### 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**

1. Adult day care
2. Colleges & universities (non-residential)
3. Continuing care community
4. Daycare; preschool for infants & children (6 or fewer)
5. Dwelling; multiple family
6. Dwelling; single family
7. Electrical distribution facilities
8. Electrical substation
9. Electrical switching station
10. Electrical transmission lines
11. Fire stations
12. Foster homes licensed by the State
13. Group residential care facility
14. Group residential care facility (limited)
15. Manufactured homes
16. Museums
17. Neighborhood & community centers (including youth & senior centers)
18. Nursing; extended care convalescent, recovery care facilities
19. Police stations
20. Police substations (6 or fewer staff)
21. Public parks, playgrounds, playfields
22. Religious assembly (all)
23. Rental; short term
24. Restaurant: fast service, take out (no drive through or drive up, no alcohol sales)
25. Restaurant; full service, with or without incidental alcohol service
26. Vocational or trade schools (non-industrial)

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

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

**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\*\*\*

**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)