

7. Highway Mixed-Use (HMU)

- a. *Purpose.* The purpose of this district is to create space for mixed use development outside the center of the city. New construction and adaptive reuse of existing structures is encouraged within this district. Mixed-use development allows for a variety of land uses within the same structure to rejuvenate urban spaces and enhance the quality of life for the community at large. This district will allow for minimized setback requirements, higher average densities, and taller structures. Off-street parking will not be required for each individual lot but rather shared parking facilities are encouraged.
- b. *Land Uses.*

<b>Highway Mixed-Use (HMU)</b>			
<b>Permitted Uses</b>			
<b>Residential</b>			
Townhouse <sup>1</sup>	Multi-Dwelling Residential <sup>1</sup>		
<b>Agricultural</b>			
Community Garden			
<b>Automobile and Related Service</b>			
Automobile Parking Lot (Primary Use)			
<b>Civic, Institutional, and Health Care</b>			
Funeral Home <sup>1</sup>	Governmental Service (Police, Fire, Emergency Medical Services) <sup>1</sup>	Hospital / Rehabilitative Care <sup>1</sup>	Library <sup>1</sup>
Medical and Diagnostic Laboratories <sup>1</sup>	Medical and Dental Office / Clinic <sup>1</sup>	Museum <sup>1</sup>	Public Parks and Public Recreation Facilities
Schools <sup>1</sup>			
<b>Commercial</b>			
Bank, Credit Union, and Financial Services <sup>1</sup>	Grocery <sup>1</sup>	EV Charging Station	Office, General <sup>1</sup>
Personal Services <sup>1</sup>	Restaurant <sup>1</sup>	Retail Sales <sup>1</sup>	
<b>Transportation, Utility, and Communication</b>			
Public Transportation Terminal <sup>1</sup>			
<b>Nonresidential Accessory</b>			
Automated Teller Machine (ATM), Non-Freestanding	Essential Services	Vending Kiosk	

Highway Mixed-Use (HMU)			
Use Standards			
<b>Civic, Institutional, and Health Care</b>			
Adult Day Services <sup>1</sup>	Child Care Center <sup>1</sup>	Nursing Home / Assisted Living <sup>1</sup>	Place of Public Assembly, Indoor <sup>1</sup>
<b>Commercial</b>			
Gas Station <sup>1</sup>	Hotel <sup>1</sup>	Repair Service <sup>1</sup>	Tasting Room <sup>1</sup>
Tavern <sup>1</sup>			
<b>Nonresidential Accessory</b>			
Private Utilities	Solar Energy System, Accessory	Wind Energy System, Accessory	
<b>Temporary</b>			
Temporary Structures			
Conditional Uses			
<b>Transportation, Utility, and Communication</b>			
Cellular Communications Facility (CCF) <sup>1</sup>			
<b>Temporary</b>			
Special Events			
Notes:			
1. Requires a development plan to be submitted per Sec. 8-C-10, <i>Development Plan Process</i> , for the land use to be permitted.			

c. Dimensional Standards.

Highway Mixed Use (HMU)					
Structure Standards					
<b>Max. Height – Primary Structure</b>		<b>Max. Height – Accessory Structure</b>		<b>Min. Dwelling Size</b>	
45 ft.		25 ft.		900 sq. ft.	
Lot Standards					
<b>Max. Lot Coverage</b>		<b>Min. Road Frontage / Lot Width</b>		<b>Min. Lot Area</b>	
60%		60 ft.		6,000 sq. ft.	
Setback Standards					
Primary Structure			Accessory Structure		
<b>Min. Front Yard</b>	<b>Min. Side Yard</b>	<b>Min. Rear Yard</b>	<b>Min. Front Yard</b>	<b>Min. Side Yard</b>	<b>Min. Rear Yard</b>
50 ft.	N/A <sup>1</sup>	10 ft.	50 ft.	5 ft.	5 ft.
Notes:					
1. If provided, it must be 10 ft.					