

3.5 NMU - Neighborhood Mixed Use

1. INTENT

The Neighborhood Mixed Use district is coded to provide pedestrian-scaled higher density residential homes and opportunities for limited scale commercial activities in existing mixed-use areas and at the functional center of new neighborhoods. The architectural guidelines detailed in Section 5.2 are enumerated to permit the construction of various building types in close proximity to each other.

2. DEVELOPMENT STANDARDS

	Commercial or Mixed-Use	Multi-Family Dwellings	All Other Residential Use Only Structures	Civic Uses
Lot				
Lot area (min)	2,400 SF	2,400 SF		N/A
Lot width (min/max)	30' / 160'	40' / 160'		N/A
Lot coverage (max)	70%	80%	See Section 3.4.2	80%
Building coverage (max)	60%	60%		60%
Setbacks				
Front yard (min/max)	10' / 25', or Prevailing Setback (min & max) ¹	10' / 25', or Prevailing Setback (min & max) ¹	See Section 3.4.2	10' / 25', See also Section 4.9
Built-to percentage, front façade (min)	60%	60%		N/A
Side yards (min total/min each side)	- / 5' ²	20% of lot width / 5' ²		20% of lot width / 5' ²
Rear yard (min)	5'	25'		25'
Building Height				
Building height, principal uses (max)	3 stories / 40'	3 stories / 40'	See Section 3.4.2	3 stories / 40'
Building height, accessory buildings (max)	15'	15'		Shall not exceed the height of the principal structure.
Finished ground floor height (min/max)	0'/4'	0'/4'		0'/5'
Roof Slope (min)	N/A	4/12		N/A
Transparency³				
Ground floor transparency, front facade (min)	60%	20%	See Section 3.4.2	40%
Ground floor transparency, corner side facade (min)	50%	20%		40%
Upper floors transparency, front facade (min)	20%	20%		20%
Upper floors transparency, corner side facade (min)	20%	15%		20%
Transparency, all other ground or upper floor facades (min)	10%	15%		15%
Ground floor blank wall width	8' front façade; 20' corner side facade	8' front façade; 20' corner side facade		N/A
Building Orientation and Pedestrian Access				
Main entrance location (required)	Front facade			

1. See Section 2.3.3.C for Prevailing Front Yard Setback. 2. See Section 2.3.3.F for Prevailing Side Yard Setback. 3. Transparency is measured according to Article 2.3.5

3. SUPPLEMENTAL REGULATIONS

1. Existing Residential Structures. In order to preserve the architectural heritage of the City of Fairmont, existing residential structures proposed for mixed use in these areas shall be preserved and adapted for re-use in lieu of new construction.
2. Residential Use Only Structures
 - A. Entrance. Primary entrance shall be architecturally and functionally designed on the front façade of the building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.
 - B. Front Facade. The front facade of the building shall extend parallel to the frontage line.
3. Garages, Detached or Attached
 - A. All garages shall be setback a minimum of twenty (20) feet from the property line which the garage door(s) primarily faces.
 - B. All garages with more than two bays shall be turned such that the bay are not visible from the street.
4. Exterior Lighting. See [Article 5.1](#).
5. Architectural Requirements. See [Article 5.2](#)
6. Signs. See [Article 5.3](#).
7. Parking. See [Article 5.4](#).
 - A. Location. Off-street parking shall only be permitted in the side or rear yards with the following exception:
 - i. For non-commercial uses, parking on a garage apron or driveway the front yard shall be permitted.
 - ii. For non-commercial uses, parking areas, driveways, and garage aprons shall not exceed 40% of the front yard area.
 - B. Access. Vehicle access to off-street parking areas on lots with an improved alley access shall be from such alley to the maximum extent practicable unless the access to the alley from the property frontage is greater than 400 feet measured along the right-of-way lines.
8. Landscaping. See [Article 5.5](#).
9. Accessory Buildings or Structures. See [Article 5.10](#)