

§ 3.1 CHAPTER INTRODUCTION

3.1.1. CHAPTER ORGANIZATION

A. CONVENTIONAL ZONING DISTRICT SECTION

01. Sections <> through <> include the detailed purpose statements, dimensional standards, and example development imagery for each conventional zoning district listed in Table <>, Zoning Districts Established. The conventional zoning districts in these sections are listed from districts with a low development potential to districts with a high development potential instead of in alphabetical order.
02. The range of allowable principal use types for each zoning district is identified in Section <>, Listing of Common Principal Uses.
03. In cases where a conventional zoning district also includes unique district-specific standards that apply to all lands in that conventional zoning district classification, the unique district-specific standards are also included in the relevant zoning district section.

B. CONDITIONAL ZONING DISTRICT SECTION

Section <>, Districts: Conditional, sets out the standards applicable to the conditional zoning districts listed in Table <>, Zoning Districts Established.

C. OVERLAY ZONING DISTRICT SECTION

Section <>, Districts: Overlay, sets out the standards applicable to the overlay districts listed in Table <>, Zoning Districts Established, and how they interact with one another and the underlying conventional or conditional zoning districts.

D. GENERAL LOT STANDARDS SECTION

Section <>, General Lot Standards, describes how lots are arranged, rules for addressing multiple structures on a single site, the provisions for flag and special purpose lots, and the provisions for lots with bifurcated zoning district classifications.

E. ZONING MAP SECTION

Section <>, Zoning Map, establishes the Official Zoning Map, describes how it is updated and interpreted, how copies may be obtained, and recognizes other related maps such as the Official Overlay Districts Map.

3.1.2. DISTRICTS DISTINGUISHED

- A. All land subject to these standards shall be classified into one of the conventional or conditional zoning districts identified in Table <>, Zoning Districts Established.
- B. Land in any conventional or conditional zoning district may also be classified with one or more overlay zoning district designations.
- C. In cases where land is within an overlay zoning district, the standards in the overlay district apply in addition to the standards governing development in the underlying conventional or conditional zoning district.
- D. Conflicts between underlying and overlay zoning districts are addressed in accordance with Section <>, Conflict.
- E. Land in the Town shall be classified or reclassified into a conventional or conditional zoning district only in accordance with the procedures and requirements set forth in Section <>, Conditional Rezoning, or Section <>, Conventional Rezoning, as appropriate.

3.1.3. DISTRICTS ESTABLISHED

- A. Table <>, Zoning Districts Established, sets out the conventional, conditional, and overlay zoning districts established by this Ordinance. Conventional zoning districts are organized into Residential and Nonresidential district categories. The districts in the Table are generally organized from the lowest intensity or development potential to the highest intensity or development potential.
- B. On June XX, 2026, land zoned with a zoning district classification from the Town's previous zoning ordinance is translated or reclassified to one of the zoning districts set forth in Table <>, Zoning Districts Established.



- C. The table below summarizes this translation or reclassification. For example, the table shows that all lands classified as MR-30 in the previous ordinance under the column named “Former Zoning Districts” are now classified LDR, Low Density Residential in this Ordinance as shown under the column titled “Zoning Districts in this Ordinance.”
- D. Zoning districts marked “N/A” in the Former Zoning Districts Column are new zoning districts that do not have counterparts in the Town’s previous zoning ordinance.
- E. Zoning districts marked “N/A” in the Zoning Districts in this Ordinance Column are not carried forward from the prior zoning ordinance and have been abolished as part of the adoption of this Ordinance. Land located within a prior zoning district that is abolished by adoption of this Ordinance is reclassified into the most appropriate zoning district found under the Zoning Districts in this Ordinance column.

TABLE <=>: ZONING DISTRICTS ESTABLISHED

FORMER ZONING DISTRICTS		ZONING DISTRICTS IN THIS ORDINANCE	
CONSERVATION			
N/A		CON	Conservation
CONVENTIONAL RESIDENTIAL			
N/A		RPV	Rural Preservation
MR-RR	Rural Residential	RUR	Rural Residential
MR-30	Low Density District	LDR	Low Density Residential
N/A		MXR	Mixed Residential
CONVENTIONAL NON-RESIDENTIAL			
MR-NC	Neighborhood Commercial	N/A	
MR-GB	General Business	GLC	General Commercial
MR-MU	Mixed-Use	RUM	Rural Mixed [1]
N/A		TNC	Town Center
MR-LI	Light Industrial	IND	Industrial
CONDITIONAL [2]			
MR-R-CD	Residential Conditional	RCZ	Residential Conditional
MR-M-CD	Mixed-Use Conditional	MCZ	Mixed-Use Conditional
MR-C-CD	Commercial Conditional	CCZ	Commercial Conditional
MR-I-CD	Industrial Conditional	ICZ	Industrial Conditional
OVERLAY			
Corridor Overlay District		N/A	
Water Supply Watershed Protection District		WSPO	Watersupply Watershed Protection Overlay
N/A		SFHA	Special Flood Hazard Area Overlay

NOTES:

[1] This is a legacy zoning district established during the UDO adoption process that relies upon a request by a landowner and subsequent verification by the Town.

[2] A conditional district may be either Type 1, Limited or Type 2, Unlimited, as requested by the applicant.



§ 3.2 DISTRICTS: CONVENTIONAL

3.2.1. CONSERVATION (CON)

A. CONSERVATION (CON) DISTRICT PURPOSE STATEMENT

The Conservation (CON) District is established to preserve and protect sensitive natural resources and areas of environmental concern as well as a district for governmental use types. The district is intended to protect areas with steep slopes, floodplain, wetlands, riparian corridors, and ridge lines. The purpose of the CON district is to limit development potential to help minimize danger to public health and safety from erosion and sedimentation; to retain and protect environmentally-sensitive areas from the potentially damaging impacts of development; to protect wildlife corridors and scenic vistas from disturbance; and to preserve and maintain the aesthetic and rural qualities and appearance of the Town. The district allows governmental facilities, gardens, community centers, public recreation uses, parks, and very low intensity utility uses like small wireless or minor antenna collocations.

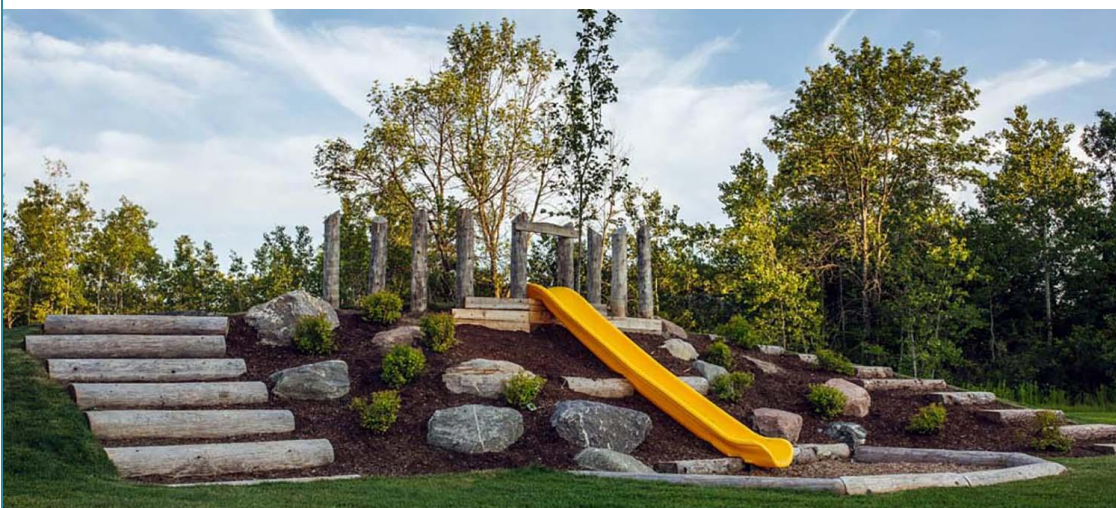
B. CONSERVATION (CON) DISTRICT PREFERRED DEVELOPMENT EXAMPLES

The following images are provided as examples of differing building configurations and site layouts. These are provided for informational purposes only, and do not constitute a standard or requirement under this Ordinance. The residential densities depicted in these images are likely greater than what could be established in Mills River. Conflicts between images and the text of this Ordinance are addressed in accordance with [Section <>, Conflict.](#)

