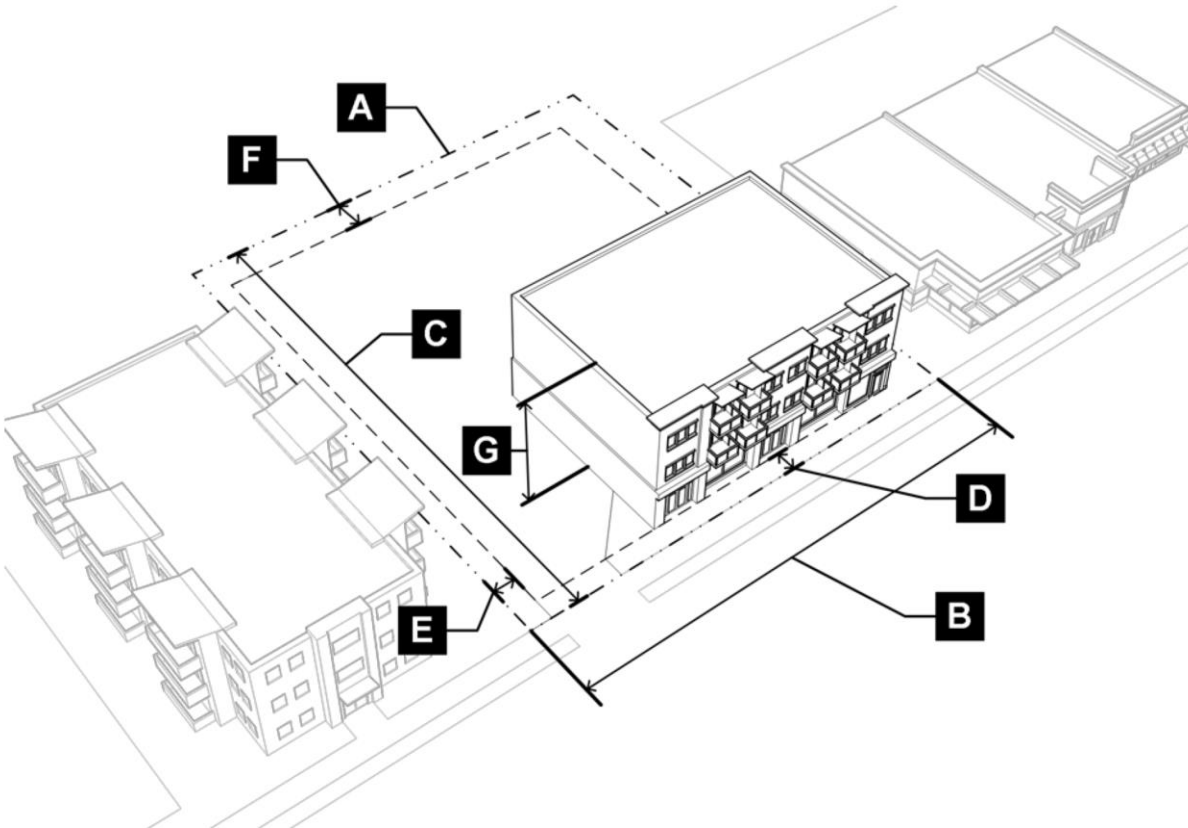


3.3.1 MN - Mixed-Use Neighborhood.

- A. **Purpose.** The MN district is provided to support compatibility between higher-intensity mixed-use areas and adjacent residential and commercial areas. This district contributes to a vibrant environment for pedestrians and bicyclists and includes varying densities of residential, neighborhood-serving retail, restaurants, commercial, and office uses that are sensitive to the surrounding built and natural context in scale and form.

Figure 3.3-A: MN District Dimensional Standards



B. MN District Dimensional Standards.

Table 3.3-A: MN District Dimensional Standards			
Dimensional Standards			Additional Standards
Lot Dimensions (minimum)			
A	Lot area	2,500 sq. ft.	3.7.2A: Minimum Lot Dimensions
B	Lot width	20 feet	
C	Lot depth	50 feet	
Setbacks (Minimum)			
D	Front yard	10 feet	3.7.3: Setbacks

E	Side yard	None [1]	
F	Rear yard	None [1]	
Other Standards			
G	Building height (maximum)	65 feet [1] [2]	3.7.5: Building Height
	Building coverage (maximum)	80 percent	3.7.6: Building Coverage
	Single-family detached dwelling, townhome, or duplex		If approved prior to October 1, 2019, see Section 1.5.2I: Applicability of this DDC to Existing Residential Uses and Structures
Notes:			
[1] Buildings adjacent to a Residential zoning district shall comply with the standards in Subsection 7.10.6: Building Height in Transition Areas.			
[2] Buildings between 41 and 65 feet, adjacent to a residential zoning district (excluding Multifamily Dwelling use in the R7 Zoning District) or adjacent to an existing Single-Family Detached Dwelling, Townhome, or Duplex use, shall require a specific use permit pursuant to Subsection 2.5.2: Specific Use Permit (SUP).			

(Ord. No. DCA22-0005a, § 2(Exh. A), 10-18-2022)