

3.54 Off-street parking requirements shall be as provided in Section 4.6.

3.55 Area, yard, and height requirements shall be provided in Section 3.10.

3.6 CMU-1 Commercial Mixed-Use District

3.61 The CMU-1 District is intended to accommodate a range of retail, service, civic, entertainment, recreation, and higher density residential uses to create a new focal point of community activity and to integrate living, working, shopping and recreation activities. The uses are intended to exist in a compatible and complementary manner with surrounding uses and districts. Street-based store frontages and plazas are encouraged to provide for a pedestrian-friendly atmosphere.

3.62 The following uses are permitted in the CMU-1 Zoning District. Permitted uses in the CMU-1 Zoning District are limited to site developments with no more than thirty thousand (30,000) square feet aggregate gross structure area and are as follows:

- (1) Any use permitted in an R-1, R-2 or C-1 District;
- (2) Multifamily structure except that a multifamily structure or its accessory uses are not permitted at street level if fronting on Veterans Memorial Boulevard or Government Avenue;
- (3) Residential Development: Single-family dwelling residential development is not allowed in the CMU zone. Residential development must be at a minimum density of five (5) units per acre but shall not exceed fifteen (15) units per acre, and should complement and support the primary commercial uses in the CMU zone district.
- (4) Mixed use development; provided, that any structure that includes residential use shall provide at least four dwelling units and that residential use or accessory uses are not permitted at street level if fronting Veterans Memorial Boulevard or Government Avenue;
- (5) Professional office including consulting, insurance, real estate sales, professional organizations, radio station without an on-site transmission tower;

(6) Retail sales store including, but not limited to, the sale or rental of the following items: antiques, appliances (new), art, bicycles, books, carpets, clothing, fabrics, flowers, food, furniture, garden supply, gifts, hardware, hobby supplies, jewelry, newspapers, office equipment and supplies, paint, pets and pet supplies, pharmaceuticals, photography supplies, pottery, shoes, sporting goods, stationery, tile, toys, videos and wallpaper, year-round farmer's market, food/grocery/supermarket;

(7) Commercial service including, but not limited to, banking, beauty and hair care, cleaning, copying, dry cleaning, glass studio works, financial, health (club), laundry, locksmithing, paging, pet grooming, printing (small-scale), studio photography, tailoring, telecommunication sales;

(8) Entertainment facility, including arcade, indoor miniature golf course, indoor movie or stage theater, museum;

(9) Commercial instruction including, but not limited to, airline, art, barber, beauty, business, computer, dance, driving, gaming dealers, language, music, photography, self defense and trade;

(10) Hotel;

(11) Public and quasi-public use and facility including, but not limited to, community center, court, fire station, governmental office, parking facility, park, police station, pool, splash pad, senior center, school, substation, utility and well facility;

(12) Restaurant or Family-oriented dining establishment, where alcoholic beverages may be served as incidental and complementary to the serving of food, such that any area that is primarily intended for dispensing and consumption of alcoholic beverages, including but not limited to a lounge or bar, shall not occupy more than 25 percent of the total floor areas intended for public use;

(13) Brewpub, including beer and wine. An eating and drinking establishment having a microbrewery on the premises which produces beer, ale, or other malt beverage, or wine, and where the majority of the beer/wine produced is consumed on the premises. This

classification allows a brewpub to sell beer/wine retail and/or act as wholesaler for beer of its own production for off-site consumption, with appropriate state licenses;

(14) Electric vehicle infrastructure;

(15) Mobile food vendors or Food Truck Court

3.63 Accessory Uses in a CMU-1 District

(1) Home Occupation

(2) Commercial accessory use or structure which is subordinate and incidental to a permitted commercial structure. Commercial accessory uses and structures may include, but are not limited to, storage shed, noncommercial greenhouse, fence (six feet or less in height) and the accessory uses listed above. Gross floor area of the accessory structure shall not exceed 1,000 square feet or 20 feet in height.

3.64 Conditional Uses in a CMU-1 District

(1) Any site development with more than thirty thousand (30,000) square feet aggregate gross structure floor area shall require a special exception.

3.65 Development Review

(1) Project Review and Approval - All projects proposed within the CMU-1 zone shall be reviewed and approved either as a planned unit development or as a planned center development by the City of Eupora and/or designees of the city. For projects proposed to be phased, each individual phase approved must meet all standards and criteria of this title and the objectives of this commercial mixed-use zone. Revisions to approved planned unit or planned center development projects must be reviewed and approved as new development applications subject to the applicable regulations then in effect.