GARDENS



PLAYGROUNDS



BOARDWALKS



COMMUNITY CENTER



C. CONSERVATION (CON) DISTRICT DIMENSIONAL STANDARDS

DIMENSIONAL REQUIREMENTS (BY AVERAGE SLOPE OF LOT)	AVERAGE SLOPE UNDER 25%	AVERAGE SLOPE 25% OR MORE
Maximum Residential Density (du/ac)	0.66	0.5
Minimum Lot Area (sf) [1]	66,000	87,120
Minimum Lot Width (ft) [1]	80	60
Maximum Lot Coverage (% of Lot Area) [2]	35	30
Minimum Open Space Set Aside (% of Lot Area)	None required	None required
Minimum Street Setback for Major and Minor Streets (ft) [3]	50	20
Minimum Side Setback for Principal Uses (ft)	20	10
Minimum Rear Setback for Principal Uses(ft)	30	20
Minimum Side and Rear Setbacks for Secondary Uses (ft)	15	15
Minimum Perimeter Setback for Unified Developments (ft) [4]	50	20
Minimum Spacing Between Buildings on the Same Lot (ft)		
Principal	20	15
Secondary (whether from a principal or another secondary building)	10	10
Maximum Building Height (ft/# of stories) [5]	26/2	26/2
Notes:	[1] Minimum lot area and lot width not applied to sites subject to conservation easements. [2] Subject to applicable lot coverage limits in Section <>, Watersupply Watershed Protection Overlay (WSPO) District. [3] Applied from the edge of the public right-of-way. Setbacks from private streets shall be at least five feet from the edge of pavement or sidewalk, if provided. [4] Unified developments are exempted from side and rear setbacks along internal lot lines. Perimeter setbacks shall apply along all perimeter property lines and street right-of-way edges. [5] Increased to 35 feet for non-residential buildings.	



3.2.2. RURAL PRESERVATION (RPV)

A. RURAL PRESERVATION (RPV) DISTRICT PURPOSE STATEMENT

The Rural Preservation (RPV) District is a zoning designation intended to preserve agricultural operations, maintain open viewsheds, and reinforce the Town’s rural character. New development should be configured to minimize conflict with existing farming activities, avoid fragmentation of existing farms and forests, preserve existing drainage patterns, and minimize its visibility from major roadways and public lands. The district provides for a mix of farming, large-lot single-family detached residential, rural homesteads, and modern agricultural activity (like greenhouses or controlled-environment horticulture). It also allows outdoor commercial recreation, and a wide range of governmental and institutional use types, provided such uses do not interfere with agricultural activity or the established rural character. Single-family detached homes and manufactured homes on individual lots are permitted. The district also permits conservation subdivisions comprised of smaller lots where significant amounts of agricultural lands or open lands are preserved and the visibility of the developed portion of the site from off-site areas is strictly limited.

B. RURAL PRESERVATION (RPV) DISTRICT DEVELOPMENT EXAMPLES

The following images are provided as examples of differing building configurations and site layouts. These are provided for informational purposes only, and do not constitute a standard or requirement under this Ordinance. The residential densities depicted in these images are likely greater than what could be established in Mills River. Conflicts between images and the text of this Ordinance are addressed in accordance with Section <>, Conflict.

**SINGLE-FAMILY
RESIDENTIAL**



**CONSERVATION
SUBDIVISION**



**AGRICULTURE
(CONTROL. ENVIRONMENT)**



MANUFACTURED HOME



C. RURAL PRESERVATION (RPV) DISTRICT DIMENSIONAL STANDARDS

DIMENSIONAL REQUIREMENTS	SINGLE- FAMILY		CONSERVATION SUBDIVISION	NON-RESIDENTIAL
	AVG. SLOPE UNDER 25%	AVG. SLOPE 25% OR MORE		
Maximum Residential Density (du/ac)	0.33	0.25	0.33 [1]	N/A
Minimum Site Size (ac)	N/A	N/A	10.0	3.0
Minimum Lot Area (sf)	132,000 [2]	174,240 [2]	10,890	130,680
Minimum Lot Width (ft)	100	80	60	150
Maximum Lot Coverage (% of lot area) [3]	25	20	50	40
Minimum Open Space Set Aside (% of lot or site size) [4] [5]	20	30	50	5
Minimum Street Setback for Major Streets (ft)	80	80	200	80
Minimum Street Setback for Minor Streets (ft)	30	20	20 internal 200 external	40
Minimum Side Setback for Principal Uses (ft)	20	10	5	40
Minimum Rear Setback for Principal Uses (ft)	30	30	5	50
Minimum Side and Rear Setbacks for Secondary Uses (ft)	20	20	10	30
Minimum Perimeter Setback for Unified Developments (ft)	30	25	200	50
Minimum Spacing Between Buildings on the Same lot (ft)				
Principal	20	15	20	20
Secondary (from principal or another secondary building)	10	10	10	10
Maximum Building Height (ft/ # of stories)	26/2	26/2	26/2	35/2

Notes:

- [1] Average density across entire site.
- [2] Lots established in accordance with Section <>, Family Subdivision, may be one acre in area.
- [3] Subject to applicable lot coverage limits in Section <>, Watersupply Watershed Protection Overlay (WSPO) District.
- [4] Not applied to development of an individual single-family lot.
- [5] See Section <>, Open Space Set-Aside and Parkland for the type of open space required.



3.2.3. RURAL RESIDENTIAL (RUR)

A. RURAL RESIDENTIAL (RUR) DISTRICT PURPOSE STATEMENT

The purpose of the district is to facilitate very low density development in areas where rural character and environmentally-sensitive lands are predominant features of the landscape. New development should complement traditional patterns of home siting, open fields, wooded areas, and agricultural landscapes. It should also avoid mass grading and other significant changes to existing topography, preserve open land and natural features, and minimize the deeper extension of infrastructure into other rural or agricultural areas. The district permits a wide range of agricultural uses, governmental and assembly uses, outdoor commercial recreation, conservation subdivisions, single-family detached homes, duplexes, manufactured dwellings, and pocket neighborhoods. Development within the district should reinforce the visual and functional qualities of rural living, maintain compatibility with agriculture and forestry, and ensure that land use transitions to more suburban districts occur in an orderly and context-sensitive manner.

