

Things to consider for Zoning Ordinance:

- Mixed Use – Definition is too vague and needs to be better define what it is talking about.
- Consider adding a definition for interior dwelling unit to better differentiate it from a short-term rental ... This ordinance isn't clear as interior dwelling units are not allowed to be used as Short Term Rentals, but we do allow interior short-term rentals. 17.17.05-17.17.08.
- Add a deed restriction to the conditions for approved casitas disallowing future owners from modifying the use of a casita to a short term or long-term rental.
- Add a category in the Use Tables specifically for animal grooming services – Maybe as a P-1 or C-1 depending on the zone.
- Consider changing personal services (hair salons) from a P-2 to P-1 or possibly a C-1.
- Parking requirements – Consider requiring 3-plexes and 4-plexes to followed the 2.5 parking spots per unit that multi-family developments are required to follow. (Table 19.1)
- Consider defining and setting a standard turn radius for firetrucks in future developments.
- Multi-family development– add definition.
- Single-family development – add definition.
-

Mixed Use definitions:

From Sustainable Development Guide [<https://sustainablecitycode.org/>] –

Mixed-use zoning permits a complementary mix of residential, commercial, and/or industrial uses in a single district. Mixed-use zoning can take a variety of forms, but often is categorized as one of three types: vertical mixed-use, horizontal mixed-use, and mixed-use walkable.[1] Vertical mixed-use allows for a combination of different uses in the same building and most frequently the non-residential uses occupy the bottom portion of the building, with the residential on top.[2] Horizontal mixed-use allows distinct uses on separate parcels to be combined in a particular area or district. This helps avoid the complexities of combining uses that may have different safety or regulatory requirements in a single building.[3] Mixed-use walkable combines vertical mixed-use and horizontal mixed-use, thus creating an area containing mixed-use buildings as well as distinct single-use buildings in close proximity to each other.[4]

Prior to the rise of the automobile and modern zoning practices, mixed-use developments were the norm.[5] Since the rise of classic Euclidean Zoning, use segregation has been the norm and integrated land uses have been relatively rare.[6] The emergence of sustainability and walkability as important factors in community development has led to a resurgence of mixed-used zoning.[7] Implementation of mixed-use zoning has evolved to include more than just permitting mixed-use developments in certain districts. Local governments are now creating mixed-use districts. This allows for a more widespread integration of uses and the development of increasingly cohesive and efficient communities.

From Fillmore City –

MIXED USE, COMMERCIAL: Development which incorporates a mix of uses, including retail commercial and/or offices and residential.

MIXED USE, HORIZONTAL: Commercial and residential uses which are within close proximity to each other and designed in a "village" manner, but not necessarily within the same building structures.

MIXED USE, VERTICAL: Commercial and residential uses, which are within the same building structure.

From Cedar City –

Section 26-III-17 MU-Mixed Use Zone

Objectives and Characteristics: The objective in establishing the MU Mixed Use Zone is to provide an environment within the City which is characterized by a variety of uses including residential, commercial, offices and to encourage a mixture of uses within the zone within single developments. Residential densities may vary from 2 to 24 units per acre. The MU Zone is characterized by wide, clean, well-lighted streets, ample pedestrian ways and vehicular parking lots for the convenience and safety of the public. Attractive, inviting and well-maintained shops, stores, offices, theaters and cultural buildings, as well as single and multi-family residential dwellings are also characteristic of this zone. Representative of the uses in this zone are specialty retail, lodging, all types of residential, professional offices, theaters, restaurants, and a wide variety of retail outlets.

From Salt Lake City –

The purpose of the MU Mixed Use District is to encourage the development of areas as a mix of compatible residential and commercial uses. The district is to provide for limited commercial use opportunities within existing mixed use areas while preserving the attractiveness of the area for residential use. The district is intended to provide a higher level of control over nonresidential uses to ensure that the use and enjoyment of residential properties is not substantially diminished by nonresidential redevelopment. The intent of this district shall be achieved by designating certain nonresidential uses as conditional uses within the Mixed Use District and requiring future development and redevelopment to comply with established standards for compatibility and buffering as set forth in this section. The design standards are intended to facilitate walkable communities that are pedestrian and mass transit oriented while still ensuring adequate automobile access to the site.

From Riverside California -

Chapter 19.120 - MIXED-USE ZONES (MU-N, MU-V, MU-U)

A. General. The mixed-use zones are established with the following intents and purposes:

- 1.To encourage a mixture of compatible and synergistic land uses, such as residential with compatible nonresidential uses including office, retail, personal services, public spaces and other community amenities. These uses are allowed as either: a. Singular, stand-alone uses that contribute to a mixture of uses within the zone; orb. Combined uses in one project as a mixed-use development.*
- 2.To strengthen the interaction between residential, commercial and employment uses in order to reduce dependency on automobiles, improve air quality, decrease urban sprawl, facilitate use of transit and encourage conservation of land resources.*
- 3.To provide opportunities for transit-oriented development.*

4.To revitalize deteriorating commercial areas by integrating residential uses and public institutions into the commercial fabric to create an active street life and enhance the vitality of businesses.

5.To provide alternatives to new development of small shopping centers.

6.To foster pedestrian-oriented activity nodes by providing a mix of uses in compact, walkable areas.

7.To increase the area available for residential development and provide alternative types of housing.

8.To provide appropriate locations for a broad range of live/work activities to occur.

9. To encourage medium- and high-density residential development to occur in close proximity to employment and services.

10.To allow for a greater variety of land uses and structures, including adaptive reuse of existing structures and flexibility in site planning.