

**CHAPTER 1129  
M-U Multi-Use District**

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**CROSS REFERENCES**

Definitions - see P. & Z. Ch. 1105  
 District established - see P. & Z. 1113.01

**1129.01 PURPOSE.**

The Multi-Use District is established to allow a combination of limited commercial uses and residential uses in areas of the City located adjacent to commercial areas that indicate a changing trend. The purpose of the district is to maintain the present residential streetscape, while allowing alternative land uses where necessary that are compatible with the remaining residential uses with a residential environment. Uses in the district are limited to those most likely to use the existing residential building without putting excessive demands on mechanical or utility systems.

**1129.02 PRINCIPALLY PERMITTED USES.**

The following uses shall be permitted in the M-U Multi-Use District:

Residential	Public/Semi-Public	Commercial
Single-Family Attached Dwelling	None	Bed and Breakfast Inn
Single-Family Detached Dwelling		Convenience Retail
Two-Family Dwelling		Funeral Home
		Office
		Personal or Professional Services without a Drive Through
		Short Term Rental

**1129.03 ACCESSORY USES.**

The following uses shall be permitted as accessory uses in the M-U Multi-Use District:

- (a) Accessory uses.
- (b) Home occupation.

**1129.04 CONDITIONALLY PERMITTED USES.**

The following uses shall be permitted as conditionally permitted uses in the M-U Multi-Use District subject to the requirements of Chapter 1153, Zoning Certificates. Numerical identification after each item corresponds to specific standards in Section 1153.04, Conditionally Permitted Use Regulations.

Residential	Public/Semi-Public	Commercial
Assisted Living Facility, Independent Living Facility, or Nursing Home <sup>1, 3, 5, 7, 9, 11, 13</sup>	Cemetery <sup>3, 7, 16</sup>	Child Day Care Center or Nursery <sup>5, 9, 11, 13</sup>
Group Home up to 8 Individuals	Conservation Use	Clinic
Group Home 9 – 16 Individuals	Publicly Owned or Operated Government Facility <sup>3, 7, 8, 11</sup>	Multiple Uses in a Single Building
In-Law Suite	Public or Quasi-Public Owned Park or Recreation Facility <sup>1, 3, 4, 5, 9, 11, 18, 19</sup>	Personal or Professional Services with a Drive Through
Multi-Family Dwelling <sup>5, 11, 14, 20</sup>	Religious Place of Worship <sup>1, 3, 7, 11, 12</sup>	
	Urban Garden	

**1129.05 LOT DEVELOPMENT STANDARDS.**

Lots in the M-U Multi-Use District shall adhere to the following standards:

Minimum Lot Size	<ul style="list-style-type: none"> <li>• 7,000 square feet Single Family Detached Dwelling</li> <li>• 14,000 square feet Two Family Dwelling and Other Uses</li> <li>• 5,400 square feet per Dwelling Unit for Multi-Family and Single Family Attached</li> <li>• No minimum lot size for non-residential uses</li> </ul>
Minimum Lot Width at Building Line	<ul style="list-style-type: none"> <li>• 65 Feet Single Family Detached Dwelling 85 Feet Two Family Detached Dwelling</li> <li>• 100 Feet for Multi-Family and Single Family Attached</li> <li>• 50 Feet for non-residential uses</li> </ul>
Minimum Lot Frontage	40 Feet
Maximum Lot Depth	None
Minimum Usable Open Space	25%
Maximum Lot Coverage	60%
Maximum Building Size	None
Maximum Building Width	None
Minimum Front Yard	40 Feet
Minimum Rear Yard	<ul style="list-style-type: none"> <li>• 30 Feet for Principal Use or Structure</li> <li>• 5 Feet for Accessory Use or Structure</li> </ul>
Minimum Side Yard	<ul style="list-style-type: none"> <li>• 5 Feet for Principal Use or Structure</li> <li>• 5 Feet for Accessory Use or Structure</li> </ul>
Maximum Height	<ul style="list-style-type: none"> <li>• 35 Feet for Principal Use or Structure</li> <li>• 15 Feet for Accessory Use or Structure</li> </ul>
Minimum District Size	n/a

**1129.06 SUPPLEMENTAL REGULATIONS.**

- (a) All uses permitted under Section 1129.02, other than one and two-family residences, shall be permitted only after review and approval of site plans by the Planning Commission according to the standards, criteria and regulations of Chapter 1109.
- (b) Exterior lighting shall not shine directly on adjacent properties and shall be designed to be compatible with a residential area.
- (c) Nothing in this chapter shall be interpreted to prohibit multiple or mixed uses within a single structure.
- (d) No fire escapes or other exterior stairways to upper floors of a building shall be located on a building facade facing a street.
- (e) Additions made to existing residential buildings after the effective date of this section shall be limited to twenty-five percent (25%) of the area of the principal building as it existed on the effective date of this section or 1,250 square feet, whichever is less.
- (f) When residential buildings are adapted for other uses permitted in the district, the new use shall maintain the same basic residential environment in terms of the building exterior, landscaping and operation of the nonresidential use.
- (g) New uses should be located in existing residential buildings when possible. All new principal buildings proposed in the M-U District shall not exceed twenty-five percent (25%) of the average of the floor areas of all principal residential buildings on lots adjacent to and across the street from the lot on which the new building is to be located. The source for all such information shall be the Medina County Auditor. In addition, all new buildings shall be compatible with the existing residential environment in terms of scale, proportion, facade materials, and color.
- (h) All uses shall be conducted in a manner which is compatible with a residential neighborhood.

**1129.07 OFF-STREET PARKING AND LOADING.**

Off-street parking and loading shall be regulated pursuant to Chapter 1145, Off-Street Parking and Loading.

- (a) Off-street parking shall not occupy any part of any required front yard or required side yard, but may be included in a required rear yard to within five (5) feet of the rear property line. Joint use of parking areas is encouraged. The Planning Commission may permit parking to extend to the side or rear property line in the case of a joint parking area for new conversions only. Existing conversions shall follow the variance process through the Board of Zoning Appeals.
- (b) Parking shall be reviewed by the Planning Director to ensure that off-street parking areas are in character with surrounding residential development. This includes with width of access drives, parking in the rear yard and paving of the parking area(s).

**1129.08 SIGNAGE.**

Signage shall be regulated pursuant to Chapter 1147, Signs.

**1129.09 LANDSCAPE AND BUFFERING.**

Landscape and buffering shall be regulated pursuant to Chapter 1149, Screening and Landscaping.