B. RURAL RESIDENTIAL (RUR) DISTRICT EXAMPLE DEVELOPMENT TYPES

The following images are provided as examples of differing building configurations and site features. These are provided for informational purposes only, and do not constitute a standard or requirement under this Ordinance. The residential densities depicted in these images are likely greater than what could be established in Mills River. Conflicts between images and the text of this Ordinance are addressed in accordance with [Section <>, Conflict.](#)

**SINGLE-FAMILY
RESIDENTIAL**



DUPLEX DWELLING



**POCKET
NEIGHBORHOOD**



CHAPTER 3. DISTRICTS

§ 3.2 Districts: Conventional

Subsection 3.2.3. Rural Residential (RUR)

C. RURAL RESIDENTIAL (RUR) DISTRICT DIMENSIONAL STANDARDS

DIMENSIONAL REQUIREMENTS	SINGLE-FAMILY/ DUPLEX		POCKET NEIGHBORHOOD	CONSERVATION SUBDIVISION	NON-RESIDENTIAL
	AVG. SLOPE UNDER 25%	AVG. SLOPE 25% OR MORE			
Maximum Residential Density (du/ac)	0.66	0.5	3.0 [1] [2]	0.66 [2]	N/A
Minimum Site Size (ac)	N/A	N/A	2.0	10.0	1.5
Minimum Lot Area (sf)	66,000	87,120	10,000	10,890	65,340
Minimum Lot Width (ft)	80	60	50	60	100
Maximum Lot Coverage (% of lot area) [3]	35	30	60	60	60
Maximum Building Size (sf)	N/A	N/A	2,500	N/A	7,500
Minimum Open Space Set Aside (% of lot or site size) [4]	15	20	35	50	5
Minimum Street Setback for Major Streets (ft)	40	40	50	200	100
Minimum Street Setback for Minor Streets (ft)	30	20	10	20 internal 200 external	60
Minimum Side Setback for Principal Uses (ft)	15	10	5	5	30
Minimum Rear Setback for Principal Uses (ft)	15	10	5	5	30
Minimum Rear / Side Setbacks for Secondary Uses (ft)	5	5	5	5	15
Minimum Perimeter Setback for Unified Developments (ft)	40	35	35	200	40
Minimum Spacing between Buildings on the Same Lot (ft)					
Principal	15	10	10	15	15
Secondary	10	10	10	10	10
Maximum Building Height (ft/ # of stories)	26/2	26/2	26/2	26/2	35/2

Notes: [1] Limited to no more than 15 units per neighborhood.
 [2] Average density across entire site.
 [3] Subject to applicable lot coverage limits in Section <>, Watersupply Watershed Protection Overlay (WSPO) District
 [4] Not applied to an individual single-family or duplex lot.



3.2.4. LOW DENSITY RESIDENTIAL (LDR)

A. LOW DENSITY RESIDENTIAL (LDR) DISTRICT PURPOSE STATEMENT

The Low Density Residential District (LDR) serves as the Town’s primary residential neighborhood designation. It creates opportunities for low-density, suburban-style residential neighborhoods and complimentary institutional and open space uses on individual lots. Lands within the LDR district are typically served by public or shared community-level water and sewer, an informal curvilinear street pattern, and a blend of active recreation and open space areas that serve nearby dwellings. The district acts as a transition between rural and agricultural areas and more intense non-residential areas like highway corridors. It allows a limited range of assembly, governmental, open space, and minor utility uses in addition to assisted living facilities. The district also allows a broad range of residential use types including traditional single-family detached dwellings, conservation subdivisions, duplexes, pocket neighborhoods, and bungalow courts configured in ways that maintain the Town’s low density mountain community character. The minimum lot size is 30,000 square feet in area, and some developments, like bungalow courts and pocket neighborhoods have maximum development sizes. Commercial and industrial development or uses that interfere with the quiet residential nature of the LDR district or that are contrary to the established community character are not permitted.

B. LOW DENSITY RESIDENTIAL (LDR) DISTRICT EXAMPLE DEVELOPMENT TYPES

The following images are provided as examples of differing building configurations and site features. These are provided for informational purposes only, and do not constitute a standard or requirement under this Ordinance. The residential densities depicted in these images are likely greater than what could be established in Mills River. Conflicts between images and the text of this Ordinance are addressed in accordance with [Section <>, Conflict.](#)

BUNGALOW COURT



POCKET NEIGHBORHOOD



**CHAPTER 3.
DISTRICTS**

§ 3.2 Districts: Conventional

Subsection 3.2.4. Low Density Residential (LDR)

C. LOW DENSITY RESIDENTIAL (LDR) DISTRICT DEVELOPMENT STANDARDS

DIMENSIONAL REQUIREMENTS	SINGLE-FAMILY & DUPLEX		BUNGALOW COURT / POCKET NEIGHBORHOOD	CONSERVATION SUBDIVISION	NON-RESIDENTIAL
	<25% AVG. SLOPE	≥25% AVG. SLOPE			
Maximum Residential Density (du/ac)	1.45	1.25	4.0 [1] [2]	1.35 [2]	N/A
Minimum Site Size (ac)	N/A	N/A	1.75	9.0	.70
Minimum Lot Area (sf)	30,000	34,850	9,000	10,890	30,000
Minimum Lot Width (ft)	80	60	50	60	100
Maximum Lot Coverage (% of lot area) [3]	35	30	70	70	70
Minimum Open Space Set Aside (% of lot or site size) [4]	15	20	35	50	5
Minimum Street Setback for Major Streets (ft)	75	75	85	200	75
Minimum Street Setback for Minor Streets (ft)	60	30	10	200 [5]	60
Minimum Side Setback for Principal Uses (ft)	30	25	5	5	30
Minimum Rear Setback for Principal Uses (ft)	30	25	5	5	30
Minimum Rear and Side Setbacks for Secondary Uses (ft)	10	5	5	5	10
Minimum Perimeter Setback for Unified Developments (ft)	60	50	55	200	60
Minimum Spacing between Buildings on the Same Lot (ft)					
Principal	15	10	N/A	15	15
Secondary (from principal or another secondary building)	10	5	3	5	10
Maximum Building Height (ft/ # of stories)	26/2	26/2	26/2	26/2	35/2

Notes: [1] Limited to no more than 15 units per neighborhood.
 [2] Average density across entire site.
 [3] Subject to applicable lot coverage limits in Section <>, Watersupply Watershed Protection Overlay (WSPO) District.
 [4] See Section <>, Open Space Set-Aside and Parkland, for the type of open space required.
 [5] 20-foot setback from minor streets internal to the conservation subdivision.



3.2.5. MIXED RESIDENTIAL (MXR)

A. MIXED RESIDENTIAL (MXR) DISTRICT PURPOSE STATEMENT

The Mixed Residential (MXR) District is a low-to-medium density mixed district found in the more developed portions of Town along and adjacent to major transportation corridors. It is intended to accommodate a wide variety of residential building types, including single-family detached, duplex, triplex, quadplex various small lot/small size residential uses, and live/work use types, in order to expand local housing choices and support a balanced, resilient housing supply. The MXR district is applied in locations with direct access to major transportation corridors to facilitate residential and small business growth in areas capable of supporting higher trip volumes while reducing development pressure on more rural, agricultural, and environmentally-sensitive areas. In addition to its focus on residential, it allows small-scale, low-impact neighborhood-serving non-residential uses, including personal services, low-intensity offices, limited retail, and several institutional use types designed to serve nearby neighborhoods and encourage a walkable community without detracting from the district's primarily residential character. Intensive commercial, industrial, and other high intensity uses are not permitted in the district. Land use compatibility in the district is maintained through creative architecture and site configuration rather than through separation by large lots or suburban-style landscaping buffers.

