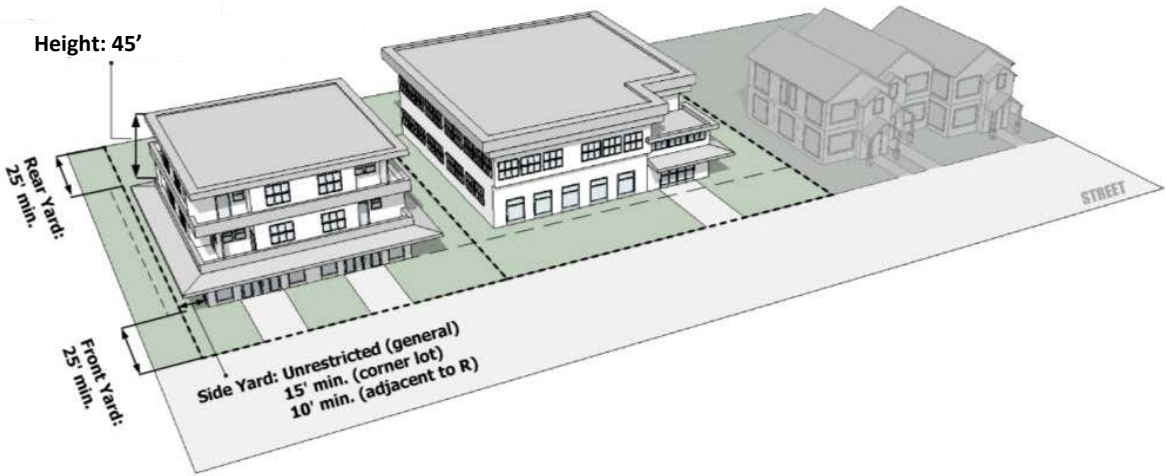


(ii) Illustration. The following diagram is a graphical depiction of the M-OF District to be used for illustration purposes only.



(iii) Other Standards. All development shall comply with all other applicable regulations in this Chapter, including without limitation the Permitted Use regulations in Article 3 and the Form and Development Regulations in Article 4.

**(2) M-N Mixed Use – Neighborhood District.**

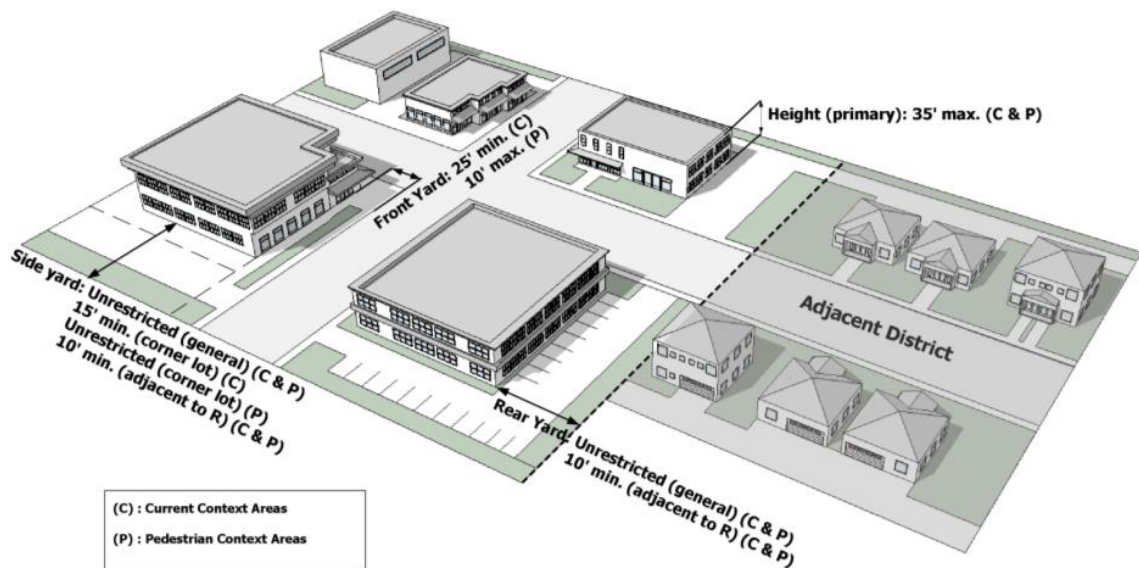
(i) Purpose. The Mixed Use-Neighborhood District is intended to provide commercial shopping and service facilities in or near a residential neighborhood. The principal land use is a small shopping area with sales and services oriented to the needs of a local population. The district is intended to accommodate both pedestrian-oriented shopping areas with walkable connections to surrounding neighborhoods and small auto-oriented shopping centers convenient to lower density residential areas, through the use of two different sets of development standards without the need for rezoning to a Planned Development district. The “pedestrian” standards require approval by the Board of Adjustment pursuant to Section 29-6.4(j). The principle uses are small-scale commercial and residential, as shown in Table 29-3.1 (Permitted Use Table).

**TABLE 29-2-7  
M-N DISTRICT DIMENSIONAL STANDARD SUMMARY**

	Current	Pedestrian
<b>LOT STANDARDS</b>		
Minimum lot area	N/A	N/A
Minimum lot width at building line	N/A	N/A
<b>BUILDING STANDARDS</b>		
Minimum depth of front yard	25 ft.	0 ft.
Maximum depth of front yard	N/A	10 ft.
Percent of building front width that must be between min. and max. setback lines	N/A	75%
Minimum width of side yard - general	0 ft.	0 ft.
Minimum width of side yard – corner lot street side	15 ft.	0 ft.
Minimum width of side yard – adjacent to R district	10 ft.	10 ft.
Minimum depth of rear yard - general	0 ft.	0 ft.
Minimum depth of rear yard - adjacent to R district	10 ft.	10 ft.
Maximum height of primary building	35 ft.	35 ft.

This Table is a summary of selected standards; refer to Chapter 29-4.1 Dimension Standards, for additional regulations.

- (ii) Illustration. The following diagram is a graphical depiction of the M-N District to be used for illustration purposes only.



- (iii) Other Standards. In addition to compliance with all other applicable regulations in this Chapter, including without limitation the Permitted Use regulations in Article 3 and the Form and Development Regulations in Article 4, development in the M-N District shall comply with the following when the applicant requests that the M-N “Pedestrian” standards apply:

- (A) All property frontages must have sidewalks constructed to City standards.
- (B) The primary building must have at least one operable pedestrian door leading directly from the primary building onto a sidewalk. For primary buildings located on corner lots, the required pedestrian entrance may be located on the primary street façade or at the corner where the two streets intersect.
- (C) Ground floor street frontages on each primary building may not be occupied by residential uses but may be occupied by a lobby or entrance to residential portions of the building.
- (D) At least 50% of the building front façade area between three (3) and eight (8) feet above grade shall be of windows or other transparent materials allowing views into the building.
- (E) At the applicant’s option, minimum on-site parking requirements may be reduced up to 30% as described in Section 29-4.3(Parking and Loading).
- (F) No on-site loading requirements shall be required.
- (G) Curb cuts shall only be permitted if access cannot be provided from an alley. Where curb cuts are permitted, they shall not exceed 24 feet in width.