

Sec. 89-11. "MN" Mixed-Use Neighborhood.

Purpose: the 'MN' district —

- *implements the Transitional Mixed-Use future land use category of PlanLafayette,*
- *provides an opportunity to establish neighborhood retail, convenience, service, office, and institutional uses in the Residential and Mixed Residential categories,*
- *provides a transition between residential areas and more intense commercial corridors, and*
- *provides opportunities for pedestrian access between residential and commercial areas.*

Each district has type "A" (urban) and type "B" (suburban) development types, as described and permitted in § 89-6.



(a) *Permitted uses.* See § 89-21.

(b) *Dimensional standards.*

		MN-1		MN-2		MN-3	
	Development Type	A	B	A	B	A	B
	Lot Requirements						
1	Lot size (<i>min</i>)	n/a	n/a	n/a	n/a	n/a	n/a
2	Density (<i>max</i>) * <i>applies to mixed-use or residential uses only</i>	17	20	n/a	25	n/a	30
3	Open space (<i>min</i>)	n/a	15%	n/a	10%	n/a	15%
	Setbacks (principal buildings)						
4	Front / corner street (<i>min</i>)	n/a	n/a	n/a	n/a	n/a	n/a
5	Front / corner street (<i>max</i>)	20'	n/a	20'	n/a	15'	65'
6	Frontage buildout (<i>min</i>)	65%	n/a	75%	n/a	90%	65%
7	Side (<i>min</i>)	n/a	n/a	n/a	n/a	n/a	n/a
8	Rear-common property line or alley (<i>min</i>)	5'	5'	5'	5'	5'	5'
	Height (↔ See 89-27)						
9	Bulk Plane (<i>from RS boundary</i>)	n/a	2	n/a	3	n/a	3
10	Building Height (<i>max stories</i>)	3	n/a	4	n/a	5	n/a
		The Bulk Plane number above indicates the maximum stories for the first 50' from the front, side or rear lot line, then 1 additional story for each additional 50' from the setback line. This					

		requirement does not apply beyond 200' from any lot line bordering the RS district.
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- (c) Whenever a setback greater than the maximum setback established by this Section is required under § 89-38(e), the setback requirements of § 89-38(e) shall supersede the maximum setback established in this Section. In that case, the setback required under § 89-38(e) shall be the maximum setback.
- (d) In the MN district, no sound shall be amplified outside of the confines of a building.
- (e) Drive-in and drive-through establishments are subject to article 5, § 89-80.
- (f) For frontages on minor arterials, collectors, or local streets: if the width of the front lot line is 100 feet or less, the buildout requirement is reduced by ten percentage points.
- (g) For frontages on major arterials: the frontage buildout requirement is reduced to 40 percent for corner lots.
- (h) For a single-family detached dwelling, the minimum setbacks shall be subject to the same minimum setbacks as the "RM" Residential-Mixed zoning district.
- (i) Corner lot developments will use highest classified road, as determined by LCG, when determining frontage buildout and setback requirements.
- (j) A detached single-family residence in the MN zoning district shall be subject to a minimum lot size of 3,000 square feet.

(Ord. No. JO-024-2021, § 3(Exh. C), 7-20-21; Ord. No. JO-067-2024, 11-18-24)