

C-MU

(d) C-MU – Central Mixed-Use District

(i) C-MU – Central Mixed-Use District Use Table.

C-MU - SR7 Central – Mixed-Use District Uses			
Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Adult Educational Facilities¹ Amusement Uses Antique, Consignment, Collectible, and Vintage Store Artisan and Maker Manufacturing Assembly of Pre-Manufactured Parts for Sale on the Premises Automotive Rental ² Automotive Sales New ² Bar, Lounge, or Night Club Coin Laundry ³ Commercial Uses Contractor Shop (Indoor) ⁴ Dry Cleaners Food Processing Funeral Homes Hotel Institutional Live-Work Microbrewery, Microdistillery, and Microwinery Motel Multi-Family Residential, except on the ground floor adjacent to Sheridan Street, Taft Street, and State Road 7	Automotive Paint or Body Automotive Repair Automotive Sales Used Cabinet, Furniture, Upholstery Shop associated to Retail or Showroom Car Wash ⁵ Contractor Shop associated to Retail or Showroom Light Manufacturing associated with Retail or Showroom Outdoor produce sales (fresh fruit, vegetable, plant and flower retail sales), accessory to a grocery store, specialty market, or similar use ⁶ Any use customarily associated with one of the Main Permitted Uses.	Automotive Truck Rental ² Day Care Facilities Outdoor Storage Schools (K-12) Service Station	Adult Entertainment or Adult Related Uses All General and Heavy Manufacturing Uses Bulk Sales, Storage, or Display of Lumber and Building Materials Gun Shop Pawn Shops Psychic Help Uses Self-Storage Facility Any use not listed as a Main Permitted Use.

Museum, Art Gallery, and Similar Cultural Uses Office Parking Lots and Garages (commercial), except fronting State Road 7 Personal Service Place of Worship, Meeting Hall, and Fraternal Lodges Restaurant Retail (Indoor) School, Business, Commercial, or Vocational; Recreational or Cultural; and University ¹ Single Family Residential, except on the ground floor adjacent to Sheridan Street, Taft Street, and State Road ⁷			
¹ Adult Educational Facilities and Schools may require additional review for pedestrian and vehicular circulation, pick-up and drop off operations, traffic, etc. Limitations may be imposed in regards to capacity, hours of operation, parking, and circulation. ² Automotive Rental; Sales, New, shall be designed in a pedestrian oriented manner; and vehicular inventory shall be stored in an enclosed building, or at the rear or side of the site and fully screened from public rights-of-way. ³ Coin Laundries shall be fully enclosed and air-conditioned. ⁴ Contractor Shop (Indoor) shall be limited to the use of existing buildings and shall occur fully within an enclosed structure. ⁵ Car Washes shall be fully enclosed and adequately screened; or not visible from pubic rights-of-way. ⁶ Outdoor produce sales shall provide a plan illustrating the layout, location, and dimensions of the outdoor sales area; shall not interfere or obstruct pedestrian flow; and shall be exempt from screening requirements. See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.			

(ii) C-MU – Central Mixed-Use District Development Regulations Table.

C-MU - SR7 Central - Mixed-Use District Development Regulations	
MAXIMUM DENSITY	
Single Use Buildings	Vertical Mixed-Use Building Bonus

36 Dwelling Units per Acre	50 Dwelling Units per Acre	
The number of hotel rooms is double the maximum number of dwelling units.		
MAXIMUM HEIGHT		
Single Use Buildings	Vertical Mixed-Use Building Bonus for Sites or portions of sites fronting State Road 7	
85 ft.	175 ft.	
Sites or portions of sites within 100 feet of MF-9 and MF-18: 45 ft.		
MINIMUM SETBACKS		
Frontage		
All Frontages	Non-Residential: 10 ft. Residential: 15 ft.	
Side Interior	0 ft.	
Rear/Alley	5 ft. When adjacent to MF-9 and MF-18: 20 ft.	
MAXIMUM SETBACKS		
Frontage	Ground Floor	Above Ground Floor
State Road 7	30 ft.	N/A
MINIMUM ACTIVE USES		
Frontage	Ground Floor	Above Ground Floor
State Road 7	60%	N/A
Sheridan Street Taft Street	40%	N/A

(iii) C-MU – Central Mixed-Use District Special Requirements

- a. For lots which abut State Road 7, the tower orientation shall be towards State Road 7.

- b. Where possible, vehicular [access](#) shall be located along the east-west streets.
- c. Structured parking is encouraged.