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**Table 2.15
Warren Village Mixed Use District (VMU)**

(A) Purpose. The purpose of the Warren Village Mixed Use District is to strengthen Warren Village's status as a Town center in order to promote its social, governmental, commercial and residential functions in the community, while taking special care to protect the residential character and the quality of life enjoyed by its residents.

(B) Permitted Uses

- (1) Accessory Dwelling [see Section 4.1(A)(1)]
- (2) Accessory Use or Structure
- (3) Agriculture (see Section 9.2)
- (4) Forestry (see Section 9.2)
- (5) Group Home (see Section 4.7)
- (6) Home Child Care (see Section 4.5)
- (7) Home Occupation (see Section 4.8)
- (8) Single Family Dwelling

(C) Conditional Uses

- (1) Accessory Dwelling [see Section 4.1(A)(2)]
- (2) Accessory Use or Structure (to a conditional use)
- (3) Adaptive Re-use (see Section 4.2)
- (4) Bed & Breakfast (see Section 4.10)
- (5) Boarding House
- (6) Community Center
- (7) Community Care Facility
- (8) Cottage Industry
- (9) Cultural Facility
- (10) Day Care Facility (see Section 4.5)
- (11) Duplex
- (12) Educational Facility
- (13) Elderly Housing
- (14) Gallery/Artist Studio
- (15) General Services
- (16) Indoor Recreation Facility (as accessory to another permitted or conditional use)
- (17) Inn (see Section 4.10)
- (18) Mixed Use (see Section 4.11)
- (19) Multi-Family Dwelling
- (20) Personal Service
- (21) Place of Worship (see Section 4.14)
- (22) Office
- (23) Personal/Group Instruction
- (24) Public Facility (open; see Section 4.14)
- (25) PUD (See Article 8, Sec.(G) Village Standards)
- (26) Retail
- (27) Restaurant (drive-thru prohibited)
- (28) Wastewater Treatment/Collection Facility

(D) Dimensional Standards: The following standards shall apply to all development within the Warren Village Mixed Use District

Minimum Lot Size:	1/4 acre
Maximum Density (dwellings):	4 units/acre
Maximum Density (lodging rooms):	8 units/acre
Minimum Front Setback:	10 feet

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Minimum Side Setback:	10 feet
Minimum Rear Setback:	15 feet
Maximum Lot Coverage:	66%
Maximum Building Height:	35 feet

(E) Supplemental Development Standards

1. Residential component: At least 40% of total enclosed floor space must be dedicated to long term[over 30 days] residential use only.
2. Scale of construction space: The scale of new construction should be consistent with that of surrounding buildings. Specifically, buildings shall not exceed the average facade length or area [height times length] of buildings within 200 feet by more than 50%, except by conditional use approval. Building orientation, height to width ration, and placement of door and window openings should be proportional to those of surrounding buildings where present.
3. Design standards for dwellings: New dwellings shall be designed with compatible materials and scale to the existing residential buildings on the same block. Front-loaded garage doors should be located no closer to the street than the dwelling's front facade. Side-loaded garages or detached garages located in rear yards are encouraged.
4. Accessory buildings: Detached accessory dwellings and accessory structures should utilize similar compatible exterior materials as that of the principle structure.