

Permitted Uses MU Mixed-Use District

MU Mixed-Use District

(1) Purpose

It is the purpose of the MU mixed-use district to provide for the creative *infill* and *development* of underused and vacant land and *buildings* in Santa Fe. This zoning category allows office, commercial and *residential* uses in the same *building* or on the same *property*. MU zoning should accomplish the following goals:

- (a) control sprawl by creating a more efficient use of land and more opportunities for *infill*;
- (b) promote affordable housing and economic development by emphasizing a variety of land uses
- (c) promote creative and flexible land uses within Santa Fe;
- (d) foster alternative means of transportation, including transit, bicycles and walking;
- (e) promote *infill development* and pedestrian-oriented *streetscapes* in currently underused parking areas and along existing roadway corridors; and
- (f) promote shared parking areas in the design and *development* of *mixed-use* projects.

(2) Rezoning Requirements

- (a) *Application* for rezoning to MU is not allowed for *residentially zoned properties* located in historic districts, as shown on the official zoning map.
- (b) Rezoning to MU requires consideration and approval by the planning commission and *governing body* of preliminary or final *development* plans for the *property* as provided in Section 14-3.8.

Permitted Uses

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| 1. Adult day care | 12. Foster homes licensed by the State |
| 2. Colleges & universities (non-residential) | 13. Group residential care facility |
| 3. Continuing care community | 14. Group residential care facility (limited) |
| 4. Daycare; preschool for infants & children (6 or fewer) | 15. Manufactured homes |
| 5. Dwelling; multiple family | 16. Museums |
| 6. Dwelling; single family | 17. Neighborhood & community centers (including youth & senior centers) |
| 7. Electrical distribution facilities | 18. Nursing; extended care convalescent, recovery care facilities |
| 8. Electrical substation | 19. Police stations |
| 9. Electrical switching station | |
| 10. Electrical transmission lines | |
| 11. Fire stations | |

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| 20. Police substations (6 or fewer staff) | 24. Restaurant: fast service, take out (no drive through or drive up, no alcohol sales) |
| 21. Public parks, playgrounds, playfields | 25. Restaurant; full service, with or without incidental alcohol service |
| 22. Religious assembly (all) | 26. Vocational or trade schools (non-industrial) |
| 23. Rental; short term | |

Permitted Uses with Limited hours of operation 7 am to 10 pm

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| 1. Antique shops | 18. Office equipment sales & service; retail sales of office supplies |
| 2. Art supply stores | 19. Offices; business & professional (no medical, dental, or financial services) |
| 3. Arts & crafts schools | 20. Personal care facilities for the elderly |
| 4. Arts & crafts studios, galleries & shops; gift shops for the sale of arts & crafts | 21. Personal service establishments (including cleaning, laundry, appliance repair & similar services) |
| 5. Banks, credits unions (no drive-through) | 22. Pharmacies & apothecary shops |
| 6. Banks, credits unions (with drive-through) | 23. Photographers' studios |
| 7. Bar, cocktail lounge, nightclub (no outdoor entertainment) | 24. Retail & service uses intended to serve the primary uses & do not exceed 5,000 square feet |
| 8. Barber shops & beauty salons | 25. Retail establishments not listed elsewhere |
| 9. Bookshops | 26. Sign shops |
| 10. Dance studios | 27. Tailoring & dressmaking shops |
| 11. Department & discount stores | 28. Theater; non-profit for production of live shows |
| 12. Exercise, spas, & gym facilities | |
| 13. Florist shops | |
| 14. Furniture stores | |
| 15. Grocery stores | |
| 16. Laundromats | |
| 17. Medical & dental offices & clinics | |

Permitted Uses that require a Special Use Permit if located within 200 feet, excluding rights-of-way, of residentially zoned property. ****Limited hours of operation 7 am to 10 pm*

1. Bar, cocktail lounge, nightclub with outdoor entertainment***
2. Clubs & lodges (private) ***
3. Human services establishments
4. Religious educational & charitable institutions (no schools or assembly uses)
5. Restaurant with drive through or drive-up ***
6. Restaurant; with bar, cocktail lounge or nightclub comprising more than 25% of total serving area ***
7. Schools, elementary & secondary (public & private)
8. Veterinary establishments & pet grooming***

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Special Use Permit

The following uses may be conditionally permitted in MU districts subject to a Special Use Permit:

1. Boarding, dormitory, monastery
2. Colleges & universities (residential)
3. Commercial recreational uses & structures (theaters, bowling alleys, poolrooms, driving ranges, etc.) ***
4. Correctional group residential care facility
5. Daycare, preschool for infants or children (more than 6)
6. Group Residential Care Facility, Correctional
7. Retail sales accessory to any permitted use, provided that such commercial uses shall not occupy more than 10% of total floor area of all buildings occupied by the principal use ***
8. Sheltered care facilities
9. Transit transfer facilities
10. Utilities (all, including natural gas regulation station, telephone exchange, water or sewage pumping station, water storage facility)

*** Limited hours of operation 7 am to 10 pm

Accessory Uses

The following accessory uses are permitted in MU districts:

1. Accessory dwelling units
2. Accessory structures, permanent, temporary, or portable, not constructed of solid building materials; covers; accessory structures exceeding 30 inches from the ground
3. Barbecue pits, swimming pools (private)
4. Children play areas & equipment
5. Daycare for infants & children (private)
6. Garages (private)
7. Greenhouses (non-commercial)
8. Home occupations
9. Incidental & subordinate uses & structures
10. Pharmacies, apothecaries, or laboratories accessory to a clinic
11. Residential use ancillary to an approved use
12. Utility sheds (located within the rear yard only)