B. MIXED RESIDENTIAL (MXR) DISTRICT EXAMPLE DEVELOPMENT TYPES

The following images are provided as examples of differing building configurations. These are provided for informational purposes only, and do not constitute a standard or requirement under this Ordinance. The residential densities depicted in these images are likely greater than what could be established in Mills River. Conflicts between images and the text of this Ordinance are addressed in accordance with Section <>, Conflict.

DUPLEX



TRIPLEX



**CHAPTER 3.
DISTRICTS**

**§ 3.2 Districts: Conventional
Subsection 3.2.5. Mixed Residential (MXR)**

QUADPLEX



LIVE/WORK



IN-LINE SHOPPING CENTER



C. MIXED RESIDENTIAL (MXR) DISTRICT DEVELOPMENT STANDARDS

TABLE 1 OF 2

DIMENSIONAL REQUIREMENTS	SINGLE-FAMILY & TWO-FAMILY		TRIPLEX / QUADPLEX	
	<25% AVG. SLOPE	≥25% AVG. SLOPE	<25% AVG. SLOPE	≥25% AVG. SLOPE
Maximum Residential Density (du/ac)	2.0	1.85	1.25	1.0
Minimum Site Size (ac)	N/A	N/A	2.0	2.0
Minimum Lot Area (sf)	21,780	24,000	34,850	43,560
Minimum Lot Width (ft)	70	50	100	80
Maximum Lot Coverage (% of lot area) [3]	40	35	35	30
Minimum Open Space Set Aside (% of lot or site size) [4]	15	20	20	25
Minimum Street Setback for Major Streets (ft)	65	65	65	65
Minimum Street Setback for Minor Streets (ft)	50	25	50	25
Minimum Side Setback for Principal Uses (ft)	25	20	25	20
Minimum Rear Setback for Principal Uses (ft)	25	20	25	20
Minimum Rear and Side Setbacks for Secondary Uses (ft)	10	5	10	5
Minimum Perimeter Setback for Unified Developments (ft)	50	40	50	40
Minimum Spacing Between Buildings on the Same Lot (ft)				
Principal	12	8	12	8
Secondary (from principal or another secondary building)	8	5	8	5
Maximum Building Height (ft/ # of stories)	26/2	26/2	26/2	26/2

- Notes:
- [1] Limited to no more than 15 units per neighborhood.
 - [2] Average density across entire site.
 - [3] Subject to applicable lot coverage limits in Section <>, Watersupply Watershed Protection Overlay (WSPO) District.
 - [4] See Section <>, Open Space Set-Aside and Parkland, for the type of open space required.
 - [5] 20-foot setback from minor streets internal to the conservation subdivision.



C. MIXED RESIDENTIAL (MXR) DISTRICT DEVELOPMENT STANDARDS

TABLE 2 OF 2

DIMENSIONAL STANDARD	LIVE / WORK		BUNGALOW COURT / POCKET NEIGHBORHOOD	CONSERV. SUBDIVISION	MIXED-USE		NON-RESIDENTIAL	
	<25% AVG. SLOPE	≥25% AVG. SLOPE			<25% AVG. SLOPE	≥25% AVG. SLOPE	<25% AVG. SLOPE	≥25% AVG. SLOPE
Maximum Residential Density (du/ac)	3.0	2.5	4.0 [1] [2]	2.0 [2]	4.0	3.0	N/A	
Minimum Site Size (ac)	.70		1.75	8.0	N/A		.70	1.0
Minimum Lot Area (sf)	30,500	33,000	9,000	9,000	43,560	50,000	30,000	43,560
Minimum Lot Width (ft)	100	80	50	50	100	80	100	80
Maximum Lot Coverage (% of lot area) [3]	75	70	70	70	75	70	70	65
Minimum Open Space Set Aside (% of lot or site size) [4]	7	10	35	50	7	10	5	7
Minimum Street Setback for Major Streets (ft)	65	65	75	200	65	65	65	65
Minimum Street Setback for Minor Streets (ft)	50	25	10	200 [5]	50	25	50	30
Minimum Side Setback for Principal Uses (ft)	25	20	5	5	25	20	25	20
Minimum Rear Setback for Principal Uses (ft)	25	20	5	5	25	20	25	20
Minimum Rear and Side Setbacks for Secondary Uses (ft)	10	5	5	5	10	5	10	5
Minimum Perimeter Setback for Unified Developments (ft)	50	40	55	200	50	40	50	40
Minimum Spacing Between Buildings on the Same Lot (ft)								
Principal	12	8	8	8	12	8	12	8
Secondary (from principal or another secondary building)	8	5	5	5	8	5	8	5
Maximum Building Height (ft/ # of stories)	26/2	26/2	26/2	26/2	35/2	35/2	35/2	35/2

- Notes:
- [1] Limited to no more than 15 units per neighborhood.
 - [2] Average density across entire site.
 - [3] Subject to applicable lot coverage limits in Section <>, Watersupply Watershed Protection Overlay (WSPO) District.
 - [4] See Section <>, Open Space Set-Aside and Parkland, for the type of open space required.
 - [5] 20-foot setback from minor streets internal to the conservation subdivision.



3.2.6. GENERAL COMMERCIAL (GLC)

A. GENERAL COMMERCIAL (GLC) DISTRICT PURPOSE STATEMENT

The General Commercial (GLC) District is applied to lots along the Town’s major commercial roadways like Boylston Highway (NC 280) and NC Highway 191 where access, visibility, and traffic volumes support more intensive non-residential uses. It is intended to accommodate a broad range of community-serving and highway-oriented non-residential uses that provide goods and services to residents, visitors, and the traveling public. The district accommodates a wide range of commercial development types, including large floorplate shopping uses likely to generate significant amounts of traffic, as well as institutional uses, offices, and personal services. Development in the GLC district tends to be low-rise single-use buildings configured for easy access by patrons travelling in automobiles. Development sites may be comprised of a mix of individual buildings on individual sites and multi-tenant, or multi-building developments organized into shopping center or campus-style developments located near major roadway intersections. In addition to commercial uses, the district also accommodates a wide range of office and institutional uses. Only limited forms of residential, such as live/work units, are permitted as part of mixed-use development. Public or shared community-level water and sewer service is required for new development, and uses in the district are subject to standards intended to ensure safe vehicular and pedestrian circulation, and to preserve and maintain the Town’s rural character.

