelling, two-family <sup>2</sup>	Day care facility <sup>1</sup>	School, business or trade
Dormitory, private <sup>1,2</sup>	Government office	Hospital
Dormitory, public	Library	Laboratory, medical or dental
Fraternity or sorority house <sup>2</sup>	Membership organization facility	Medical or dental clinic/office
Residential care facility <sup>2</sup>	Place of worship <sup>1</sup>	Nursing care facility
		Arboretum or botanical garden

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**MC: MIXED COMMERCIAL**

Park or greenway <sup>1</sup>	Arena, stadium, or outdoor theater
Park and ride	Banquet hall
Parking lot <sup>1</sup>	Performing arts center
Parking structure <sup>1</sup>	Recreation facility, indoor, not elsewhere listed <sup>1</sup>
Passenger terminal, surface transportation	Recreation facility, outdoor, not elsewhere listed
Utility facility, major <sup>2</sup>	Building supplies and equipment store <sup>2</sup>
Utility facility, minor	Consumer goods store <sup>1</sup>
Kennel <sup>1</sup>	Convenience store <sup>2</sup>
Veterinary hospital or clinic <sup>1</sup>	Farmers' market <sup>1</sup>
Equipment rental <sup>1</sup>	Grocery store or food market
Laboratory, testing or research	Liquor store <sup>2</sup>
Self-service storage <sup>1</sup>	Pawn shop <sup>2</sup>
Eating establishment only <sup>1</sup>	Gasoline sales and service station <sup>1</sup>
Eating and drinking establishment, Type 1 <sup>1</sup>	Personal vehicle sales and rentals <sup>1</sup>
Eating and drinking establishment, Type 2 <sup>2</sup>	Vehicle equipment supplies sales and rentals
Funeral home or mortuary	Bed and breakfast <sup>1</sup>
Business/Professional office	Hotel or motel
Contractor's office	Community garden <sup>1</sup>
Bank, retail	Crop production and processing
Beauty salon or barbershop	Manufacturing, assembly, or fabrication, light
Body piercing or tattoo establishment <sup>1</sup>	Manufacturing, assembly, or fabrication, medium <sup>1,2</sup>
Dry cleaning pick-up <sup>1</sup>	
Laundry, coin-operated	
Nail salon	
Non-depository personal credit institution <sup>1</sup>	
Repair of personal goods	

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