**Sec. 14.02.406     MU, mixed-use zoning district**

(a)     Purpose. The mixed-use district is established to encourage and promote well-planned, compact, and viable development consisting of an integrated blend of residential, retail, commercial, and office uses. The proposed uses may be located in a single building (integrated) or in separate buildings (stand-alone). Through the mixing of uses, a more diverse selection of residential, retail, and office space will be provided within the city, and at the same time, allowing developers the flexibility to respond to a changing economic conditions. It is expected that mixed-use districts will be developed as planned developments and therefore the development standards may be amended to better suit the specific site, development attributes, and economic platform at the time of development.

(b)     General locations. Mixed-use developments should encourage efficient land use by facilitating blended vertical and/or horizontal development, with a strong relationship to the surrounding environment. This type of development shall promote full utilization of public services, whether existing or new, such as water lines, sewers, streets, and emergency services, by centralizing the demands on these services. It is expected that these districts will have an urban character.

(c)     Height and area regulations. The height of buildings, the minimum dimensions of lots and yards, and the minimum lot area permitted on any lot in mixed-use district shall be in keeping with the urban character sought in the development.

(d)     Land use mix. All MU zoning districts should have a mix of residential and nonresidential uses.

(1)     C, commercial, office, and retail: Minimum of thirty percent (30%).

(2)     SF-R, single-family detached residential uses: Maximum twenty-five percent (25%).

(3)     SF-A, single-family attached residential uses: Maximum fifty percent (50%).

(4)     MF-1, multifamily garden style: Maximum fifteen percent (15%) and no fewer than fifteen (15) acres (i.e . minimum of 15 acres to qualify).

(5)     MF-2, multifamily urban edge: Maximum forty percent (40%).

(6)     MF-3, multifamily urban living: Maximum sixty percent (60%).