B. GENERAL COMMERCIAL (GLC) DISTRICT EXAMPLE DEVELOPMENT TYPES

The following images are provided as examples of differing building configurations and site features. These are provided for informational purposes only, and do not constitute a standard or requirement under this Ordinance. The development intensities depicted in these images may be greater than what could be established in Mills River. Conflicts between images and the text of this Ordinance are addressed in accordance with [Section <>, Conflict.](#)

**STAND-ALONE
COMMERCIAL**



SHOPPING CENTER



MIXED-USE



C. GENERAL COMMERCIAL (GLC) DISTRICT DIMENSIONAL STANDARDS

DIMENSIONAL REQUIREMENTS	NON-RESIDENTIAL		MIXED-USE	
	<25% AVG. SLOPE	≥25% AVG. SLOPE	<25% AVG. SLOPE	≥25% AVG. SLOPE
Maximum Residential Density (du/ac)	N/A	N/A	4.0	3.0
Minimum Site Size (ac)	None		None	
Minimum Lot Area (sf)	None		43,560	50,000
Minimum Lot Width (ft)	75	60	75	60
Maximum Lot Coverage (% of lot area) [1]	65	60	75	70
Maximum Building Footprint Size (% of lot area)	50		60	
Minimum Open Space Set Aside (% of lot area) [2]	5	7	7	10
Minimum Street Setback for Major Streets (ft)	50	50	50	50
Minimum Street Setback for Minor Streets (ft)	40	20	40	20
Minimum Side Setback for Principal Uses (ft)	15	10	15	10
Minimum Rear Setback for Principal Uses (ft)	30	25	30	25
Minimum Rear and Side Setback for Secondary Uses (ft)	10	5	10	5
Minimum Perimeter Setback for Unified Developments (ft) [3]	50	40	50	40
Minimum Spacing between Buildings on the Same Lot (ft)				
Principal	10	5	10	5
Secondary (from principal or another secondary building)	5	5	5	5
Maximum Building Height (ft/ # of stories)	35/2	35/2	35/2	35/2

Notes: [1] Subject to applicable lot coverage limits in Section <>, Watersupply Watershed Protection Overlay (WSPO) District
 [2] See Section <>, Open Space Set-Aside and Parkland, for the type of open space required.



3.2.7. RURAL MIX (RUM)

A. RURAL MIX (RUM) DISTRICT PURPOSE STATEMENT

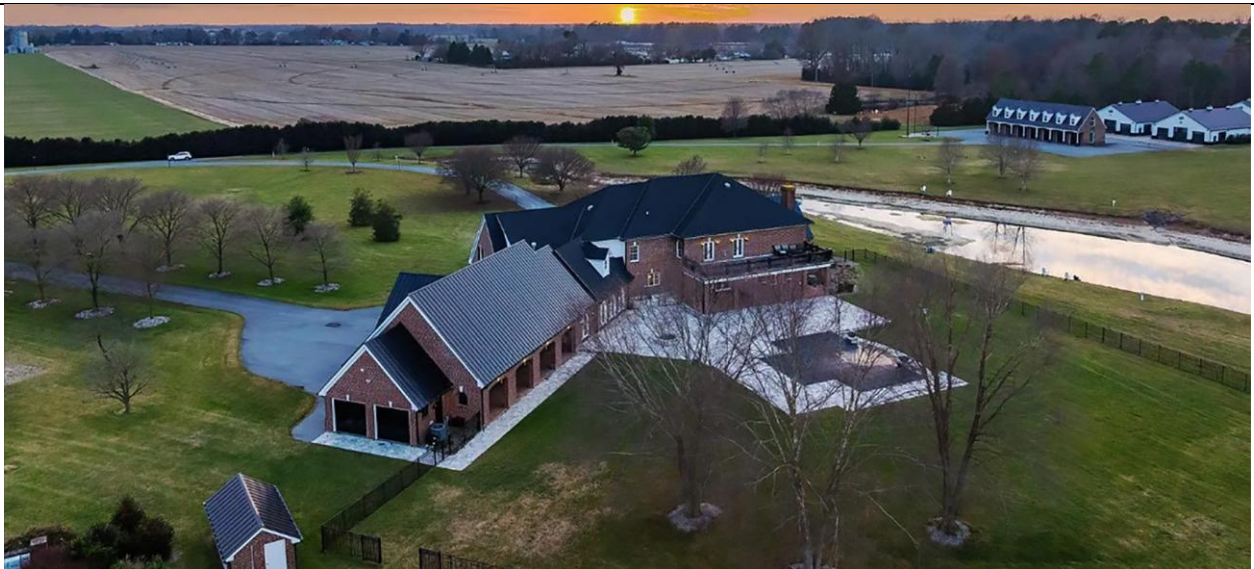
The Rural Mix (RUM) zoning district is a legacy conventional zoning district intended to recognize and accommodate existing mixed-use development consisting of a principal residential use and an associated non-residential use or uses operated by persons residing in the on-site residential use (or their direct relatives). It allows two or more principal uses from different use classifications to operate on the same lot, including existing, lawfully-established non-residential uses. The district permits the continuation and limited expansion of existing uses, but does not permit the establishment of new use types that do not exist at the time the RUM district designation is authorized for the lot or site. Expansions of existing uses are permitted subject to compliance with the applicable dimensional requirements for the district. Requests for the designation of land to the Rural Mix zoning district must be submitted to the Town by all listed landowners, and will only be considered until July 1, 2027. No requests for establishment of the RUM district will be considered after July 1, 2027. Boundaries of an existing RUM district may not be expanded, though the land may become the subject of a subsequent Official Zoning Map Amendment through the conditional rezoning procedure (see Section <>, Conditional Rezoning), or the conventional rezoning procedure (see Section <>, Conventional Rezoning).

B. RURAL MIX (RUM) DISTRICT EXAMPLE DEVELOPMENT TYPES

RURAL MIXED USE



RURAL MIXED-USE



C. RURAL MIX (RUM) DISTRICT DIMENSIONAL STANDARDS

DIMENSIONAL REQUIREMENTS	ALL ALLOWABLE USE TYPES
Maximum Residential Density (du/ac)	1.0
Minimum Site Size (ac)	1.0
Minimum Lot Area (sf)	43,560
Minimum Lot Width (ft)	100
Maximum Lot Coverage (% of lot area) [1]	75
Maximum Building Footprint Size (% of lot area) [2]	40,000
Minimum Open Space Set Aside (% of lot area)	None
Minimum Street Setback for Major Streets (ft)	65
Minimum Street Setback for Minor Streets (ft)	50
Minimum Side Setback for Principal Uses (ft)	25
Minimum Rear Setback for Principal Uses (ft)	25
Minimum Rear and Side Setback for Secondary Uses (ft)	10
Minimum Perimeter Setback for Unified Developments (ft) [3]	50
Minimum Spacing Between Buildings on the Same Lot (ft)	
Principal	12
Secondary (from principal or another secondary building)	8
Maximum Building Height (ft/ # of stories)	35/2

Notes: [1] Subject to applicable lot coverage limits in Section <>, Watersupply Watershed Protection Overlay (WSPO) District.
[2] Applied solely to the largest principal building on the site.



3.2.8. TOWN CENTER (TNC)

A. TOWN CENTER (TNC) DISTRICT PURPOSE STATEMENT

The Town Center (TNC) zoning district is established to preserve, reinforce, and enhance the traditional heart of the Mills River community by encouraging a more compact, walkable, mixed-use environment that reflects the rural, mountain character of the Town. It serves as the community’s cultural, and commercial focal point, supporting small businesses, essential services, and public gathering spaces within a form and scale that is compatible with the surrounding area. TNC encourages a mix of residential and non-residential uses in the same buildings, on the same lots, or in close proximity to one another to support increased residential densities and a more walkable environment. Buildings should be close to the street, organized in a unified “campus” setting, or organized around gathering areas with the prominence of off-street parking reduced. Signage should be small in scale and more pedestrian oriented (with the exception of a single directory sign oriented to passing motorists). Buildings should be close to one another, well-designed, human-sized in scale, and should favor pedestrian movement over the automobile.

B. TOWN CENTER (TNC) DISTRICT EXAMPLE DEVELOPMENT TYPES

The following images are provided as examples of differing building configurations. These are provided for informational purposes only, and do not constitute a standard or requirement under this Ordinance. The development intensities depicted in these images may be greater than what could be established in Mills River. Conflicts between images and the text of this Ordinance are addressed in accordance with [Section <>, Conflict](#).

