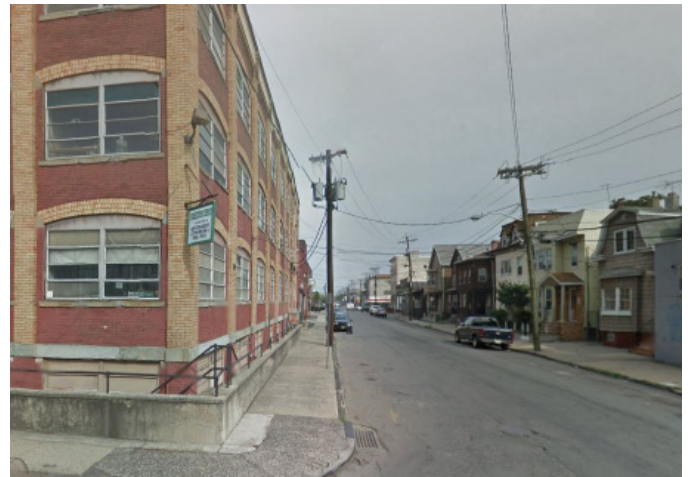


**Mixed-Use 2**  
Residential, Commercial, Industrial

# MX-2



Mixed Use 2: Residential, Commercial, Industrial (MX-2) zoning allows for a blend of residential, commercial, and appropriate industrial uses within the same building or district, fostering flexible, working communities with integrated and innovative uses. These are the kinds of places where homes and businesses mix with industry in creative and productive ways. MX-2 zoning allows for moderately dense residential development, permitting single-, two- and three-family homes and town homes up to three stories high as well as low-rise multi-family housing up to four stories high. Commercial development in MX-2 zones allows for some ground-floor commercial with commercial or residential above. MX-2 also allows for industrial development, encouraging most industrial uses permitted in the I-1 District.

MX-2 zoning is applied in areas where there is already a well-integrated mix of residential, commercial and industrial uses, such as along Verona Avenue in Forest Hill; along Broad Street in Lower Broadway; around Central Avenue in University Heights; in small sections of Upper Clinton Hill; along the many of the edges of the Ironbound; and along Route 27 in Dayton.

Learn more about the specific uses that are permitted and prohibited in MX-2 zones beginning on page 89.

Learn more about the size and design of buildings permitted in MX-2 zones beginning on page 98.

