

BINGEN MUNICIPAL CODE

Chapter 17.43

MIXED-USE DEVELOPMENT (MU) DISTRICT

Sections:

17.43.010	Intent.
17.43.012	Qualifying criteria.
17.43.014	Definitions.
17.43.020	Permitted uses.
17.43.030	Conditional uses.
17.43.040	Accessory uses.
17.43.050	Density provisions.
17.43.060	Design criteria.
17.43.070	Site plan review.
17.43.080	Off street parking.
17.43.090	Utilities.
17.43.100	Signs.

17.43.010 Intent.

It is the intent of the Mixed-Use Development district to provide areas for a mix of mutually-supporting retail, service, office, light industrial, recreational and residential uses to enhance economic vitality, create a safe, attractive and convenient environment for living, working and recreating within the community, and to support efficient land use. (Ord. 440, Att. A (part) 1997).

17.43.012 Qualifying criteria.

In furthering the goals and objections of the Bingen Comprehensive Plan any site favorably considered for Mixed-Use Development zoning shall be a contiguous geographic area of not less than 5 acres and shall be designated Mixed-Use Development in the Bingen Comprehensive Plan. (Ord. 440, Att. A (part) 1997).

17.43.014 Definitions.

Whenever the following words and phrases appear in this Chapter, they shall be given the meaning attributed them by this Section.

- A. "Mixed-Use Development" is a group of densely configured structures planned and developed as a single-entity and containing within and/or among them a variety of complementary, integrated and/or mutually supporting uses (such as offices, manufacturing, retail, public service, entertainment, or multi-unit housing).

- B. “Mixed-Use Structure” is a single structure containing at least two complementary, integrated and/or mutually supporting uses (such as offices, manufacturing, retail, public service, entertainment, or multi-unit housing). (Ord. 440, Att. A (part) 1997).

17.43.020 Permitted uses.

The following may be permitted when located in a mixed-use structure or mixed-use development with site plan review—uses defined below are referenced to those defined in the OMB Standard Industrial Classification Manual, 1987:

A. Retail Trade

1. Building Materials and Garden Supplies
2. General Merchandise Stores
3. Food Stores
4. Automotive Dealers & Service Stations
 - a. Boat Dealers
 - b. Recreational Vehicle Dealers
5. Apparel and Accessory Stores
6. Furniture and Homefurnishing Stores
7. Eating and Drinking Places
8. Miscellaneous Retail (except fuel dealers)

B. Services

1. Hotels and Other Lodging Places
2. Personal Services
 - a. Photographic Studios
 - b. Beauty Shops
 - c. Barber Shops
3. Business Services (except Misc. Equipment Rental Leasing)

4. Motion Pictures
 - a. Motion Picture Theaters
 - b. Video Tape Rental
5. Amusement & Recreational Services
 - a. Dance Studios, Schools and Halls
 - b. Producers, Orchestras, Entertainers
 - c. Bowling Centers
 - d. Commercial Sports (except racing)
 - e. Misc. Amusement, Recreation Services
 - i. Physical Fitness Facilities
 - ii. Public Golf Courses
 - iii. Membership Sports and Recreational Clubs
6. Educational Services
7. Social Services
8. Museums, Botanical, Zoological Gardens

The following specific uses are not referenced in the OMB Standard Industrial Classification Manual but are allowed outright within the MU District:

- C. Those manufacturing, compounding, processing, treatment or assembly uses allowed in the Light Industrial District which take place within an enclosed structure and from which there is no discernable odor, noise, dust, smoke, cinders, gas, vibration, refuse matter, or other noxious effects beyond the exterior walls of the structure, except those which cause danger.
- D. Multi-family residential and houseboat developments of three or more units.
- E. Marinas for pleasure craft including facilities for the display, sale, service and repair of pleasure craft, sporting goods, and other water-oriented or boating supplies. (Ord. 440, Att. A (part) 1997).

17.43.030 Conditional uses.

The following may be permitted as conditional uses:

- A. Uses listed in Section 17.43.020 which are not located in a mixed-use building or mixed-use development.
- B. Temporary uses as may be approved by the city council for periods not exceeding 6 months.
- C. Any other uses determined by the Board of Adjustment to be in keeping with the purpose and intent of this district. (Ord. 440, Att. A (part) 1997).

17.43.040 Accessory uses.

The accessory uses permitted in the MU district are those uses and structures customarily incidental to permitted uses. (Ord. 440, Att. A (part) 1997).

17.43.050 Density provisions.

- A. Minimum lot area: 40,000 sq ft.
- B. Front yard depth: 20 ft.
- C. Side yard depth: 5 ft
- D. Rear Yard depth: 15 ft
- E. Building height: No structure shall exceed 45 feet.
- F. Lot coverage:
 - 1. Mixed use w/residential component,: 80%.
 - 2. Mixed use w/o residential component: 70%
 - 3. Non-residential single use: 60%
 - 4. Residential as a single use of a structure or development: 50% (Ord. 440, Att. A (part) 1997).

17.43.060 Design criteria.

Design of developments within the MU district shall:

- A. Provide complementary land uses which work together for mutual benefit.

- B. Provide convenient pedestrian connections.
- C. Achieve effective land utilization through shared circulation, parking, loading, pedestrian walkways, plazas, recreation areas, day and night security, or other efficiencies.
- D. Provide buffering or screening of mechanical equipment and dumpsters or other refuse containers, and buffering or loading and unloading areas.
- E. Provide landscaping designed by a professional, which utilizes appropriately scaled plant species to complement the scale of structures within the development. (Ord. 440, Att. A (part) 1997).

17.43.070 Site plan review.

Prior to development of permitted uses within the MU district, a site plan shall be submitted to the city council for review and approval pursuant to the design criteria set forth in 17.43.060. (Ord. 440, Att. A (part) 1997).

17.43.080 Off street parking.

Off street parking shall be provided in accordance with Chapter 17.64 of this Title. (Ord. 440, Att. A (part) 1997).

17.43.090 Utilities.

All new structures shall be serviced by underground utilities. (Ord. 440, Att. A (part) 1997).

17.43.100 Signs.

Signs shall comply with Chapter 15.12 of the Bingen Municipal Code. (Ord. 440, Att. A (part) 1997).