

Mixed-use Development Standards (MX)

7.13 MX-01: Mixed-use Development Standards

This Mixed-Used Development Standards section applies to the following types of development:



- A. Project Applicability: Any development that incorporates a mix of uses, either as a Traditional Subdivision (TD), a development plan, or a planned development shall meet the standards in this section. A mix of uses may be proposed within the same building and/or on the same parent tract.
- B. Traditional Subdivision:
 1. *Rezoning to Most Appropriate Zoning District*: Upon approval of the primary plat approval, the Plan Commission shall initiate the rezoning of each unique district within the development (e.g. single-family, townhouses, apartments, commercial center, or park) to the most appropriate zoning district for each subarea of the development to fulfill the applicants intention and forward a recommendation for zoning map amendment to the Common Council. The applicant may make a recommendation for those zoning districts, but the Plan Commission shall make the final determination. The applicant shall bear the cost of a single zoning map amendment even if the development will be rezoned into more than one (1) new classification.
- C. Development Plan:
 1. *Minimizing On-site Conflicts*: Mixed-uses shall be arranged on the site to minimize conflicts between other uses on-site or off-site.
- D. Planned Development:
 1. *Minimizing On-site Conflicts*: Mixed-uses shall be arranged on the site to minimize conflicts between other uses on-site or off-site.
 2. *Buffering Adjacent Properties*: Any land use within the development that borders a differing land use outside the development shall be reviewed to determine if a bufferyard is necessary. If a bufferyard is required, the planned development shall install the bufferyard to specifications in *Section 5.49: Bufferyard Planting Standards*.