



**TOWN OF MILLIKEN  
PLANNING COMMISSION  
AGENDA MEMORANDUM**

<b>To:</b> Acting Chair Bernhardt and Planning Commissioners <b>From:</b> Martha Perkins, Community Development Director <b>Via:</b> Kent Brown, Town Administrator		<b>Public Hearing Date:</b> July 20, 2016	
Agenda Item #	Action:	Discussion: x	Information:
<b>Agenda Title:</b> Review a proposed Ordinance 732 to amend the Land Use Code pertaining to the Mixed Use Commercial Downtown District (MUCD)			
<b>Attachments:</b> Draft Ordinance 732 “An Ordinance of the Town of Milliken Amending Section 16-3-360 of Chapter 16 of the Milliken Municipal Code Concerning Mixed Use Commercial Downtown District (MUCD) and Definitions Related Thereto”.			

**PURPOSE**

To consider the proposed text changes for Ordinance 732 to amend the Land Use Code pertaining to the Mixed Use Commercial Downtown District (MUCD).

**BACKGROUND**

Quite a few business and a couple of property owners have asked about the uses allowed in the Mixed Use Commercial Downtown District (MUCD). They did not realize that the zoning had changed with the update to the Land Use Code in 2003, because the Official Zoning Map was never updated until 2015.

Code Section 16-3-360 “MU-C-D Mixed Use Commercial – Downtown District” defines the Zoning District as one and one-half (1 ½) blocks on either side of State Highway 60 between Alice Avenue and Kathleen Avenue. The Zoning District definition should not provide actual boundaries of the District, it should just define the nature and the extent of certain uses allowed to implement the Comprehensive Plan’s vision and goals. The Town’s Official Zoning Map defines where each zone is located.

Many of the uses that were allowed under the previous Zoning Map are no longer allowed. The downtown used to have commercial zoning rather than mixed-use zoning. Thus, Town staff has tried to add the uses that we believe should exist in downtown that are currently not allowed by right. Also, staff added some additional uses that may be allowed by requesting a Use by Special Review too. Town Staff would like the Commission’s input on staff’s proposed changes before we advertise the Ordinance for adoption.

In addition, this year the Town adopted an update to the Comprehensive Plan. The Framework Plan includes a larger area for Mixed Use. This ordinance is meant to serve as an interim code change until staff finds the time to update the downtown design standards and regulations.

### **RECOMMENDATION**

Staff recommends they update the ordinance amending Section 16-3-360 of Chapter 16 of the Milliken Municipal Code concerning Mixed Use Commercial Downtown District after obtaining the Commission's input on what uses should be allowed in the downtown.

ORDINANCE NO. 732

**AN ORDINANCE OF THE TOWN OF MILLIKEN AMENDING SECTION 16-3-360 OF CHAPTER 16 OF THE MILLIKEN MUNICIPAL CODE CONCERNING THE MIXED USE COMMERCIAL DOWNTOWN ZONING DISTRICT AND DEFINITIONS RELATED THERETO**

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**WHEREAS**, the Town of Milliken is a municipal corporation authorized under Article 23, Title 31 of the Colorado Revised Statutes to regulate the development of land within the Town for the purposes of promoting the public health, safety, convenience, and the general welfare of the community; and

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**WHEREAS**, the Town of Milliken has adopted a master plan or comprehensive plan to guide land development decisions pursuant to Section 31-23-206 C.R.S.; and

**WHEREAS**, the Board of Trustees of the Town has the power to adopt and amend zoning regulations pursuant to Section 31-23-301, *et seq.*, C.R.S., and the general ordinance powers conferred by Section 31-15-103, C.R.S.; and

**WHEREAS**, the Town has adopted zoning regulations codified in Chapter 16 of the Municipal Code that, in relevant part, establish the uses for Mixed-Use Commercial District for the downtown as depicted in the Town's Comprehensive Plan; and

**WHEREAS**, the Planning Commission has initiated a text amendment to Chapter 16 to revise the uses allowed by right and the uses that may be allowed by special review; and

**WHEREAS**, the Planning Commission has considered the amendments at a duly noticed public hearing and has recommended approval of same to the Board of Trustees; and

**WHEREAS**, the Town Board of Trustees considered the proposed zoning changes as set forth in this Ordinance at a duly noticed public hearing.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF MILLIKEN, THAT:**

**Section 1:** Section 16-1-150, titled Definitions, is hereby amended to add or amend the following definitions to read in full as follows:

**Sec. 16-1-150. Definitions**

**Breweries** – A building or establishment for brewing beer or other malt liquors, especially the building where the brewing is being done.