PEDESTRIAN-ORIENTED RETAIL



MIXED-USE DEVELOPMENT





C. TOWN CENTER (TNC) DISTRICT DIMENSIONAL STANDARDS

DIMENSIONAL REQUIREMENTS	NON-RESIDENTIAL	MIXED-USE	RESIDENTIAL
Maximum Residential Density (du/ac)	N/A	4.0	4.0
Minimum Site Size (ac)	No minimum	No minimum	3.0
Minimum Lot Area (sf)	No minimum	43,560	43,560 [1]
Minimum Lot Width (ft)	30	50	20
Maximum Lot Coverage (% of lot area) [2]	85	75	60
Maximum Building Footprint Size (% of lot area)	50	50	N/A
Minimum Open Space Set Aside (% of lot area) [2]	5	7	10
Minimum Street Setback for Major Streets (ft)	30	30	30
Minimum Street Setback for Minor Streets (ft)	10	10	10
Minimum Side Setback for Principal Uses (ft)	5	5	5
Minimum Rear Setback for Principal Uses (ft)	10	10	10
Minimum Rear and Side Setback for Secondary Uses (ft)	5	5	5
Minimum Perimeter Setback for Unified Developments (ft) [3]	30	30	30
Minimum Spacing between Buildings on the Same Lot (ft)			
Principal	5	5	5
Secondary (from principal or another secondary building)	5	5	5
Maximum Building Height (ft/ # of stories)	35/2	35/2	35/2

Notes: [1] Not applied to lots intended for individual single-family dwellings.
[2] Subject to applicable lot coverage limits in Section <>, Watersupply Watershed Protection Overlay (WSPO) District.



3.2.9. INDUSTRIAL (IND)

A. INDUSTRIAL (IND) DISTRICT PURPOSE STATEMENT

The Industrial Zoning District (IND) is intended to provide areas of Town, near transportation corridors, complete with public water and sewer, for industrial and related development. As the basis for the Town's tax base, industrial zoning is vital but must be balanced with the Town's desire to retain its small-town feel. Where possible, these developments should be located and oriented in ways that are not visible from nearby roadways in order to maintain the Town's rural and agricultural character. Screening could also be accomplished with landscaping provisions, berms, building placement, and retention of existing vegetation.

B. INDUSTRIAL (IND) DISTRICT EXAMPLE DEVELOPMENT TYPES

The following images are provided as examples of differing building configurations. These are provided for informational purposes only, and do not constitute a standard or requirement under this Ordinance. The development intensities depicted in these images may be greater than what could be established in Mills River. Conflicts between images and the text of this Ordinance are addressed in accordance with [Section <>, Conflict](#).

FLEX SPACE



LIGHT MANUFACTURING



HEAVY MANUFACTURING



C. INDUSTRIAL (IND) DISTRICT DEVELOPMENT STANDARDS

DIMENSIONAL REQUIREMENTS	<25% AVERAGE SLOPE	≥25% AVERAGE SLOPE
Maximum Residential Density (du/ac)	N/A	N/A
Minimum Site Size (ac)	N/A	N/A
Minimum Lot Area (sf)	43,560	50,000
Minimum Lot Width (ft)	200	150
Maximum Lot Coverage (% of lot area) [1]	65	60
Maximum Building Footprint Size (% of lot area)	50%	55%
Minimum Open Space Set Aside (% of lot area)	None required	None required
Minimum Street Setback for Major Streets (ft)	75	60
Minimum Street Setback for Minor Streets (ft)	60	45
Minimum Side Setback for Principal Uses (ft)	15	10
Minimum Rear Setback for Principal Uses (ft)	20	15
Minimum Rear and Side Setback for Secondary Uses (ft)	10	10
Minimum Perimeter Setback for Unified Developments (ft) [3]	75	75
Minimum Spacing between Buildings on the Same Lot (ft)		
Principal	30	25
Secondary (from principal or another secondary building)	10	10
Maximum Building Height (ft/ # of stories)	35/2	35/2

Notes: [1] Subject to applicable lot coverage limits in Section <>, Watersupply Watershed Protection Overlay (WSPO) District.



§ 3.3 DISTRICTS: CONDITIONAL

3.3.1. GENERAL PROVISIONS

A. PURPOSE AND INTENT

Conditional zoning districts are established to:

- 01.** Provide an alternative to conventional zoning districts when a conventional zoning district may allow a range of uses or a development configuration that could have adverse impacts on public facilities or surrounding lands;
- 02.** Create an adequate amount of flexibility in addressing the standards of this Ordinance to accommodate unique site-specific conditions or contexts;
- 03.** Allow a landowner to propose, and the Town Council to consider, additional conditions or restrictions on the range of allowable uses, use-specific standards, development intensities, development standards, and other applicable regulations;
- 04.** Allow a landowner to propose, and the Town Council to consider, a reduction in use specific standards, development intensities, development standards, and other applicable regulations that would otherwise apply, in accordance with these standards;
- 05.** Identify the range of development standards that may not be reduced or varied as part of a conditional rezoning application; and
- 06.** Establish a legislative means to accommodate desirable development while avoiding or addressing anticipated problems that may arise from the proposed development.

B. CREATION

Land shall be classified into a Type 1, Limited or a Type 2, Unlimited conditional zoning district only in accordance with this section and the procedures and requirements set forth in [Section <>, Conditional Rezoning](#). This section sets out the district-specific standards for each conditional zoning district in this Ordinance.

C. DISTRICTS ESTABLISHED

The conditional zoning districts are established in accordance with the summary table in [Section <>, Districts Established](#).

D. CONDITIONS AND CONCEPT PLANS, GENERALLY

Applications for the establishment of a conditional zoning district shall include conditions proposed in accordance with [Section <>, Conditions of Approval](#), and the following standards:

- 01.** Conditions associated with a conditional zoning district may be proposed by an applicant or the Town Council. Regardless of how proposed, only those conditions agreed to by both the applicant and the Town Council shall be included in the approved conditional rezoning.
- 02.** All conditions of approval shall be consented to, in writing, by the applicant, prior to issuance of the conditional rezoning application approval.
- 03.** Conditions associated with a conditional rezoning application may be either more restrictive or less restrictive than the general standards in this Ordinance, but in no instance shall a conditional rezoning include a condition that proposes a reduction to applicable standards identified in [Section <>, Limitations on Reductions](#).
- 04.** In cases where a Type 2, Unlimited Conditional Rezoning application is proposed, the applicant shall provide the following as part of the application materials:
 - a.** A Concept Plan, prepared in accordance with [Section <>, Concept Plans Associated with a Type 2 Conditional Rezoning](#);
 - b.** An explanation as to why the proposed conditions are necessary;
 - c.** The ways in which approval of a reduction in standards or a deviation from otherwise applicable requirements will result in development that is in closer alignment with the provisions in [Section <>, Purpose and Intent of Ordinance](#), and the Town's adopted policy guidance; and
 - d.** Applicants are strongly encouraged to provide mitigation for any potential negative impacts anticipated to result from proposed conditions that are less restrictive than the applicable requirements.

E. CONCEPT PLANS ASSOCIATED WITH A TYPE 2 UNLIMITED CONDITIONAL REZONING



01. GENERALLY

A Concept Plan, prepared in accordance with this section, shall be provided with an application for a Type 2 Unlimited Conditional Rezoning application (see [Section <>, Conditional Rezoning](#)).

