

# 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 5.50: Bufferyard Planting Standards](#).