

Sec. 117-119. - Mixed Use Planned Unit Development (MU-PUD) District.

- (a) *Intent.* The intent of the Mixed Use Planned Unit Development (MU-PUD) District is to provide a range of retail and service commercial, office, and residential uses that are organized and planned in a comprehensive manner. The MU-PUD District is created for development seeking alternative development regulations that embody more traditional neighborhood design (TND) principles to promote a better integration of uses that might typically be separated and to provide for an adequate mixture of commercial and residential uses and in no case shall a development contain more than 75 percent of one use.
- (b) *Permitted uses.*
 - (1) Offices and banks.
 - (2) Enclosed retail activities without outdoor activities.
 - (3) Personal and professional services.
 - (4) Restaurants and cafes.
 - (5) Uses allowed in the R-1, R-2 and R-3 Districts.
- (c) *Standards.*
 - (1) *Bulk standards.*

Standard	Minimum Requirement
Development area	10 acres
Lot width	No minimum
Front yard setback	As approved by PUD
Side yard setback	As approved by PUD
Rear yard setback	As approved by PUD
Height (max.)	45 feet
Building coverage (max.)	As approved by PUD

(2) *Other standards.*

- a. The planned unit development process (section 117-123) shall be used for all development in the MU-PUD District.
- b. Standards for residential and commercial uses may be applied as determined necessary when reviewing development proposals. Otherwise, development standards are established for each element of a project as approved by the PUD.

(Code 1978, § 9.20.26; Ord. No. 80-04, 5-25-1980; Ord. No. 86-2, 8-25-1986; Ord. No. 93-06, 4-23-1993; Ord. No. 03-21, 8-25-2003; Ord. No. 03-23, 8-25-2003; Ord. No. 04-19, 6-1-2004)