

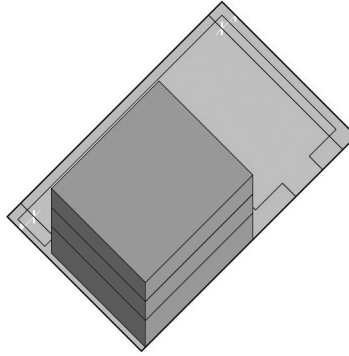
**2400.2225 MX MIXED USE DISTRICT.**

Subpart 1. **District intent.** The intent of the MX Mixed Use District is to foster vital commercial streets that serve the needs of surrounding neighborhoods and the Capitol campus, and to encourage pedestrian-oriented and transit-supportive development along these corridors.

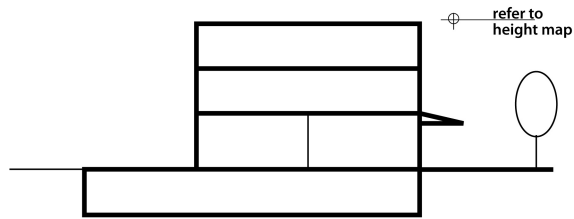
**MX MIXED USE DISTRICT**



**Building and Parking Example**



### Building Height Measurement Example



### Examples of Typical Buildings in the MX District





Subp. 2. **Building placement.** The following minimum setbacks apply to building placement in the MX district:

<b>Principal Building</b>	<b>Minimum Setback</b>
Front yard	See frontage map
Corner side yard	Zero feet interior
Side yard	10 feet adjacent to residential use
Rear yard	Zero feet

Buildings accessory to nonresidential uses must meet the same setback requirements as principal buildings.

Buildings accessory to residential uses must meet the setback requirements of the RM district.

Subp. 3. **Building types.** These building types, described in part 2400.2500 are considered appropriate for the MX district. Other building types are acceptable upon approval by the zoning administrator, provided that they meet the lot, height, and frontage requirements and design standards of this chapter.

<b>Building Type</b>	<b>Minimum Lot Width</b>
Civic building	60 feet
Commercial block building	35 feet
Podium building	60 feet
Parking building	60 feet
Liner building	60 feet
Single-family detached	35 feet

Two-family twin	25 feet
Two-family duplex	35 feet
Townhouse	20 feet
Small apartment (3-4 units)	40 feet
Large apartment (5 plus units)	50 feet
Carriage house	Not applicable

**Subp. 4. Parking placement.**

A. Residential use parking may be located within an attached or detached garage, on a driveway leading to a garage, outside the front yard setback, or on a paved area meeting the following standards:

(1) the parking is located in a side or rear yard behind the rear plane of the principal building on the lot;

(2) the parking is set back a minimum of three feet from side and rear lot lines, including alleys; and

(3) parked vehicles on driveways must not block the sidewalk.

B. Nonresidential or mixed use structured parking is encouraged.

(1) Surface parking must be located behind the rear plane of the principal building on the lot or within a side yard provided that no more than 70 feet of lot frontage along the primary abutting street is occupied by parking or driveways.

(2) On corner lots, surface parking must be set back at least 30 feet from the corner of the property. Surface parking must be screened and landscaped as specified in part 2400.2630.

**Subp. 5. Lot area and coverage.** Lot area and coverage requirements in the MX district are as follows:

<b>Building Type</b>	<b>Minimum Lot Size</b>
Nonresidential or mixed use	None
Single-family detached	5,000 square feet
Two-family (per unit)	3,000 square feet
Townhouse (per unit)	2,400 square feet
Multifamily (per unit)	1,200 square feet
Maximum impervious coverage	85 percent of lot area

Subp. 6. **Building height.** Building heights in the MX district must comply with part 2400.2300.

**Statutory Authority:** *MS s 15B.06*

**History:** *34 SR 900*

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