

2. USES

CR – Commercial Retail Planning Area

Intent

This Commercial Retail Area is intended to provide for auto-oriented and auto-dependent uses and/or uses which provide a wide range of general retail goods and services. The intent is to facilitate convenient auto and pedestrian access, minimize traffic congestion and give consideration to site and architectural aesthetics and pedestrian circulation. (See page 4)

CR Permitted Uses:

- a. Retail including large retail establishments;
- b. General and Specialty Retail;
- c. Restaurants, including those with drive-through facilities;
- d. Bars and Taverns;
- e. Cafes, delis, neighborhood market and coffee shops
- f. Entertainment facilities and theaters;
- g. Gasoline stations;
- h. Hotels;
- i. Parking lots and parking garages (as a principal use);
- j. Regional Park and Ride Facility;
- k. Multi-modal transit station and parking, and
- l. Open Space/Parkland.
- m. Accessory uses customarily incidental and accessory to permitted uses.

MUL – Mixed Use Lifestyle Planning Area

Intent:

This Mixed Use Lifestyle Planning Area is intended to provide a concentration and mixture of retail uses, together with restaurant, lodging, office, housing, civic, and cultural land uses in a pedestrian friendly environment. This planning area will include a main street setting specifically designed for the pedestrian where customers experience shopping in specialty and boutique stores along with themed dining and entertainment venues.

The architectural design principles will allow the construction of attached residential, civic and shop front building types in close proximity to each other. Individual buildings may be mixed vertically with street level commercial and upper level offices, lodging and/or residential uses. (See page 4)

MUL Permitted Uses:

- a. General and Specialty Retail;
- b. Bars and taverns;
- c. Lodging establishments on upper level floors;
- d. Multiple family dwelling units;
(located on those floors above the first floor);
- e. Restaurants – standard and fast food without drive-through facilities except that stores selling coffee and coffee related products may have drive through service;
- f. Cafes, delis, neighborhood market and coffee shops
- g. Personal and business service shops;
- h. Professional offices, financial services;

- i. Entertainment facilities and theaters;
- j. Artisan and photography studios and galleries;
- k. Child care centers;
- l. Community facilities;
- m. Health and membership clubs;
- n. Limited indoor recreation establishments;
- o. Residential leasing office;
- p. Open air farmers' market;
- q. Parking lots and parking garages as a principal use;
- r. Open Space / Parkland;
- s. Accessory uses customarily incidental and accessory to permitted uses.

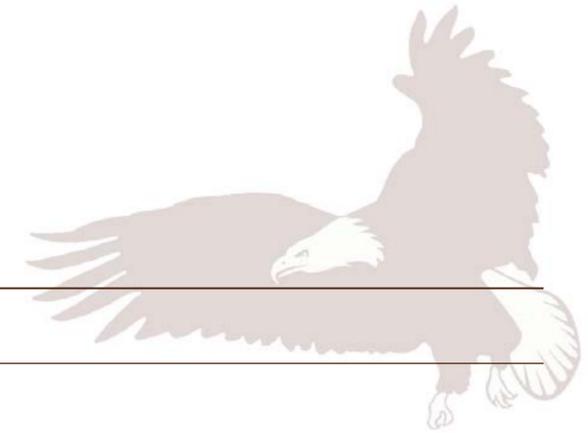
Notwithstanding the above, uses within any free-standing building within the MUL plaza/courtyard area shall be limited to the following:

Uses on Ground Floor Level:

- a. Specialty Retail;
- b. Bars and taverns;
- c. Restaurants;
- d. Cafes, delis, neighborhood market and coffee shops;
- e. Accessory uses customarily incidental and accessory to permitted uses.

Uses on Second Level:

- a. Residential leasing office (not to exceed 20% of gross floor area on Second Level);
- b. Fitness or other membership club associated with residential uses within Eagle River Station;
- c. Accessory uses customarily incidental and accessory to permitted uses.



2. USES CONTINUED

MU – Mixed Use Planning Area

Intent:

Mixed Use Planning Area is intended to provide a mixture of residential uses along with retail, office, medical or civic uses. The MU Planning Area is to be a second phase of development and as such final determination of uses, design solutions and design standards and guidelines within the MU Planning Area will be presented for review by the Town in the form of addendums to this PUD Guide and PUD Development Plan. Procedures for this review are outlined in Section 4.06.060 of the Town's Land Use and Development Code (Major Development Review). Architectural and landscaping treatment in the MU Planning Area will be compatible with and meet the General Architectural and Landscape Standards as outlined in Chapters 4 and 5 of this PUD Guide. Development within the MU Planning Area will also comply with the lighting and signage standards outlined in Chapters 6 and 7 of this PUD Guide.

MU Permitted Uses:

- a. Multi-family dwellings;
- b. Retail, including large retail establishments
- c. General and specialty retail;
- d. Bars and taverns;
- e. Restaurants – standard and fast food without drive-through facilities except that stores selling coffee and coffee related products may have drive through service;
- f. Professional offices, financial services;
- g. Cafes, delis, neighborhood market and coffee shops;
- h. Hotels
- i. Child Care Centers;
- j. Church or place of worship and assembly
- k. Personal and business service shops;
- l. Satellite Post Office or postal service store;
- m. Medical facilities and dental offices;
- n. Live-work residential or home occupation;
- o. Residential leasing office;
- o. Parking lots and parking garages;
- p. Multi-modal transit station and parking;
- q. Open air markets;
- q. Community gardens;
- r. Open space / Parkland;
- s. Recreational facilities.
- t. Entertainment/theaters
- u. Accessory uses customarily incidental and accessory to permitted uses.