**Brew Pubs** – a restaurant or tap room that sells beverages (beer and other malt liquors) brewed on the premises.

Place of worship – a building that is used for various services which can be used by one or more of multiple religious or non-religious denominations.

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Civic use – a facility related to a community or citizen use.

Gallery – a business that sells paintings, sculptures, etc. A room or building in which people look at paintings, collections of artwork sculptors, etc.

Elementary School – a school for the first four to six grades and usually including kindergarten.

Commented [LM2]: If we define Primary School then we should actually use that term rather than elementary school, as is used in the definition of Secondary School. I searched the Code and find no other references to "Primary School" so I recommend we define "elementary school" as that term is used elsewhere in the code.

Live/work – a single unit that combines personal living space and commercial workspace.

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Secondary School – a school intermediately between elementary school and college and usually offering general, vocation, or college preparatory courses and often known as the middle school or junior high and high school.

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Studio – the building or room where an artist works. A place where people go to learn, practice, or study an art. An apartment with no bedrooms.

Commented [MP3]: Was this in there? I can't find the definition in the Code and still find it confusing as far as the uses allowed below.

Temporary Use - means a prospective use intended for a maximum duration of 90 days over a six month period or whichever comes first. A temporary use shall only be permitted through approval by the Community Development Department.

Vendor – a person, machine, or company that provides a good or a service in exchange for money.

**Section 2:** Section 16-3-360, titled MU-C-D Mixed Use Commercial – Downtown District, is hereby amended to read in full as follows:

**Sec. 16-3-360. MU-C-D Mixed Use Commercial – Downtown District.**

(a) Intent. The Mixed Use Commercial – Downtown District is intended to reflect the character of the original downtown and to provide for a mixture of residential, commercial, cultural, and institutional uses that will strengthen and expand the core community and provide a transitional zoning area within downtown as its land uses evolve and change over time.

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(b) Use by Right. Uses by right in the MU-C-D District shall be as follows:

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(1) Residential Uses:

- a. Foster care homes.
- b. Group homes for up to eight (8) developmentally disabled, mentally ill or elderly persons.
- c. Home occupations.
- d. Multi-family dwellings.
- e. Single-family dwellings.
- f. Two-family dwellings.
- g. Live/work units.

(2) Institutional/Civic/Cultural/Public Uses:

- a. Civic uses
- b. Clubs and lodges.
- c. Community facilities.
- d. Museums and other cultural centers.
- e. Parking lots.
- f. Places of worship.
- g. Pocket parks and gardens.
- h. Police and fire stations or facilities.
- i. Public and private schools for primary education (K-12).
- j. Utility service facilities.

(3) Commercial/Retail Uses:

- a. Studios and galleries.
- b. Automatic Teller Machine (ATM).
- c. Bars and taverns.
- d. Bed and breakfasts.
- e. Boarding and rooming houses.
- f. Brew pubs and breweries.
- g. Car washes.
- h. Charging stations.
- i. Child care centers.
- j. Commercial, public, and private recreational facilities.
- k. Community garden.
- l. Convenience retail stores.
- m.
- n. Financial services.
- o. Gasoline service stations, with repair and servicing facilities or capabilities.
- p. Grocery and/or liquor stores.
- q. Hardware stores, and places to rent tools, vehicles, and equipment.
- r. Laundromats and/or dry cleaners.
- s. Liquor stores, wine tasting, and tap rooms.
- t. Medical and dental offices and clinics.
- u. Newspaper stand.
- v. Open air farmers' market.
- w. Personal and business service shops.
- x. Pet grooming.
- y. Professional offices.
- z. Restaurants, including drive-ins, walk up, with or without outdoor seating.
- aa. Retail sales.
- bb. Tourist facilities.
- cc. Veterinary facilities and overnight boarding associated with veterinary care on the same lot or parcel; small animal clinic.

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**Commented [LM4]:** You've already defined "studio" to mean where an artist works.

