

50-15.5 Mixed Use-Business Park (MU-B).

A. Purpose.

The MU-B district is intended to accommodate modern light industrial and technology-based developments of attractive integrated design and function. The development standards for this district are intended to ensure that projects minimize adverse impacts on surrounding uses and neighborhoods, reduce impacts on the natural environment, enhance the visual quality of development and ensure the provision of adequate and cost-efficient public facilities. Intended uses include wholesaling, industrial services, research laboratories, and light manufacturing needed to support the community and region at large, as shown in Table 50-19.8;

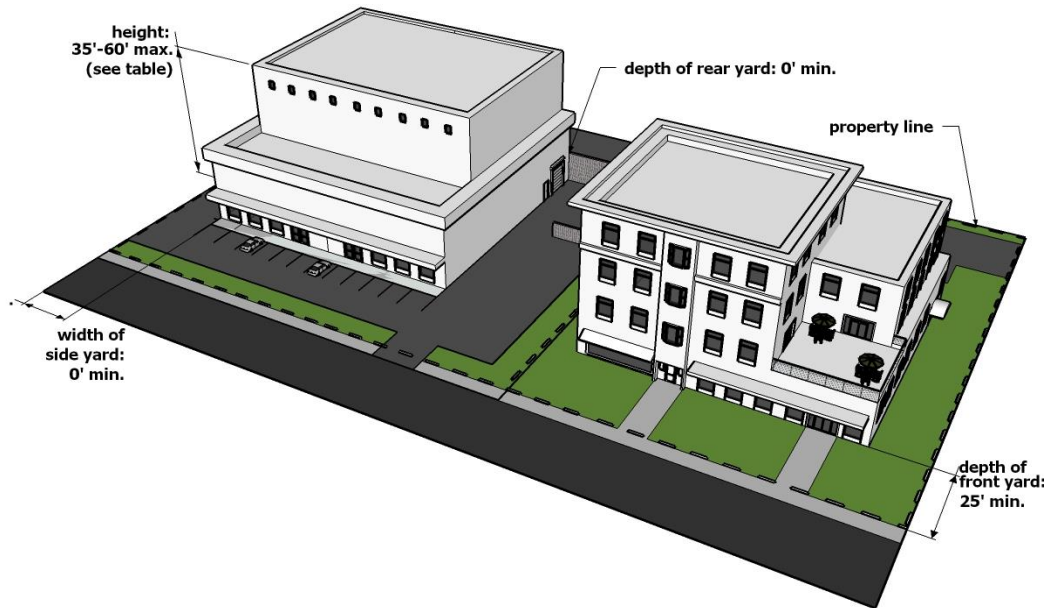
| TABLE 50-15.5-1 MU-B DISTRICT DIMENSIONAL STANDARDS | | |
|--|---|--------------------------------------|
| STRUCTURE SETBACKS | | |
| Minimum depth of front yard | General | 25 ft. |
| | Lots with less than 250 ft. average depth | Larger of 10 ft. or 10% of lot depth |
| Minimum width of side yard | Adjacent to residential use or district | 6 ft. |
| | General | 0 ft. |
| Minimum depth of rear yard | Adjacent to residential use or district | 10 ft. |
| | General | 0 ft. |
| STRUCTURE HEIGHT | | |
| Maximum height of building | General | 60 ft. |
| | Within 500 ft. of R-1 or R-2 district | 45 ft. |

Section 50.21 *Dimensional standards* contains additional regulations applicable to this district.

B. Example.



C. Illustration.



D. Development standard.

In portions of the MU-B zone district developed after May 7, 1979, (a) all truck loading, unloading, and maneuvering areas shall be constructed in side or rear yard areas with a durable dust free material having a smooth hard surface, and shall be defined on all sides by raised cast-in-place concrete curbs, and (b) all truck loading, unloading, and maneuvering operations shall be conducted so that no truck movement interferes with ingress or egress of traffic on a street and no truck shall be required to back into loading areas from a street. (Ord. No. 10044, 8-16-2010, § 6; Ord. No. 10232, 6-10-2013, § 3, Ord No. 10468, 8-29-2016, §1)