

MXD – MIXED USE DEVELOPMENT DISTRICT

This district is intended to provide for a mixture of dense, small-scale urban uses in the community core. This district includes the central business area, as well as a mixture of uses in the older, more densely developed portions of Newton County. Because of the need for compatibility in this district, all uses marked with an asterisk (*) require that there be a development plan approved by the Plan Commission.

1. Permitted Uses/Structures

- Single-Family Dwelling
- Two-Family Dwelling
- Multi-Family Dwelling
- Church
- Health Care Use
- Home Occupations Complying with [Section 6.70](#)
- Retail Sales Establishment
- Personal Convenience Services
- Professional and Business Services
- Restaurant
- Day Care Center
- Bed and Breakfast Inn
- Hotel, Motel, Apartment Hotel
- *Open Space Uses
- *Transportation Uses
- *Research Uses
- Educational Uses
- *Essential Services
- Such Special Exception Uses as may hereafter be permitted in this District under the provisions of [Section 5.00](#).
- Uses accessory (as defined in [Section 2.00](#)) to these uses are permitted on the same lot with the principal uses, including accessory apartments.

2. Minimum Standards

- a. The minimum lot area is 5,000 sq ft, and the minimum frontage on a public street is 40 feet.
- b. For one- or two-family dwellings, the minimum front setback shall be 10 feet. No front setback is required for other uses.
- c. Side and rear yard setbacks for any residential structure shall be at least 5 feet. For other structures, no setback is required
- d. Off-street parking shall be provided in accordance with [Section 6.60](#).
- e. Minimum standards for all uses on an approved development plan shall be as shows on the plan, which shall be prepared in accordance with [Section 8.00](#).