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**Commented [MP6]:** Vertical dwelling unit is not really a use – I think what is intended is a live/work unit with the living upstairs over the commercial space. We may want to add it to definitions and then say they are encouraged under our design standards section.

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dd. Workshops and custom small industry uses enclosed within a building or structure.

(4) Temporary Uses. Uses requiring a temporary use permit in the MU-C-D District shall be as follows:

- a. Christmas tree sales.
- b. Farmer's produce stands with local produce, plants, crafts, and items made by scratch by the seller or seller's team.
- c. Festivals, special events, and related temporary community oriented activities.
- d. Firewood sales.
- e. Food carts, trucks, and trailers.
- f. Vendors providing goods or services on public rights of way, land, or on private property outside.
- g. Sidewalk sales, restaurant tables and chairs, and other outside retail related uses temporary in nature.

(5) Uses by Special Review. Uses by special review in the MU-C-D District shall be as follows:

- a. Animal boarding and animal day care.
- b. Entertainment facilities and theaters, seating capacity not over one thousand (1,000).
- c. Funeral homes.
- d. Hospitals and long-term care facilities.
- e. Hotels and motels.
- f. Mini storage facilities.
- g. Parking garages.
- h. Public and private schools for secondary education.
- i. Radio or cell towers exceeding 60 (35?) ft.
- j. Research and development laboratories
- k. Signs not meeting the requirements of Article VII of this Code.

Section 3: Sec. 16-3-480. -- Matrix of uses by right and uses by special review by zoning district, is amended to repeal and replace the MU-C-D column and associated "permitted uses" rows to read as follows:

P -- Uses by Right (permitted uses), S- Uses by Special Review, \*Use Prohibited.

<u>Residential Uses</u>	<u>MU-C-D</u>
<u>Accessory buildings and accessory uses</u>	<u>P</u>
<u>Accessory dwelling when associated with a use by right</u>	<u>P</u>
<u>Boarding and rooming houses</u>	<u>P</u>
<u>Cluster Development</u>	<u>*</u>

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**Commented [MP7]:** We need to define temporary use in the definition section. If it varies then perhaps we need to refer to the other section here.

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**Commented [LM9]:** You will need to insert the MU-C-D column and all rows to reflect the actual changes.

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Foster care home	<u>P</u>
Group homes for up to eight (8) developmentally, mentally ill, or elderly persons	<u>P</u>
Factory built housing development	* (this is really awkward –need to take this category out but for now okay)
Mobile home unit/mobile home park or community	*
Multi-family dwellings factory or site built	<u>P</u>
Single-family detached dwellings, site built	<u>P</u>
Single family-detached dwellings, factory built	<u>P</u>
Town home dwellings, factory or site built	<u>P</u>
Two-family dwellings, factory built	<u>P</u>

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<b>Institutional/Civic Public Uses</b>	<b>MU-C-D</b>
Airports and airstrips	*
Borrow pits	*
Accessory buildings and uses	<u>P</u>
Cemeteries	*
Places of worship	<u>P</u>
Civic uses/government buildings	<u>P</u>
Clubs and lodges	<u>P</u>
Hospitals and long-term care facilities.	<u>S</u>
Flood control facilities	<u>P</u>
Parks and open space	<u>P</u>
Police and fire stations and facilities	<u>P</u>
Public and private schools for elementary, secondary school education (K-12)	<u>P</u>
Public and private schools, including colleges, vocation and technical training	<u>S</u>
Public recreational facilities	<u>P</u>
Transportation headquarters, without repair and servicing facilities of capability	*
Transportation headquarters, with incidental repair and servicing facilities	*

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<u>Utility service facilities</u>	<u>P</u>
<u>Utility service facilities, with buildings and/or storage structures</u>	<u>S</u>
<u>Water treatment and wastewater treatment plants</u>	<u>*</u>

