

2102 VILLAGE MIXED USE (VMU) DISTRICT**2102.A PURPOSE**

The Village Mixed Use District encompasses lands along the main travel corridors in Warren Village. This area has historically been developed for residential, civic and business uses, establishing a pattern of small lots with buildings set close to the road with a shallow front yard. It is the intent of this district to: (1) Maintain and reinforce the built pattern of a compact, pedestrian-oriented village center; (2) Continue to allow for a mix of residential, civic and business uses; and (3) Enhance village character through appropriate rehabilitation of historic buildings and new construction that is compatible with the historic setting.

2102.B DIMENSIONAL STANDARDS**Lots**

(1) Minimum lot size	10,000 sq ft
(2) Minimum lot frontage	75 ft
(3) Maximum lot coverage	70%
(4) Maximum dwellings per acre	8 units

Setbacks

(5) Minimum front setback	8 ft
(6) Minimum side & rear setback	12 ft
(7) Minimum water setback	25 ft

Structures

(8) Maximum principal building footprint	6,000 sf
(9) Minimum principal building height	24 ft
(10) Maximum structure height	36 ft

2102.C PERMITTED USES**Residential and Lodging Uses**

- (1) Single-family dwelling
- (2) Two-family dwelling
- (3) Multi-family dwelling ^{SP}
- (4) Rooming & boarding house ^{1 SP}
- (5) Accessory dwelling
- (6) Home occupation
- (7) Home business ^{SP}
- (8) Family childcare home
- (9) Bed and breakfast
- (10) Short-term rental
- (11) Group home
- (12) Care home
- (13) Lodging facility ^{2 SP}

Commercial Uses

- (14) Retail sales ^{4 SP}
- (15) Professional, business or financial service ^{4 SP}
- (16) Personal service ^{4 SP}
- (17) Restaurant, sit-down ^{3 SP}
- (18) Bar ^{3 SP}
- (19) Catering or commercial kitchen ^{SP}

Industrial Uses

- (20) Media studio ^{4 SP}
- (21) Communications antenna ^{SP}

Art and Entertainment Uses

- (22) Museum or library ^{SP}
- (23) Artist gallery or studio ^{4 SP}
- (24) Indoor recreation ^{4 SP}
- (25) Park or nature preserve ^{SP}

Civic and Community Uses

- (26) Government facility ^{SP}
- (27) Educational institution ^{SP}
- (28) Specialty school ^{4 SP}
- (29) Outpatient care service ^{4 SP}
- (30) Child day care ^{4 SP}
- (31) Religious institution ^{SP}
- (32) Funeral service ^{SP}
- (33) Social club ^{4 SP}

Natural Resource Based Uses

- (34) Farming or forestry
- (35) On-farm business ^{SP}

Notes

¹ Limited to a maximum of 8 boarders unless approved as a conditional use

² Limited to a maximum capacity of 30 guests unless approved as a conditional use

³ Limited to a maximum of 60 seats unless approved as a conditional use

⁴ Limited to a maximum of 3,000 square feet unless approved as a conditional use

^{SP} Site plan review required

2102.D **CONDITIONAL USES** ^{5P}

<p>Residential and Lodging Uses</p> <p>(1) Rooming and boarding house ⁵</p> <p>(2) Lodging facility ⁶</p> <p>Commercial Uses</p> <p>(3) Retail sales ⁸</p> <p>(4) Repair service</p> <p>(5) Professional, business or financial service ⁸</p> <p>(6) Personal service ⁸</p> <p>(7) Property service</p> <p>(8) Restaurant ⁷</p> <p>(9) Bar ⁷</p> <p>(10) Event facility</p>	<p>Industrial Uses</p> <p>(11) Food or beverage manufacturing</p> <p>(12) Media studio ⁸</p> <p>Art and Entertainment Uses</p> <p>(13) Theater</p> <p>(14) Artist gallery or studio ⁸</p> <p>(15) Indoor recreation ⁸</p> <p>Civic and Community Uses</p> <p>(16) Specialty school ⁸</p> <p>(17) Outpatient care service ⁸</p> <p>(18) Child day care ⁸</p> <p>(19) Social club ⁴</p>	<p>Notes</p> <p>⁵ More than 8 boarders</p> <p>⁶ More than a 30 guest capacity</p> <p>⁷ More than 60 seats</p> <p>⁸ More than 3,000 square feet</p> <p>^{5P} Site plan review required for all conditional uses</p>
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2102.E **DISTRICT STANDARDS**

- (1) Parcels developed with one or more dwelling units as of [date] may only be used for a use other than residential or lodging if there will continue to be at least one dwelling unit on the property.
- (2) New principal buildings within this district must be compatible in placement, scale, form, massing and materials with historic buildings in the district.
- (3) New residential garages (including attached garages) must be located and designed so that any road-facing garage doors are set back at least 8 feet behind the frontline of the dwelling. Side or rear facing garage entries are encouraged. Non-residential garage and service entrances must be located to the side or rear.
- (4) New accessory buildings in this district must be compatible in scale, style and materials with the associated principal building.