

The standards for the district reinforce the mixed use character of the area and promote appropriately scaled development that is pedestrian oriented.

- B. **Uses:** Uses in the R-MU-45 Residential/Mixed Use District, as specified in section 21A.33.020, "Table Of Permitted And Conditional Uses For Residential Districts", of this title, are permitted subject to the general provisions set forth in section 21A.24.010 of this chapter and this section.
- C. **Minimum Lot Area And Lot Width:** The minimum lot areas and lot widths required in this district are as follows:

Land Use	Minimum Lot Area	Minimum Lot Width
Multi-family dwellings	5,000 square feet for new lots No minimum for existing lots	50 feet
Municipal service uses, including City utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Nonresidential uses	No minimum	No minimum
Places of worship less than 4 acres in size	5,000 square feet	50 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Single-family attached dwellings (3 or more)	2,500 square feet per unit ¹	Interior: 22 feet Corner: 32 feet
Single-family detached dwellings	2,500 square feet	25 feet
Twin home dwellings	2,500 square feet per unit	25 feet

Land Use	Minimum Lot Area	Minimum Lot Width
Two-family dwellings	2,500 square feet	25 feet
Utility substations and buildings	5,000 square feet	50 feet
Other permitted or conditional uses as listed in section 21A.33.020 of this title	5,000 square feet	50 feet

Qualifying provisions:

1. There is no minimum lot area nor lot width required provided:
 - a. Parking for units shall be rear loaded and accessed from a common drive shared by all units in a particular development;
 - b. Driveway access shall connect to the public street in a maximum of 2 locations; and
 - c. No garages shall face the primary street and front yard parking shall be strictly prohibited.

D. Minimum Yard Requirements:

1. Single-Family Detached Dwellings:

- a. Front Yard: Minimum five feet (5'). Maximum ten feet (10').
- b. Corner Side Yard: Minimum five feet (5'). Maximum ten feet (10').
- c. Interior Side Yard:
 - (1) Corner lots: Four feet (4').
 - (2) Interior lots: Four feet (4').
- d. Rear Yard: Twenty five percent (25%) of the lot depth, but need not be more than twenty feet (20').

2. Single-Family Attached, Two-Family And Twin Home Dwellings:

- a. Front Yard: Minimum five feet (5'). Maximum ten feet (10').
- b. Corner Side Yard: Minimum five feet (5'). Maximum ten feet (10').