

## Section 23a - MX Zone (Mixed use)

**23.00(a)**- Mixed Use Zone- Uses as shown in the Use Schedule, Section 60.

**23.01(a)**- Lot Sizes- Multi-Family Uses shall comply with the requirements of the M zones.

Other uses, authorized in the Use Schedule, shall comply with the requirements in the Special Exception Provisions or as below, whichever is most restrictive.

Minimum Lot Frontage: 75 feet

Minimum Lot Area: 10,000 sq. ft.

**23.02(a)**- Yards- Front yard setback **25 feet**; Other yards one foot for each foot of wall height exception that no yard shall be less than 10 feet.

**23.03(a)**- Height- Maximum height of a structure in this zone, unless specifically permitted elsewhere herein, shall be three (3) stories or thirty-six (36) feet.

**23.04(a)**- Lot Coverage- The ground covered by the principal structure and its accessory building shall not be greater than 30 percent of the lot area.

**23.05(a)**- Off-Street Parking- Off-street parking spaces in accordance with Section 40.

### Permitted Uses

- Single-Family Dwelling – detached (60.01.01)
- Two-Family Dwelling (60.01.02)
- Residential Business (60.01.04)

### Special Exception Uses

- Child Care Facilities (44.08.02) (60.02.02)
- Residential Conversion (44.08.22) (60.02.03) – to a “different” number of units
- Fraternity & Sorority Houses (44.08.04) (60.02.04)
- Private Club and Service Organizations (44.08.05) (60.02.05)
- Elderly & Handicapped Housing (44.08.07) (60.02.07)
- Professional & Business Offices (44.08.08) (60.02.08) – no medical offices or mental health/substance abuse treatment
- Neighborhood Stores (44.08.09) (60.02.09)
- Public Utility Buildings (44.08.11) (60.02.11)
- Multi-Family Dwelling (44.08.21) (60.02.13)
- Adaptive Residential (60.02.15) – currently or recently occupied by non-conforming uses
- Adaptive Historic Preservation (44.08.26) (60.02.16)
- Churches (60.02.21) – parish house defined
- Libraries & Museums (60.02.25)
- Existing Neighborhood Restaurants (60.02.28) – not to exceed 1800 square feet; Drive-thru allowed by Special Exception
- Care/Nursing Homes (44.08.29) (60.02.29)
- Bed and Breakfast in RPZ (44.08.30) (60.02.30)
- Bus Stop Shelter (44.08.25) (60.02.32)
- Mixed Use Development (44.08.45) (60.02.41)
- Medical & Dental Offices (61.01.54) & (61.02.35)

**MX**