02. PREPARATION

A Concept Plan shall be prepared by a professional engineer, a licensed architect, or a licensed landscape architect.

03. DEVIATIONS OR REDUCTIONS

- a. Applicants seeking a Type 2 Conditional Rezoning that includes a request for a deviation or reduction from the generally applicable Ordinance standards are responsible for demonstrating, in the Concept Plan or related application materials, that the proposed development will result in a higher quality development than would otherwise result from strict compliance with the standards. Alternatively, the applicant shall demonstrate how the proposed development with the requested deviations will result in a development that is in closer alignment with the Town's adopted policy guidance than would otherwise result from a strict application of the standards.
- b. Concept Plans shall clarify the degree to which the development depicted in the Concept Plan will or will not comply with all applicable standards in Chapter 6, Standards.
- c. In cases where the application seeks a deviation from the applicable standards, the Concept Plan shall clearly identify all deviations in both narrative and graphic forms.
- d. It is insufficient to simply prepare a plan that depicts a building or site configuration that deviates from the applicable standards. Deviations from standards must be clearly noted and described in terms of their scope. Language in the narrative must match or be consistent with visual representations and vice versa.

04. METHODS OF HIGHER QUALITY DEMONSTRATION

In cases where a Type 2 Unlimited Conditional Rezoning seeks a deviation or reduction in accordance with subsection (3) above, the following are optional ways for an applicant to mitigate the deviation or demonstrate development quality or alignment with adopted policy guidance:

a. ENHANCED LANDSCAPING

While not required, enhanced landscaping is one technique that can be used by a development to exceed the development quality that would otherwise result from a strict application of the Ordinance requirements. Increasing the caliper size at time of planting of newly planted material by an amount 50 percent or greater beyond that required by [Section <>, Plant Material Specifications](#), in combination with any of the following additional alternatives may be proposed as a means of demonstrating increased development quality:

- i. Use of planted berms (trees and shrubs) as a means of establishing increased visual and acoustic separation between uses;
- ii. Establishment of a minimum number of new trees and shrubs that exceeds what would have been required for a typical development;
- iii. Exceed a minimum percentage requirement of evergreen planted materials or inclusion of evergreen plants where none are required;
- iv. Inclusion of a greater amount of species diversity than required in [Section 6.6.8E, Species Diversity](#);
- v. Utilization of plants that create year-round visual interest, including winter flowering plants, plants that bloom more than once per year, or plants with unique leaf shapes, colors, or forms; or
- vi. Other alternative configuration for consideration by the Technical Review Committee.

b. ENHANCED OFF-STREET PARKING

While not required, enhanced off-street parking that includes one or more level high-speed EV charging stations is one technique that can be used by a development to exceed the development quality that would otherwise result from a strict application of the Ordinance requirements.

c. ENHANCED TRAFFIC CONTROL DEVICES

While not required, use of metal mast arm-style traffic control signal supports, in a flat black or other neutral finish, supplemented with the ability to accommodate street lights or traffic cameras, is one technique that can be used by a development to exceed the development quality that would otherwise result from a strict application of the Ordinance requirements.

d. OTHER ENHANCEMENTS

Applicants are free to propose other site features, configurations, or elements to help address the requirement for the Type 2 Conditional Rezoning to exceed the development quality that would otherwise result from a strict application of the Ordinance requirements.

05. PRINCIPAL AND SECONDARY USES



- a. Conditional Rezoning application materials shall include a list of proposed principal and secondary uses.
- b. It is insufficient to reference the table of common principal or secondary uses; the application shall list all potential allowable uses.
- c. Uses that are not identified in approved Conditional Rezoning materials shall be considered unlisted uses subject to the process identified in [Section <>, Determination](#).

06. PHASING

If development in conditional zoning district is proposed to be phased, the Concept Plan shall include phasing details or a phasing plan that identifies the general sequence or phases in which the district is proposed to be developed, including how residential and non-residential development will be timed, how infrastructure (public and private) and open space will be provided and timed, and how development will be coordinated with the Town's capital improvements program.

07. CONSISTENCY

All Subdivisions, Site Plans, and Zoning Compliance Permit applications associated with a Conditional Rezoning approval shall be substantially consistent with the approved Concept Plan. A Concept Plan may only be modified in accordance with [Section <>, Amendment](#).

08. LIMITATIONS ON REDUCTIONS

In no instance shall any of the following standards in this Ordinance be waived or reduced as part of an application for a conditional rezoning:

- a. Any of the applicable overlay district standards in [Section <>, Districts: Overlay](#);
- b. The maximum allowable residential density, unless the landowner complies with the applicable provisions in [Section <>, Incentives and Alternatives](#);
- c. Any applicable conservation subdivision standards in [Section <>, Conservation Subdivision](#);
- d. Any use-specific standards in [Section <>, Standards for Specific Principal Uses](#);
- e. Any of the standards applicable in [Section <>, Prohibited Uses](#);
- f. Any applicable standards in [Section <>, Infrastructure](#);
- g. . Any applicable standards in [Section <>, Stormwater](#).

09. COMPLIANCE WITH SUBDIVISION REQUIREMENTS

Divisions of land within a conditional zoning district shall be subject to all applicable subdivision requirements in [Section <>, Specific Application Procedures](#).

10. RELATIONSHIP TO OVERLAY DISTRICT STANDARDS

Regulations governing development in an overlay zoning district shall apply in addition to all other applicable conditional zoning district standards.

3.3.2. RESIDENTIAL CONDITIONAL (RCZ)

A. PURPOSE AND INTENT

The RCZ district is established to provide greater flexibility in terms of the range of allowed uses or applicable development standards that are permitted within the conventional residential zoning districts. The RCZ district creates a means for an applicant to voluntarily restrict a proposed development in order to protect community character or seek relief from otherwise applicable standards in order to produce a development that is in closer alignment with the Town's residential development goals. The dimensional standards for the RCZ district shall be based on the standards in the MXR district and may be further modified as explained in this section.

B. DIMENSIONAL STANDARDS

Unless modified as part of a Type 2, Unlimited Conditional Rezoning application, the dimensional standards in [Section <>, MXR, Mixed Residential](#), shall apply to all residential development in a RCZ district.

C. ALLOWABLE DENSITY

In no case shall the allowable density of four units per acre be exceeded by any conditional rezoning application.



D. ALLOWABLE USES

- 01. Unless further limited by a Type 1, Limited Conditional Rezoning application, the range of allowable principal uses shall be in accordance with the principal uses listed in the RCZ column of the table in Section <>, Listing of Common Principal Uses.
- 02. Unless further limited by a Type 1, Limited Conditional Rezoning application, the range of allowable secondary uses shall be in accordance with the secondary uses listed in the RCZ column of the table in Section <>, Listing of Common Secondary Uses.
- 03. In no instance shall a principal or secondary use that is not listed in the RC columns of the appropriate table be permitted within a RCZ District.

E. USE SPECIFIC STANDARDS

The use-specific standards in Section <>, Standards for Specific Principal Uses, or Section <>, Standards for Specific Secondary Uses, as appropriate, shall apply to development in a RCZ District.

F. DEVELOPMENT STANDARDS

- 01. Unless modified as part of a Type 2, Unlimited Conditional Rezoning application, the standards in Chapter 6, Standards, shall apply to all development in the RCZ district.
- 02. Type 2, Unlimited Conditional Rezoning applications shall comply with the standards in Section <> Limitations on Reductions.

