### MU Mixed-Use District

(1) Purpose

It is the purpose of the MU mixed-use district to provide for the creative *infill* and *development* of underused and vacant land and *buildings* in Santa Fe. This zoning category allows office, commercial and *residential* uses in the same *building* or on the same *property*. MU zoning should accomplish the following goals:

(a) control sprawl by creating a more efficient use of land and more opportunities for *infill*;

(b) promote affordable housing and economic development by emphasizing a variety of land uses

(c) promote creative and flexible land uses within Santa Fe;

(d) foster alternative means of transportation, including transit, bicycles and walking;

(e) promote *infill* *development* and pedestrian-oriented *streetscapes* in currently underused parking areas and along existing roadway corridors; and

(f) promote shared parking areas in the design and *development* of *mixed-use* projects.

(2) Rezoning Requirements

(a) *Application* for rezoning to MU is not allowed for *residentially zoned properties* located in historic districts, as shown on the official zoning map.

(b) Rezoning to MU requires consideration and approval by the planning commission and *governing body* of preliminary or final *development* plans for the *property* as provided in Section 14-3.8.

***Dimensional Standards***

**Minimum lot size:** None; except as may be needed to satisfy other MU district limitations

**Common area:** A common, *landscaped* open area with seating shall be provided with a minimum size of five hundred (500) square feet per acre of *development*. The area shall be open to the sky and be suitably lighted and be designed to encourage social interaction.

**Maximum height**: 35 where 2 or more stories are included in a building; where the mixed-use development is located adjacent to a residential zoning, all buildings and structures within 70 feet of the adjoining residential property line shall not exceed 25 feet in height.

**Step-backs:** 14-7.3(B)(1) Architectural Step-Backs: Third floors shall have a step-back (balcony or roof area) of a minimum of five (5) feet from all the *building's façades* at the ground level.

**Setbacks:** Street: equivalent to the minimum yard requirements in any adjoining residential zoning district if not separated by a street; otherwise none is required;

Side: 30 feet from property line when abutting a residential district; otherwise 5 feet, right-of-way may be counted as part of setback;

Rear: 30 feet from property line when abutting a residential district; otherwise 10 feet, right-of-way may be counted as part of setback;

**Separation of Uses**

Where any of the following uses exist on an adjoining site, group living or household living uses shall be separated from the following uses by a minimum distance of 50 feet:

(i) a drive-through use or facility, including gas stations, car washes, restaurants and banks;

(ii) animal hospitals or clinics with external overnight boarding;

(iii) *child day care* facilities with more than thirty children;

(Ord. No. 2012-11 § 21)

(iv) outdoor storage of material;

(v) restaurants & bars operating between 10:00 PM & 7:00 AM;

(vi) liquor stores;

(vii) *hotels* & *motels*; and

(viii) any land use that the planning commission determines will produce environmental impacts, processes or products that are incompatible with *residential* uses, and that is noted on the approved master plan or *development* plan.

**Max lot cover**: None, except as may be needed to satisfy other limitations applicable to a MU district

**Building Tenant Space**

No single commercial tenant space shall exceed a total of twenty thousand (20,000) square feet.

**Residential Uses**

(i) *Residential* uses shall consist of at least 40% of the *development's* total floor area if located adjacent to residentially zoned districts. If not, *residential* uses shall consist of at least 20% of the *development’s* total floor area. The master plan, *plat* and *development* plan shall show this *residential*/commercial mix.

(ii) *Buildings* of 25 feet or less in height shall not exceed a maximum of 12 *dwelling units* per acre and *buildings* of between 25 feet and 35 feet or less in height shall not exceed 14 *dwelling units* per acre.

(iii) Each *dwelling unit* shall be provided with a minimum of 250 square feet of qualifyingprivateor *common open space*.