3.66 Density and Dimensional Standards

(A) Residential Development: Single-family dwelling residential development is not allowed in the CMU zone. Residential development must be at a minimum density of five (5) units per acre but shall not exceed fifteen (15) units per acre and should complement and support the primary commercial uses in the CMU zone district.

(B) Nonresidential Development:

(1) Maximum Single Tenant Floor Space: The maximum square footage for a single nonresidential tenant in a commercial center shall be thirty thousand (30,000) gross square feet.

(2) Lot Size: No requirement.

(3) Lot Width: No requirement.

(4) Building Height: Maximum building height shall not exceed forty (40') feet. Any proposed development more than forty (40') feet shall require a variance.

3.67 Design Standards

The following design standards shall be implemented throughout the commercial mixed use zone to create a cohesive, attractive appearance that is inviting and pedestrian friendly, and which encourages travel by foot, bicycling, vanpooling, carpooling in addition to traditional automobile transport:

(A) Building Design: Structures in the zone shall incorporate a limited number of architectural styles or motifs, which shall establish an identifiable architectural character for the neighborhood. Building designs, including accessory structures, shall be complementary throughout the zone in terms of: 1) consistency of roof and siding materials and colors; 2) similar window and door patterns; and 3) similar streetscapes, including landscaping, light fixtures and similar site amenities. The height, size, bulk and arrangement of buildings on a development site should be designed to invite pedestrian circulation and offer an attractive streetscape.

- 1) Buildings shall provide a clear visual division between all floors. The top floor of any building shall contain a distinctive finish, consisting of a roof, cornice or other architectural termination.

- 2) The facade of every floor greater than thirty (30) linear feet and visible from a street shall incorporate architectural features designed to provide human scale and visual interest. Compliance can be achieved through balconies, alcoves, arches, columns, porticoes or wall segments that create at least a two-foot (2') variation in plane for at least ten (10) linear feet for each thirty feet (30') of facade visible from a street.
- 3) For nonresidential development and the nonresidential floor of mixed-use buildings, at least fifty percent (50%) the linear frontage of any wall visible from a street shall incorporate windows, doors, display windows or other architectural features
- 4) When located on a roof, mechanical equipment shall be screened by roof components, parapets, cornices, or other architectural features.

(B) Exterior Materials: Exterior materials shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments.

- 1) Details of proposed colors and materials, including color chips, samples and colored building elevations, shall be shown on building plans when a development project application is submitted.
- 2) Reflective surfaces shall not be used in locations which may produce excessive reflections or glare that may create a potential safety problem.
- 3) Tile, architectural grade asphalt shingles, standing seam metal or similar quality roofing materials shall be used on all visible pitched roofs.
- 4) Buildings on pads in commercial developments, including service stations, convenience stores, restaurants, auto maintenance facilities and similar uses, shall be designed in a compatible architectural style,

and should incorporate the same materials, colors, and landscaping as the primary development.

(C) Pedestrian and Vehicular Circulation

- 1) A network of convenient, safe, and raised or textured pedestrian paths and walkways should connect areas within the project, and through the project to adjacent properties.
- 2) Public rights of way shall be wide enough to incorporate sidewalks. In nonresidential areas, sidewalks shall be at least four feet (4') in width, or a parallel sidewalk and bicycle/jogging lane, each four feet (4') in width.
- 3) Public seating and bicycle racks may be provided near entrances to nonresidential and mixed-use buildings or groups of buildings. Benches should be provided at locations where they are most likely to be used, rather than at regular intervals along the sidewalk; and should be placed together with other street amenities, such as light poles, kiosks, waste receptacles, planters, etc. All street amenities should share a common theme in their design that is representative of the development.
- 4) Vehicular traffic aisles within the project should provide a circulation pattern which is convenient and safe. The location and number of vehicle access points to the site, the interior circulation pattern, and the separation between pedestrians and vehicles should be designed to maximize safety and convenience.
- 5) Public art may be provided at key locations in a CMU zone area.

(D) Landscaping: Landscape designs shall incorporate appropriate plant material that will survive and flourish with comparatively little supplemental irrigation. These plants should be native and drought tolerant. Invasive species shall not be used. All open areas within a site shall contain grass, ground cover, or other living plant material. Stone and/or gravel is not a permitted mulching material.

