

## Madras Mixed Use Employment Zone

### Proposed Action

- Amend City of Madras Ordinance 864 – Zoning to add either a new base zone, or a new overlay zone called the Mixed Use Employment (MUE).
- Amend zoning ordinance Article 1 definitions as necessary.
- Amend Article 2.4 to list the zone.
- Amend Article 2.4 – Zoning Map to show properties affected by the zone.
- Amend Article 3 to include details for the new zone (see below).
- Amend Article 4 to identify supplementary provisions that apply to the new zone, including access, parking, design standards, and land use approval that includes Type II and Type III options..

### Allowed Uses

- Commercial employment uses allowed in the C1 zone
- Institutional uses allowed in the C1 zone
- Manufacturing and fabrication
- Warehousing/ indoor storage
- Automotive sales and service
- Repair services conducted indoors
- Equipment sales, leasing, rental services
- Offices, clinics, medical services
- Agricultural processing and services (except animals)

### Prohibited Uses

- Explosives manufacturing
- Hazardous chemicals manufacturing and sales
- Solid waste processing, offal and carcass rendering, tanning, etc
- Uses declared a public nuisance.

### Site design standards

- Minimum lot size: 2500 sq ft
- Landscaping: 15% of lot area
- Coverage maximum: 85% of lot area
- Minimum Frontage Setback: 10'
- Minimum side setback: 8'
- No maximum setback
- No building maximum or minimum
- Height limit: 45'
- Parking: See city parking ratios
- Loading docks and storage areas: docks to the side or rear of buildings; trucks may not block streets or drive aisles while loading;

- Illumination: Candle Power standard for the site perimeter.
- Noise: Establish noise thresholds and time parameters for MUE uses
- Use and storage screening: establish standards for screening uses and activities outside.

### Building design standards

- Building Materials: (allowed/not allowed?)
- Roofs: flat, shed, gabled, arched; roof peak may not exceed height limit.
- Equipment: roof-top mounted equipment may exceed building height limit by no more than 10'; equipment must be screened from view from the front of the property (does not apply to solar thermal/voltaic collectors).
- Glazing coverage: 30% on the front of the building for the first 15' of height
- Minimum 5' landscaped buffer adjacent to the building front
- Main entry must face the building's front

### Chapter 8 – Building Regulations

- Review section in Chapter 8 to establish which, if any, sections may be exempt or modified for the MUE zone.

### Proposed Boundary

