

CHAPTER 1155—"B-2" DOWNTOWN MIXED USE DISTRICT

1155.01 PURPOSE

The purpose of the B-2 Downtown Mixed Use District is to encourage a unique mixture of high activity and residential uses within downtown Milford. Emphasis should be placed on allowing uses such as small scale specialty stores, personal services and restaurants on the first floor of buildings along Main Street, Water Street and the side streets in between. The second floor of these building shall be used for residential, personal services and office uses. The remaining area of downtown Milford should be utilized by planned residential and mixed use development or recreational uses that add to the character of the area while providing a constant draw for people to shop and visit the area.

1155.02 PERMITTED USES

Permitted uses in this district shall be as follows:

- A. Clubs;
- B. Clinics on the second floor;
- C. Financial Institutions;
- D. Government Buildings;
- E. Offices on the second floor;
- F. Personal Service Establishments;
- G. Public Recreation Areas;
- H. Rental Halls;
- I. Restaurants;
- J. Retail Businesses;
- K. Taverns;
- L. Theaters.

1155.03 CONDITIONAL USES

The following conditional uses shall be permitted only if expressly authorized by the Planning Commission in accordance with Chapter 1195, Conditional Uses.

- A. Clinics on the first floor of a structure on Main Street, Water Street or any side street between Main or Water Streets.;
- B. Child Day Care Centers;
- C. Cluster Housing;
- D. Convenience Stores;
- E. Fast Food Restaurants;
- F. Microbreweries
- G. Mixed Uses;
- H. Offices on the first floor of a structure on Main Street, Water Street or any side street between Main or Water Streets.;

- I. Single Family Residential Dwelling;
- J. Two-Family Residential Dwellings;
- K. Type A Family Day Care Homes.

1155.04 ACCESSORY USES

The following accessory uses shall be permitted in accordance with Chapter 1181, Supplementary District Regulations, except for signs which shall be regulated by Chapter 1191, Signs.

- A. Accessory Buildings and Uses customarily incidental to the principal use of the lot;
- B. Commercial Garages;
- C. Signs.

1155.05 MAXIMUM HEIGHT

The maximum height for all structures within this district shall be 45 feet.

1155.06 MINIMUM LOT AREA

No minimum lot area requirement.

1155.07 MINIMUM LOT WIDTH

For each principally permitted use within this district, there shall be a minimum lot width of 50 feet at the public road right-of-way.

1155.08 FRONT YARD SETBACK

Building or use setbacks shall conform to the established average set back of the existing buildings within the block in question.

1155.09 REAR YARD SETBACK

Building or use setbacks shall conform to the established average set back of the existing buildings within the block in question.

1155.10 SIDE YARD SETBACK

No minimum side yard setback requirement.

1155.11 OTHER REQUIREMENTS

In addition to the regulations stated in this Chapter, all development within the B-2 Downtown Mixed Use District and the Old Mill Overlay District must comply with regulations imposed by Chapter 1167, "OMO" Old Mill Overlay District.

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