

ARTICLE 26. MXP MIXED USE PLAZA DISTRICT

Sec. 1. Purpose.

This district is intended to provide for a mixed-use development that would accommodate a variety of arts and entertainment, retail, personal service, office, and residential uses in close proximity of each other found around the central plaza which is intended to become a new meeting location for the city. It is intended that this district will be a mixed-use area with the placement of residential and commercial uses and structures in close proximity that will provide for an active area for interacting with local residents and visitors.

Sec. 2. Use regulations (non-residential).

A. *Permitted uses are as follows:*

1. Athletic clubs/gyms.
2. Banks/credit unions/financial institutions.
3. Barber/beauty shops/day spas.
4. Child care centers.
5. Commercial retail.
6. Drugstores/food stores/markets.
7. Florists.
8. Government offices.
9. Hotels and motels.
10. Laundries/dry cleaning.
11. Liquor service and stores.
12. Medical facilities/offices/centers.
13. Museums and art galleries.
14. Music/dance school.
15. Private or public parking lots/garages/decks.
16. Professional offices.
17. Restaurants/food/drink/lounges/liquor.
18. Theaters, indoor.

B. *Special uses are as follows:*

1. Outdoor seating areas.

Sec. 3. Use regulations (residential).

A. *Permitted uses are as follows:*

1. Multifamily residential units as outlined under the R-4 residential district to be placed above the commercial first floor.

Sec. 4. Land development standards.

Properties located in this district which are located in the Old Municipal Airport (OMA) shall utilize the standards located in article 70 (Design Guidelines—Old Municipal Airport) of the Zoning Code.