


§ 295-1400. Legislative intent.

- A. In expansion of the declaration of legislative intent and the statement of community development objectives found in Article I of this chapter, the intent of the MU2 Mixed Use District is to:
- (1) Encourage economic development through the establishment of flexible standards that maintain the traditional residential nature of the districts.
 - (2) Encourage limited commercial and business uses in existing residential structures.
 - (3) Ensure that new buildings, additions, and renovations are in keeping with and enhance the historic character of the community and green spaces.
 - (4) Establish a walkable community by promoting a pedestrian orientation of streets and buildings and providing a safe and convenient interconnected sidewalk network.
 - (5) Encourage commercial development design that will reflect community identity and protect and enhance the character and property values of adjacent and nearby neighborhoods.
 - (6) Accommodate parking in a convenient matter that does not take away from the rhythm of the street.
 - (7) Regulate nonresidential uses to protect and preserve existing neighborhoods.

§ 295-1401. Permitted uses. [Amended 7-16-2025 by Ord. No. 2492-25]

A building may be erected or used and a lot may be used or occupied for any of the following purposes and no other, subject to the guidelines herein:

- A. Residential uses complying with the standards of the R3 Residential District (Uses G-3, G-6, G-7, and G-8).
 - B. Use B-3: Bank or Financial Institution.
 - C. Use B-4: Bed-and-Breakfast.
 - D. Use B-17: Mixed Use Building.
 - E. Use B-20: Personal Care Business.
 - F. Use B-21: Professional Service Business.
 - G. Use B-25: Restaurant, to include outdoor dining facilities.
 - H. Use B-27: Retail Shop.
 - I. Use B-34: Studios for Dance, Art, Music, Photography, Yoga, or Similar Arts.
 - J. Use E-3: Medical Office.
 - K. Use E-5: Professional Services.
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- L. Use G-1: Multifamily Building/Unit, permitted only as a part of Use B-17: Mixed Use Building.
- M. The following accessory uses on the same lot which are with and customarily incidental to any of the above permitted uses and as provided for in Article IV herein:
 - (1) Use A-1: Residential Accessory Structure.
 - (2) Use A-2: Nonresidential Accessory Structure.
 - (3) Use A-3: Recreational Vehicles.
 - (4) Use A-5: Antenna Systems.
 - (5) Use A-6: Fences and Walls.
 - (6) Use A-7: Home Occupation.
 - (7) Use A-8: Storage (Outdoor), but shall not be permitted as accessory to residential uses.
 - (8) Use A-9: Swimming Pool.
 - (9) Use A-10: Tennis/Sport Courts.
 - (10) Use A-13: No-Impact Home-Based Business.
 - (11) Use A-16: Fowl/Poultry.
 - (12) Use A-18: Accessory Roof-Mounted Solar System.
 - (13) Use B-19: Parking Lot.
 - (14) Use C-21: Microbrewery/Microdistillery/Microwinery.
- N. Uses permitted by special exception.
 - (1) Use A-19: Accessory Ground-Mounted Solar System.

§ 295-1402. Dimensional standards.

- A. Minimum lot area and width. A lot area of not less than 7,500 square feet and a lot width of not less than 50 feet at the street line and extending from the street line to the depth of the rear yard shall be provided for every building or group of buildings hereafter erected, altered, or used in this district.
- B. Maximum building coverage. No more than 45% of the total lot area shall be covered with buildings.
- C. Maximum impervious coverage. No more than 65% of the total lot area shall be covered with impervious surfaces.
- D. Minimum green area. Not less than 35% of the total lot area shall be grass or landscaped.
- E. Building setbacks:

- (1) Front yard. There shall be a front yard, the depth of which shall be at least 40 feet. If both of the adjacent structures are closer than 40 feet from sidewalk, then a proposed building may match the setback of one or both of the adjacent structures, provided that the resulting front yard is not less than 15 feet.
 - (2) Side yard(s). There shall be two side yards, one on each side of the principal building, each at least eight feet wide, and the combined total of both side yards shall be not less than 20 feet.
 - (3) Rear yard. There shall be a rear yard, the depth of which shall be at least 25 feet, provided that, in the case of a lot held in single and separate ownership at the effective date of this chapter of a depth less than 100 feet, the depth of the rear yard may be decreased to not less than 15 feet.
- F. Minimum building height. All proposed buildings shall have a minimum height of two stories.
- G. Maximum building height. The maximum height of buildings shall be the lesser of three stories or 35 feet.
- H. Minimum parking setback. Parking areas shall be located to the rear or side of all principal buildings. In all cases, parking areas shall be set back a minimum of 10 feet from the ultimate street right-of-way or property line for the entire perimeter of the property. Parking and loading areas shall comply with all applicable requirements of the parking and loading section of this chapter.
- I. Minimum landscaped buffer to residential districts. There shall be maintained a buffer area, except where a public right-of-way intervenes, the depth of which shall be at least 10 feet measured from the district boundary line. Buffers adjacent to a residential use shall be continuously screened by a combination of a six-foot high solid wall/fence and screen plantings. Use of native species is encouraged; invasive species identified by the Township shall be prohibited. Screen plantings shall include a mix of evergreen and deciduous trees and shrubs, and may include noninvasive vines, ornamental plantings, and grasses.