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<b><u>Business/commercial/retail</u></b>	<b><u>MU-C-D</u></b>
<u>Automatic Teller Machine (ATM)</u>	<u>P</u>
<u>Accessory building and uses</u>	<u>P</u>
<u>Adult uses including product sales and entertainment</u>	<u>*</u>
<u>Animal boarding and animal daycares</u>	<u>S</u>
<u>Artisan and photography studios and galleries</u>	<u>P</u>
<u>Auto, recreational vehicle, boat, and truck sales</u>	<u>*</u>
<u>Bars and taverns</u>	<u>P</u>
<u>Bed and breakfasts</u>	<u>P</u>
<u>Brew pubs and breweries</u>	<u>P</u>
<u>Charging stations</u>	<u>P</u>
<u>Child care centers</u>	<u>P</u>
<u>Clubs and lodges</u>	<u>P</u>
<u>Commercial and private recreational facilities</u>	<u>P</u>
<u>Convenience retail stores</u>	<u>P</u>
<u>Drive in theaters</u>	<u>*</u>
<u>Entertainment facilities and theaters, seating up to 1,000</u>	<u>S</u>
<u>Financial services</u>	<u>P</u>
<u>Funeral homes</u>	<u>S</u>
<u>Gasoline stations without repair or servicing facilities or capabilities</u>	<u>P</u>
<u>Gasoline services stations, repair garages and car washes</u>	<u>P</u>
<u>Grocery stores and or liquor stores, wine tasting, or tap rooms</u>	<u>P</u>
<u>Hardware store, or establishment for rental</u>	<u>P</u>

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<u>of tools, equipment, and vehicles</u>	
<u>Home occupations</u>	<u>P</u>
<u>Hotels and motels</u>	<u>S</u>
<u>Long-term care facilities</u>	<u>P</u>
<u>Laundromats and/or dry cleaners</u>	<u>P</u>
<u>Lumberyards, not including outside storage</u>	*
<u>Lumberyards and builders supply facilities w/outside storage</u>	*

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<b><u>Business/Commercial/Retail Cont.</u></b>	<b><u>MU-C-D</u></b>
<u>Medical and dental offices and clinics</u>	<u>P</u>
<u>Medical marijuana dispensaries</u>	*
<u>Mixed-use dwelling units</u>	<u>P</u>
<u>Open-air farmers' markets</u>	<u>P</u>
<u>Mini storage facilities</u>	<u>S</u>
<u>Newspaper stand</u>	<u>P</u>
<u>Parking lots</u>	<u>P</u>
<u>Parking garages</u>	<u>S</u>
<u>Personal and business service shops</u>	<u>P</u>
<u>Private recreational facilities</u>	<u>P</u>
<u>Print shops</u>	<u>P</u>
<u>Professional offices</u>	<u>P</u>
<u>Radio or cell towers exceeding 35ft. in height</u>	<u>S</u>
<u>Restaurants/standard &amp; fast food excluding drive-ins</u>	<u>P</u>
<u>Restaurants including drive-ins, drive ups, or with or without seating</u>	<u>P (do we want to allow all of them or by special use)</u>
<u>Retail Services</u>	<u>P</u>
<u>Research and development laboratories</u>	<u>S</u>
<u>Signs not meeting the requirements of Article VII of this code</u>	<u>S</u>
<u>Small equipment repair facilities</u>	<u>P</u>
<u>Supermarkets</u>	<u>P</u>
<u>Tourist facilities</u>	<u>P</u>
<u>Veterinary facilities, small animal clinics, with pet grooming</u>	<u>P</u>

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<u>Veterinary facilities, large animal clinics</u>	*
<u>Wholesale merchandise establishments</u>	*
<u>Workshops and custom small industry uses enclosed within a building or structure</u>	P

<b><u>Industrial uses</u></b>	<b>MU-C-D</b>
<u>Accessory buildings and accessory uses</u>	*
<u>Commercial mineral extraction, processes, and sales</u>	*
<u>Commercial storage facilities</u>	S
<u>Establishments for bulk storage of flammable liquids, and gases</u>	*
<u>Establishments for food and beverage processing</u>	*
<u>Facilities for manufacturing and storage of explosives</u>	*
<u>Gas, oil and other hydrocarbon well drilling and production (as permitted by state and local regulators)</u>	S

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<b><u>Temporary Uses</u></b>	<b>MU-C-D</b>
<u>Christmas tree sales</u>	P
<u>Famer's produce stands with local producers, plants, crafts</u>	P
<u>Festivals, special events, and related temporary community orientated businesses</u>	P
<u>Firewood sales</u>	P
<u>Food carts, trucks, and trailers</u>	P
<u>Merchandise Vendors</u>	P
<u>Sidewalk sales, restaurant tables and chairs, and other outside retail related uses temporary in nature</u>	P

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**Section 4: Codification.**

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The Town Clerk is hereby directed to work with the Town's Municipal Code codifier to ensure that the provisions of this Ordinance are included in the next codification of the Milliken Municipal

Code.

