

311.06 TABLE – MUN MIXED USE – NEIGHBORHOOD

Agriculture	Membership Club, Lodge, or Fraternal Organization
Artisan, craft, exercise or performing arts studio	Mixed Use Building
Auto, boat and/or mobile/manufactured home sales or rental	Motels and Hotels
Bank or Financial Services	Multi-Family Dwellings
Bar or Tavern	Municipal Buildings/ Government Services
Bed and Breakfast	Museum
Beverage Production Establishment	Non-family residential facility, type 1/type 2
Business Service Establishment	Nursing Home
Car and Truck Wash	Office, Professional
Cemetery	Open Space Development
Communication Building	Park, public or private
Community Center	Personal Service Establishment
Community Garden	Places of Assembly or Worship
Contractor Services	Recreation, Indoor (Physical Activities Only)
Convenience Store	Recreation, Outdoor (Physical Activities Only)
Cultural Center	Restaurants
Day/Night Care Facility/ Day Care Center, Child	Retail Establishment
Distribution Center Type 1	School, public or private
Distribution Center Type 2	Self-Storage Facility
Emergency Response Facility	Short Term Rental
Emergency Services	Single Family Dwellings
Essential Services	Tattoo Parlor
Family or Group Homes	Two Family Dwellings
Farmers Market	Vehicle Impound Lots
Forestry	Veterinary Clinic
Gasoline Service Station	Warehousing Establishment
Home Occupations, No-Impact	
Home Occupations, Low-Impact	
Indoor Entertainment Facility	
Landscaping Services	
Laundromat	
Library	
Life Care Facility/Nursing Home/Personal Care Home	
Accessory Structures/Uses Customarily incidental to the Principal Use	

USES ON SPECIAL EXCEPTION

- Automobile Services (401.31)
- Funeral Homes/Crematorium (401.08)/ (401.26)
- Golf Course/Country Club (401.04)
- Light Manufacturing/Machine Shop (401.15)
- Nightclub (401.24)
- Outdoor Entertainment Facility (401.40)
- Go Carts, Pitching & Batting Cages, Miniature Golf (401.21)

GENERAL CRITERIA FOR MIXED USE - NEIGHBORHOOD

- A. Decorative Front Façade for Buildings
 - 1. No plain block walls (i.e., use brick, split face, shadow block etc.)
 - 2. No florescent colors (i.e., use earth tone colors etc.)
- B. Driveways
 - 1. Traffic volume maximum of 1,500 per day (using criteria set forth in “Chapter 441 Access to and Occupancy of Highways by Driveways and Local Roads”–“Medium Use Driveway”).
- C. Landscaping & Buffer Strips
 - 1. A minimum of 30% of the area shall be landscaped. Of that landscaping 25% must be perimeter & 5% must be interior.
 - 2. Minimum 20-foot width planting strip across entire front yard
 - 3. Minimum 25-foot width buffer strip for side and rear yards (if not adjacent to different zoning districts); densely planted with mixed hardwood and evergreens – when mature creating a natural wooded barrier. (see new definition/densely planted)
 - 4. Minimum 50-foot buffer strips required between residential & transitional districts; densely planted with mixed hardwood and evergreens – when mature creating a natural wooded barrier. (see new definition/densely planted)
 - 5. Preservation of existing native growth (over 6 inches) whenever possible. Photographs to be provided with landscape plan.
 - 6. Buildings, driveways (except to access a public roadway), and parking shall not protrude into planting and/or buffer strips (parking on hard surface only).
- D. Minimum Distance Between Structures
 - 1. Commercial = 20’
 - 2. Residential = 14’
- E. Off-Street Parking
 - 1. Off-street parking to the front of the development shall not exceed 10% of the required spaces.
 - 2. Off-street parking shall be provided for each use located on the lot in accordance with Section 901.
- F. Underground utilities encouraged on premises.
- G. Environmentally Sensitive Areas

1. Environmentally sensitive areas on a lot shall to the greatest extend possible be preserved.
2. Environmental analysis map(s) showing and identifying the location of Environmentally Sensitive Areas (defined in Section 202) affecting the tract shall be provided (proof of the non-existence of such conditions shall be provided by the applicant).

H. Allowable Density

1. Allowable density shall be based upon net acreage (defined in Section 202) and shall be calculated as follows:
 - a. Maximum Densities per zoning district shall be 6.8 dwelling units per acre.
 - b. Calculate Allowable Density (Net Acreage x Maximum Density)

I. Recreation – Outdoor

1. Hours of operation; 7:00a.m. – 11:00p.m

J. VETERINARY CLINICS

1. No outdoor kennels
2. Outdoor exercise runs or similar facilities permitted.

K. RETAIL SHOPS

1. One building may be up to 10,000 sq. ft. maximum size.
2. Remaining buildings must be non-contiguous and 5,000 sq. ft. or less.