- 1) Required Percentage: At least twenty percent (20%) of any development site shall be devoted to landscaping, exclusive of required park strips and walks. Additional landscaping should be provided where needed to buffer and achieve compatibility between different adjoining uses.
- 2) Approved Landscaping Plan: All areas of a developed site not occupied by buildings, required parking, driveways, walkways, or service areas shall be landscaped according to an approved landscaping plan. These areas may also incorporate hardscape for patios, plazas, and courtyards, which areas shall be credited against the landscape requirement.
- 3) Street Trees: Street trees shall be provided on all street frontages at a spacing of thirty feet (30') to fifty feet (50') on center. Street trees shall be planted within a landscape strip of at least six feet (6') in width, between the roadway and sidewalk where feasible. Street trees shall be planted no closer than twenty feet (20') to light standards.
- 4) Parking Areas: Parking areas shall be shaded by large broadleaf canopied trees placed at a rate of one tree for each twelve (12) parking spaces. Parking shall be adequately screened and buffered from adjacent uses. Additionally, a continuous row of shrubs shall be planted along the entire length of the perimeter drive island next to street frontage or adjacent property with a minimum mature height of three feet (3') and a maximum spacing of ninety percent (90%) of the shrubs expected spread within three (3) years of planting.
- 5) Open Space: Open space should be an integral part of the development project. Wetlands and vegetated drainage detention sites may be considered open space. The open space within a project should be integral to the site design, not small, leftover pieces of land. Open space may also be used as a buffer between adjacent properties and uses. In mixed use projects with a multiple-family component, common open space should equal or exceed the ground

floor area of all residential structures on site. To preserve an open look, fencing in large projects should be limited to the perimeter of the project, using visually open fencing materials.

- 6) Outdoor Lighting: Outdoor lighting should provide for the illumination of buildings and grounds for safety purposes, but in an aesthetically pleasing manner. Lighting should be focused downward and placed and screened to limit the emission of light beyond the development boundaries. A condition to approval of a development may be that certain lighting be extinguished after certain hours.

(E) Parking:

- 1) Parking Lot Design: Parking lot design should include a useful pedestrian circulation system, adequate turning radii and efficient traffic movement pattern, a pleasant appearance, convenient parking locations, efficient drainage and integration of parking with the character of the site and proposed development.
- 2) Parking Lot Lighting: Parking lot lighting shall be down focused and designed to avoid direct illumination of adjacent property.
- 3) Pedestrian Walkways: Where feasible, pedestrian walkways shall be incorporated into parking lots of any size. Parking lots with more than one hundred (100) spaces shall be divided by landscaped areas, including a walkway at least ten feet (10') in width.
- 4) Bicycle Racks: Secure bicycle racks may be provided at likely destination stops to encourage the use of bicycles to access those destinations. Racks shall be designed with standards consistent to the development.
- 5) Shared Parking: Developments incorporating a mix of uses generally require fewer parking stalls due to shared patronage of retail stores and varying hours of peak use by office users and retail customers. For mixed use projects, developers shall provide an analysis of projected parking needs for consideration to justify any reduction in

required parking stalls, with a maximum allowed reduction of fifty percent (50%).

(F) Signage:

- 1) The following sign types are permitted in a CMU-1 Zone: monument, facade mounted, suspended/supported, projecting, awning/canopy, and window signs. Monument signs shall be limited to eight feet (8') in height above finished grade, twelve feet (12') in width, and shall not exceed eighty (80) square feet of sign area.
- 2) Pole / Pylon Signs exceeding eight feet (8') in height are prohibited.
- 3) Character: Sign character will be compatible with the character of surrounding neighborhoods.
- 4) Sign Lighting: Light may be cast directly onto the face of the sign by an external light source. In such instances, the light must be focused on the sign face; Halo signs are permitted; Backlighting through routed letters/copy or through the material that comprises the letters/copy in the sign face is permitted if the light source is screened from direct view; Exposed neon tubing and/or individual light bulbs forming the sign copy shall not be permitted on any sign. Exposed neon signs shall be permitted inside a business/tenant space but shall not be placed within ten feet (10') of the inside surface of the storefront window.
- 5) LED and/or digital signs are not permitted.

3.7 I-1 Industrial District

3.71 The I-1 district is an area reserved for industry, manufacturing, assembling,

Fabrication, processing and related uses which usually require access to major