**Section 5: Severability.**

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If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of the ordinance. The Board of Trustees hereby declares that it would have passed the ordinance including each part, section, subsection, sentence, clause or phrase thereof, irrespective of the fact that one or more parts, sections, subsections, sentence, clauses or phrases be declared invalid.

**Section 6: Repeal.**

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Existing or parts of ordinances covering the same matters as embraced in this Ordinance of the Milliken Municipal Code are hereby repealed and all ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed, except that this shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the taking effect of this Ordinance.

**Section 7: Effective Date.**

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This Ordinance shall take effect and be in force thirty (30) days after publication following final adoption.

Introduced, read, adopted, signed and ordered published in full by the Board of Trustees of the Town of Milliken this \_\_\_ day of \_\_\_\_\_, 2016.

**TOWN OF MILLIKEN**

\_\_\_\_\_  
Beau Woodcock, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Cheryl Powell, Town Clerk

\_\_\_\_\_  
Linda Michow, Town Attorney

Published: \_\_\_\_\_

Sec. 16-3-360. - MU-C-D Mixed Use Commercial - Downtown District.

(a) Intent. The Mixed Use Commercial-Downtown District is intended to reflect the character of the original downtown and to provide for a mixture of uses that will strengthen and expand the core community and provide a transitional zoning area within the downtown as its land uses evolve and change over time. The area identified for MU-C-D is identified as one and one-half (1½) blocks on either side of State Highway 60 between Alice Avenue and Kathleen Avenue.

(b) Uses by Right. Uses by right in the MU-C-D District shall be as follows:

(1) Residential Uses:

- a. Single-family dwellings.
- b. Two-family dwellings.
- c. Home occupations.
- d. Foster care homes.

(2) Institutional/Civic/Public Uses:

- a. Police and fire stations or facilities.
- b. Public and private schools for primary education (K-12).
- c. Utility service facilities.
- d. Community facilities.

(3) Commercial/Retail Uses:

- a. Artisan and photography studios and galleries.
- b. Bed and breakfasts.
- c. Boarding and rooming houses.
- d. Child care centers.
- e. Commercial recreational facilities.
- f. Convenience retail stores.
- g. Financial services.
- h. Gasoline service stations, with repair and servicing facilities or capabilities.
- i. Grocery stores.
- j. Medical and dental offices and clinics.
- k. Mixed use dwelling units.
- l. Open air farmers' market.
- m. Personal and business service shops.
- n. Professional offices.
- o. Private recreational facilities.
- p. Restaurants, not including drive-ins.
- q. Retail sales.
- r. Tourist facilities.

(c) Uses by Special Review. Uses by special review in the MU-C-D District shall be as follows:

(1) Bars and taverns.

