

## Chapter 512 “VMU” Village Mixed-Use District

### 512.01 Purpose

The purposes of the Village Mixed-Use District are to encourage compatible new development and a pedestrian-friendly environment in unincorporated villages and to implement the following Rice County Comprehensive Land Use Plan goals.

- A. **Goal 31:** Create zoning districts for the unincorporated villages to allow for mixed-use development provided they develop municipal type water and sewer services.
- B. **Goal 32:** Create PUD zoning for growth zones abutting unincorporated villages provided they develop municipal type water and sewer services.
- C. **Goal 35:** Encourage municipalities and unincorporated villages to create convenience retail/services and employment opportunities providing they develop municipal type water and sewer services.
- D. **Goal 37.** Promote housing development in cities and unincorporated villages who can provide municipal or municipal-type water and sewer services rather than in the agricultural districts.
- E. **Goal 53.** Discourage scattered site residential development and promote clustering.

### 512.02 Summary of Development Categories

- A. The VMU District provides for several different types of development, under different conditions:
  - 1. A limited number of infill lots without centralized water and sewer services, at a size and scale compatible with the existing village.
  - 2. A larger number of infill lots, a greater variety of housing types, or intensification of existing land uses, increasing the housing diversity and economic viability of the village and providing increased services to its residents. Central utilities are encouraged for this development pattern.
  - 3. Village extension with centralized utilities, in a pattern that respects and enhances the existing village form, increases housing diversity and economic viability, and creates protected open space in and around the village. This development pattern requires the use of Planned Unit Development procedures and will require a rezoning of lands adjacent to the current VMU District boundary. The standards for a village extension are set forth in Chapter 513.

### 512.03 Permitted, Conditional and Accessory Uses

- A. Permitted, conditional and accessory uses of land are as specified in Table 508-1. All other uses shall be prohibited.
- B. Nonresidential uses, with the exception of home occupations, bed and breakfasts, and professional offices, shall be restricted to lots abutting through roads and adjacent to existing commercial or industrial uses. In villages with no existing commercial or industrial uses, nonresidential uses (with the exceptions noted above) shall be conditional, and are restricted to lots abutting through roads.
- C. Commercial uses listed as “permitted” in Table 508-1 shall not exceed 5,000 square feet of gross floor area on the ground floor, except by conditional use permit. The maximum size of conditional commercial or other nonresidential uses shall be as specified in the conditional use permit.
- D. Residential dwelling units shall be permitted above the first floor of any building with commercial uses on the ground floor. This use pattern shall be served by central utilities, if available. Residential uses may also be combined with professional offices, art studios, or similar permitted uses within a single building, meeting the dimensional standards in §512.04.

- E. Additional requirements, including standards for signs, parking, water supply, waste disposal and sewage treatment, are set forth in Chapters 505, 506 and 507 of this Ordinance, as well as other applicable provisions of this Ordinance and other County ordinances.

**512.04 Dimensional Standards**

<b>Minimum lot area</b>	<b>On-site Utilities</b>	<b>Centralized Utilities</b>
Detached dwelling	adequate for on-site sewage treatment; min. 20,000 sf	10,000 sf
Attached <sup>1</sup>	n/a	7,500 sf per dwelling unit
Multifamily – only within a mixed use building	See below	3,000 sf per dwelling unit
Nonresidential or mixed use	Adequate for on-site sewage treatment, min. 20,000 sf	No minimum; must meet setback and lot coverage requirements
<b>Minimum lot width</b>	<b>On-site Utilities</b>	<b>Centralized Utilities</b>
Detached dwelling	Block average if available, or 75 feet	Block average if available, or 50 feet
Attached	n/a	25 feet
Mixed-use building	40 feet (per building)	40 feet (per building)
Nonresidential	No minimum	No minimum
<b>Maximum building coverage</b>	40%	50% residential, 60% nonresidential or mixed
<b>Minimum front yard setback</b>		
Residential	20 feet	
Nonresidential	Edge of sidewalk where present, or 10 feet	
<b>Minimum side yard setback</b>		
Residential	10 feet	
Nonresidential	6 feet, except for commercial buildings that share a party wall	
<b>Minimum rear yard setback</b>	25 feet	
<b>Maximum height</b>	35 feet <sup>2</sup>	

<sup>1</sup> Attached units may be designed as condominiums rather than individual lots

<sup>2</sup> See §505.10 G. for height exceptions

**512.05 Development Standards**

- A. **Site plan review.** Site Plan Review shall be required for all nonresidential or mixed-use buildings and attached dwellings, according to the standards in Chapter 505.
- B. **Scale of construction.** The scale of new commercial construction shall be in proportion with that of surrounding traditional storefront buildings, where present. This standard shall apply to building height, orientation, height to width ratio, and placement of window and door openings.
- C. **Entrance locations.** All commercial buildings shall have a principal entrance facing the abutting street. Off-street parking shall be located to the side or rear of the principal building to the extent feasible.
- D. **Building materials.** Building materials for all nonresidential or mixed-use projects shall be durable, attractive, and of the same or better quality than that used on surrounding properties. All building facades that face a public right-of-way or residential property shall be designed with similar or compatible materials. The following materials standards apply to nonresidential and mixed-use buildings.
  - 1. Building materials may include any of the following:
    - a. Brick
    - b. Natural stone
    - c. Stucco
    - d. Precast concrete units, provided that surfaces are molded, serrated or textured to give the wall surface a three-dimensional character
    - e. Wood, consisting of horizontal lap siding with an exposure no greater than 5 inches or wood shakes; surfaces must be painted.
    - f. Synthetic wood (fiber cement) siding resembling horizontal lap siding, such as Hardiplank and similar materials.
  - 2. The following building materials shall be limited or prohibited:
    - a. Prefabricated metal panels, corrugated metal surfaces and similar metal siding materials may only be used as accent materials on up to 20 percent of the front or primary façade, but are not restricted on other facades. Standing seam and split seam metal roofs are permitted.
    - b. Jumbo brick may be used on up to 30 percent of any façade, provided that it is used only on the lower third of the building wall.
    - c. Reflective glass shall be prohibited.
- E. **Design standards for dwellings.** New dwellings shall be designed with similar or compatible materials, height, setbacks and scale to existing residential buildings within the block or immediate area. Off street parking shall not be located within the front yard, except for driveways leading to an attached or detached garage. Front-loaded garage doors shall be located no closer to the street than the dwelling’s front façade. Side-loaded garages, or detached garages in rear yards, are encouraged.
- F. **Accessory buildings.** Detached accessory buildings must utilize similar or compatible materials as the primary structure