

(MU) Mixed Use District Zoning

This district is to provide a transition between residential and commercial zoning districts. This district is specifically designed to incorporate low-medium residential uses with moderate commercial development. The following standards are established for this district and designed to protect adjoining areas from undesirable aspects of commercial development.

- Shall apply to all nonresidential development and building groups.
- Miscellaneous Regulations
 - Maximum height 35'
 - Maximum gross floor area shall be as follows:

<u>Lot Area</u>	<u>GFA</u>
15,000 – 43,560 sq ft	4,000
43,561 – 100,000 sq ft	4,000 + .05 lot area over 43,561
Over 100,000 sq ft	9,000 + .01 lot area over 100,000
 - Twenty (20) percent of the total development shall remain as open space.
- Parking & Circulation
 - Parking shall be limited to fifty-four (54) spaces per development. Multi-family dwellings such as apartments, duplexes, and town houses will be limited to a maximum of one hundred and thirty-five (135) spaces per development. Developments that exceed the maximum parking restrictions shall reduce the size of the development to meet the parking standards. (Maximum occupant load according to the NC Building Code will be used to determine building occupancy.)
 - Parking shall face internal to the development and shall not be directed onto any residential lot.
 - No parking shall be located within ten (10) feet of any property line.
 - No development shall have more than two total points of access for ingress and egress per road frontage.
 - Trash receptacles shall be screened from public view.
- Outside Storage
 - Outside storage must be screened from public view by opaque fencing, screening, or landscaping.
 - Outside storage shall be limited to the rear and side of the principal building.
 - Storage of unsafe (corrosive, flammable, or explosive materials) or hazardous materials shall comply with any local, State or Federal requirements.
 - Outside storage must be on the premises of the business.

- Lighting
 - All outdoor lighting shall be designed and located such that the maximum illumination measured in foot-candles at the property line does not exceed 0.3 onto adjacent residential property.
 - Light sources shall be concealed and fully shielded from view off-site and shall feature sharp cut-off capability so as to minimize up-light, spill-light, glare and unnecessary diffusion on adjacent property.
 - Maximum height of light poles with a ninety (90) degree or less cutoff fixture, measured from the light stream to the ground, shall be thirty (30) feet. Maximum height of light poles without a full ninety (90) degree or less cutoff fixture, measured from the light stream to the ground, shall be sixteen (16) feet.
 - All exterior lighting, on or off the building, shall be either amber in color or turned off between 11:00 PM or one hour after closing, whichever is earlier, and 5:00 AM or one hour before opening, whichever is later, with the exception of low-wattage landscaping lighting, customer entrance, or service area lights aiming down and installed under a canopy of similar roof structure.
 - No flickering or flashing lights permitted.

- Signage
 - Signage shall follow the provisions of Article 17 and Table 17-3

Accessory Structure (See Note 4)	X
Accessory Uses – Incidental to any permitted use	X
Agricultural Production (crops)	X
Agricultural Supply Sales	C
Animal Hospitals/Veterinarians	S
Antique Sales	X
Apparel & Accessory Sales	X
Appliance Store	X
Arts and Crafts	X
Assemblies (Coliseums, Gymnasiums, & Similar Structures)	S
Automobile Parts Sales (New Only)	X
Automobile Repair Service	C
Automobile Service Station (including self-service gas pumps)	C
Bakeries & Food Product Production	X
Barber & Beauty Shops	X
Bed & Breakfast Inn (includes Boarding House & Tourist Homes)	C
Bona Fide Farms	X
Bookstore	X

Building Supply Sales	S
Cabinet/Woodworking Shop	C
Car Washes	C
Catering Establishments	X
Cemetery, Church & Family (See Note 6)	X
Church	X
Clinic Services, Medial & Dental	X
Clothing Alteration & Repair	X
Club or Lodge, Public or Private	C
Communication or Broadcasting Facility	C
Computer Services	X
Conference Center/Retreat Facilities	S
Convenience Centers	C
Country Clubs, Private or Public	C
Courier Service	C
Craft and Gift Shops	X
Customary Home Occupation (see Note 7)	X
Daycare Center & Kindergarten	C
Drug Store	C
Dry Cleaners & Laundries	C
Dwelling, Clustered Detached Single-Family	X
Dwelling, Multi-Family	X
Dwelling, Single-Family (one per lot)	X
Dwelling, Two-Family/Duplex	X
Emergency Shelter	X
Employment/Personnel Agency	X
Fabric or Piece Goods Store	X
Family Care Home (see Note 10)	X
Financial Institutions (Bank, Savings and Loan, Credit Unions)	X
Fire Station Operations	C
Flea Markets	C
Florist	X
Food Store	X
Funeral Home	X
Furniture Stores	X
Golf Course	C
Golf Course, Miniature	C
Golf Driving Range	C
Grocery and Convenience Stores	C
Group Care Facility	S
Grounds & Facilities for Open Air Games & Sporting Events	S
Hardware Stores	X

Home for the Aged	S
Home Furnishings, Miscellaneous	X
Homeless Shelter	S
Hospitals/Nursing Homes	S
Jewelry Sales & Watch Repair	X
Landscape & Horticultural Services	X
Laundromat, Coin-Operated	X
Law Enforcement Station	C
Locksmith, Gunsmith	X
Manufactured Home (Individual, For Office and Exhibition)	X
Manufactured Home (Individual, For Residential Occupancy)	X
Manufactured Home Park (but excl. any manufactured home sales)	C
Marina	C
Miscellaneous Retail Sales	X
Motels/Hotels	S
Musical Instrument Sales	C
Neighborhood Business	X
Newsstand	X
Off-Street Parking and Loading Facilities (in accordance with Article 16)	X
Office for Business, Professional or Personal Services	X
Office Machine Sales	X
Offices, Small/Low Impact	X
Optical Goods Sales	X
Orphanage	X
Outdoor Fruit and Vegetable Markets	X
Paint and Wallpaper Sales	X
Paper Products, Sales	X
Parks and Open Space, Public or Private	X
Photocopying & Duplicating Services	X
Planned Unit Development (In accordance with Article 11, Section 11-1)	S
Plant Nurseries/Lawn & Garden Stores	X
Post Office	C
Pottery & Related Products, Sales	X
Public Buildings	S
Public Utility Stations (including electrical substations, water tanks/towers, and telephone exchanges)	S
Record & Tape Store	X
Restaurants and Grills	C

Restaurants (with drive-thru)	C
Restaurants (without drive-thru)	C
Rural Family Occupation (see Note 12)	X
School, Business, Professional and Art	S
School, Public and Private	S
Shoe Sales and Repair	X
Shopping Centers/Commercial Group Development	S
Sporting Goods Shop	X
Storage Facilities, Mini	S
Swimming Clubs	X
Swimming Pools (see Note 14)	X
Tattoo Shops	S
Telecommunication Towers	C
Telephone Exchange Cabinets	X
Tire Sales	C
Townhouses	X
Travel Agency	X
Underground Electrical Power Distribution Lines; Water or Sewer Lines; Gas Distribution, and Liquid Fuel Transmission Lines	X
Veterinary Office/Hospitals	C
Video Tape Rental and Sales	X

X = Permitted as use by right

S = Special Use Permit approved by Franklin County Board of Commissioners upon the recommendation by the Franklin County Planning Board.

C = Conditional Use Permit approved by Franklin County Board of Adjustments.

****Disclaimer:*** *Uses by right, Conditional Uses, and Special Uses are subject to change and you will have to check with the Franklin County Planning before beginning any type of construction on your property.*