- (2) Clubs and lodges.
  - (3) Churches.
  - (4) Entertainment facilities and theaters, seating capacity not over one thousand (1,000).
  - (5) Gas, oil and other hydrocarbon well drilling and production (subject to state and local regulations).
  - (6) Group homes for up to eight (8) developmentally disabled, mentally ill or elderly persons.
  - (7) Hospitals and long-term care facilities.
  - (8) Hotels and motels.
  - (9) Parking lots and parking garages.
  - (10) Public and private schools for secondary education.
  - (11) Signs not meeting the requirements of Article VII of this Code.
  - (12) Workshops and custom small industry uses.
- (d) **MU-C-D Review Procedure.** All MU-C-D District applications shall be submitted and processed simultaneously with the processing of subdivision and development plan applications for the property. The process is set forth in Sections 16-4-160 through 16-4-190 of this Chapter, Subdivision Regulations. This includes all preapplication conferences, Planning Commission visioning meetings, sketch plan, preliminary plat and final plat applications, and all required public hearings. Scheduling requirements for MU-C-D applications shall match those specified for sketch plans and preliminary and final plats. Development within a MU-C-D District cannot occur unless and until a final plat and final development plan for the portion of the property to be developed have been approved and recorded as provided in Article IV of this Chapter and specified in the following Subparagraph (e).
- (e) **MU-C-D Application Submittal Requirements.** In addition to all of the information required as part of the sketch plan, preliminary plat and final plat application packages (as specified in the Sections 16-4-160 through 16-4-190 of this Chapter), applications for a MU-C-D District shall include a preliminary and a final PUD development plan.
- (1) **Preliminary MU-C-D Development Plan.**
    - a. MU-C-D application fee.
    - b. As part of the general development information, provide written and visual materials which describe the MU-C-D and specifically address the following items:
      - 1. Describe the mixture of primary and secondary uses within the MU-C-D development and how they will relate to one another and strengthen the diversity within the overall downtown.
      - 2. Describe a discernable activity center within the project that will serve to bring people together.
      - 3. Describe how the development will connect to and interface with Milliken's downtown and help to knit the community together through the street and pedestrian network.
      - 4. Describe the mixture of building types and architectural styles and how they will contribute to Milliken's small-town character and diversity and reflect the design vocabulary outlined in Section 16-2-835 of this Code.
      - 5. Describe how the site design of commercial or civic areas serves to enhance the view from the streets by placing buildings closer to the street, locating parking to the side and rear of buildings. Further, describe how pedestrian movement will be given a priority within the development and how landscaping will be used to provide adequate shade.
      - 6. Provide any additional relevant information that the Town may deem necessary.
    - c. **Preliminary MU-C-D Development Plan -** Prepare the preliminary MU-C-D development plan using the preliminary plat map as the base. Include on the base a clear graphic and/or written representation of:

1. All uses by right, uses by special review and accessory uses within each land use category within the MU-C-D; i.e., single-family, multi-family, commercial, etc., either listed specifically or by reference to the zoning districts within the Town.
  2. Standards for uses by right and accessory uses within each land use category, to include:
    - a. Minimum lot area.
    - b. Minimum front, side and rear yard setbacks.
    - c. Maximum lot coverage.
    - d. Maximum floor area ratio (total floor area to total lot area).
    - e. Maximum building height.
  3. Proposed phasing for the development.
- (2) Final MU-C-D Development Plan.
- a. MU-C-D application fee.
  - b. Written and graphic MU-C-D description as part of the general development information, based on the materials submitted for the preliminary MU-C-D development plan and on comments received from the Town at the time of preliminary plan review. Include all of the items listed above for the preliminary MU-C-D development plan, in finalized form. Also include an explanation of how the final MU-C-D development plan is consistent with the preliminary MU-C-D development plan, or if there are differences, the rationale for the changes.
  - c. Final MU-C-D Development Plan - Prepare the final MU-C-D development plan using the final plat map as the base. Include on the base a clear graphic and written representation of all of the information/items required for a preliminary MU-C-D development plan as listed above, in finalized form.
  - d. Provide any additional relevant information that the Town may deem necessary.
- (f) MU-C-D Review Criteria.
- (1) Preliminary MU-C-D Development Plan Review Criteria. The following review criteria will be used by the Staff, Planning Commission and Board of Trustees to evaluate all MU-C-D applications at the time of preliminary MU-C-D plan/preliminary plat review:
    - a. The MU-C-D development plan proposes creative and innovative design and high quality development and is therefore effectively consistent with the community design principles and development standards established in Article II of this Chapter.
    - b. The uses and densities in the proposed MU-C-D are compatible, and will be effectively integrated with adjacent neighborhoods that now exist or are proposed in the future.
    - c. The proposed MU-C-D is in general conformance with the Comprehensive Plan.
  - (2) Final MU-C-D Development Plan Review Criteria. In addition to all of the review criteria for a preliminary MU-C-D development plan, the following review criteria will be used by the Staff and Board of Trustees to evaluate all MU-C-D applications at the time of final MU-C-D plan/final plat:
    - a. The final MU-C-D development plan is substantially consistent with the preliminary MU-C-D development plan as approved by the Board of Trustees.
    - b. All preliminary MU-C-D development plan conditions of approval have been adequately addressed on the final MU-C-D development plan.

(Ord. 480 §3.4, 2003; Ord. 666 §6, 2012)