

ARTICLE XI  
CR – COMMERCIAL/RESIDENTIAL MIXED USE DISTRICT

Section 11.01.       PURPOSE.    The Mixed Use District is intended to provide a mixture of medium and high density residential and limited retail commercial uses in a manner which complements both types of uses. Each type of development will be planned in an orderly and logical manner accentuating the positive aspects of each development use.

Section 11.02.       USES PERMITTED.

- A. Residential dwelling units of more than eight(8)house- keeping units in any one building
- B. Commercial retail and service establishments such as the following:
  - 1. Apparel Shops
  - 2. Barber or beauty parlor
  - 3. Bookstore
  - 4. Candy store
  - 5. Drugstore
  - 6. Financial centers
  - 7. Florist, retail only
  - 8. Gift Shop
  - 9. Hobby and craft
  - 10. Jewelry shop
  - 11. Motel, hotel and resorts
  - 12. Restaurants and cafes
  - 13. Sporting goods
  - 14. Business and professional offices
- C. Any combination of A and/or B from above
- D. Accessory building or structures and uses customarily incidental to the principal uses when located on the same on the same property

Section 11.03. CONDITIONAL USES. The following uses may be permitted upon recommendation of the Planning Commission and approval of the city Council:

- A. Any special exception uses as regulated in the R-3 and B-2 Districts
- B. With a conditional use permit approved by the City Council any use allowed in the R-1 and R-2 districts. (Amended October 19, 2021)

Section 11.04. BULK REGULATIONS. The following minimum requirements shall be observed:

- A. Lot area, width and yard requirements shall be as found in the bulk regulations of the B-2 and R-2 Districts and must be approved by the Planning Commission with the approval of the site plan.
- B. With a conditional use permit approved by the City Council any lot size, width and yard requirements allowed in the R-1 and R-2 districts. (Amended October 19, 2021)
- C. Building height. No building or structure hereafter erected or altered shall exceed sixty (60) feet in height.
- D. Parking. All off-street parking and loading facilities shall meet the requirements of Article IV of this Ordinance.
- E. Maximum lot coverage shall not exceed forty (40) percent of lot and common area.
- F. Zero lot line requirements shall be found in the bulk regulations of the B-2 and R-2 Districts, and must be approved by the Planning Commission with the approval of the site plan.