3.3.3. COMMERCIAL CONDITIONAL (CCZ)

A. PURPOSE AND INTENT

The CCZ district is established to provide greater flexibility in terms of the range of allowed uses or applicable development standards that are permitted within the conventional commercial zoning districts. The CCZ district creates a means for an applicant to voluntarily restrict a proposed development in order to protect community character or seek relief from otherwise applicable standards in order to produce a development that is in closer alignment with the Town's commercial development goals. The dimensional standards for the CCZ district shall be based on the standards in the GLC district and may be further modified as explained in this section.

B. DIMENSIONAL STANDARDS

Unless modified as part of a Type 2, Unlimited Conditional Rezoning application, the dimensional standards in Section <>, General Commercial, shall apply to all development within a CCZ district.

C. ALLOWABLE DENSITY

In no case shall the allowable density of four units per acre be exceeded by any conditional rezoning.

D. ALLOWABLE USES

- 01. Unless further limited by a Type 1, Limited Conditional Rezoning application, the range of allowable principal uses shall be in accordance with the principal uses listed in the CCZ column of the table in Section <>, Listing of Common Principal Uses.
- 02. Unless further limited by a Type 1, Limited Conditional Rezoning application, the range of allowable secondary uses shall be in accordance with the secondary uses listed in the CCZ column of the table in Section <>, Listing of Common Secondary Uses.
- 03. In no instance shall a principal or secondary use that is not listed in the CCZ column of the appropriate table be permitted within a CCZ District.

E. USE SPECIFIC STANDARDS

The use-specific standards in Section <>, Standards for Specific Principal Uses, or Section <>, Standards for Specific Secondary Uses, as appropriate shall apply to development in a CCZ District.

F. DEVELOPMENT STANDARDS

- 01. Unless modified as part of a Type 2, Unlimited Conditional Rezoning application, the standards in Chapter 6, Standards, shall apply to all development in the CCZ district.



02. Type 2, Unlimited Conditional Rezoning applications shall comply with the standards in Section <> Limitations on Reductions.

3.3.4. INDUSTRIAL CONDITIONAL (ICZ)

A. PURPOSE AND INTENT

The ICZ district is established to provide greater flexibility in terms of the range of allowed uses or applicable development standards that are permitted within the conventional industrial zoning district. The ICZ district creates a means for an applicant to voluntarily restrict a proposed development in order to protect community character or seek relief from otherwise applicable standards in order to produce a development that is in closer alignment with the Town's industrial development goals. The dimensional standards for the ICZ district shall be based on the standards in the IND district and may be further modified as explained in this section, however, the goals of protecting community character may not be reduced or waived via the unlimited option.

B. DIMENSIONAL STANDARDS

Unless modified as part of a Type 2, Unlimited Conditional Rezoning application, the dimensional standards in Section <>, IND, Industrial, shall apply to development within an ICZ district.

C. ALLOWABLE DENSITY

In no case shall the allowable density of four units per acre be exceeded by any conditional rezoning.

D. ALLOWABLE USES

01. Unless further limited by a Type 1, Limited Conditional Rezoning application, the range of allowable principal uses shall be in accordance with the principal uses listed in the ICZ column of the table in Section <>, Listing of Common Principal Uses.
02. Unless further limited by a Type 1, Limited Conditional Rezoning application, the range of allowable secondary uses shall be in accordance with the secondary uses listed in the ICZ column of the table in Section <>, Listing of Common Secondary Uses.
03. In no instance shall a principal or secondary use that is not listed in the ICZ column of the appropriate table be permitted within an ICZ District.

E. USE SPECIFIC STANDARDS

The use-specific standards in Section <>, Standards for Specific Principal Uses, or Section <>, Standards for Specific Secondary Uses, as appropriate shall apply to development in an ICZ District.

F. DEVELOPMENT STANDARDS

01. Unless modified as part of a Type 2, Unlimited Conditional Rezoning application, the standards in Chapter 6, Standards, shall apply to all development in the ICZ district.
02. Type 2, Unlimited Conditional Rezoning applications shall comply with the standards in Section <> Limitations on Reductions.

3.3.5. MIXED-USE CONDITIONAL (MCZ)

A. PURPOSE AND INTENT

The MCZ district is established to provide greater flexibility in terms of the range of allowed uses or applicable development standards that are permitted within the conventional mixed use zoning districts. The MCZ district creates a means for an applicant to voluntarily restrict a proposed development in order to protect community character or seek relief from otherwise applicable standards in order to produce a development that is in closer alignment with the Town's mixed use development goals. The dimensional standards for the MCZ district shall be based on the standards in the TNC district and may be further modified as explained in this section, however, the goals of creating a small-scale, pedestrian-oriented area may not be waived or reduced via the unlimited option.

B. DIMENSIONAL STANDARDS

Unless modified as part of a Type 2, Unlimited Conditional Rezoning application, the dimensional standards in Section <>, TNC, Town Center, shall apply to development within an ICZ district.



C. ALLOWABLE DENSITY

In no case shall the allowable density of four units per acre be exceeded by any conditional rezoning.

D. ALLOWABLE USES

01. Unless further limited by a Type 1, Limited Conditional Rezoning application, the range of allowable principal uses shall be in accordance with the principal uses listed in MCZ column of the table in Section <>, Listing of Common Principal Uses.
02. Unless further limited by a Type 1, Limited Conditional Rezoning application, the range of allowable secondary uses shall be in accordance with the secondary uses listed in the MCZ column of the table in Section <>, Listing of Common Secondary Uses.
03. In no instance shall a principal or secondary use that is not listed in the MCZ column of the appropriate table be permitted within a MCZ District.

E. USE SPECIFIC STANDARDS

The use-specific standards in Section <>, Standards for Specific Principal Uses, or Section <>, Standards for Specific Secondary Uses, as appropriate shall apply to development in a MCZ District.

F. DEVELOPMENT STANDARDS

01. Unless modified as part of a Type 2, Unlimited Conditional Rezoning application, the standards in Chapter 6, Standards, shall apply to all development in the MCZ district.
02. Type 2, Unlimited Conditional Rezoning applications shall comply with the standards in Section <> Limitations on Reductions.



**CHAPTER 4.
LAND USES**

§ 4.2 Principal Uses

Subsection 4.2.5. Listing of Common Principal Uses

TABLE 4.2.1: LISTING OF COMMON PRINCIPAL USES

P=Permitted by right, subject to a Zoning Compliance Permit & all applicable use standards
 S=Permitted, subject to a Special Use Permit & all applicable use standards
 C=Permitted within a conditional zoning district, subject to all applicable use standards
 "-"-Prohibited
 [#]=See Note at end of table

USE CATEGORY	CON	CONVENTIONAL RESIDENTIAL DISTRICTS [1]				CONVENTIONAL NON-RESIDENTIAL DISTRICTS			CONDITIONAL DISTRICTS				USE STANDARDS
		RPV	RUR	LDR	MXR	GLC	TNC	IND	RCZ	MCZ	CCZ	ICZ	
USE TYPE													
COMMERCIAL USE CLASSIFICATION													
<i>Animal Related</i>													
Animal Boarding, Indoor and/or Outdoor	.	P	S	.	.	.	.	P	.	.	C	C	<>
Animal Boarding, Indoor Only	.	P	.	.	.	P	P	P	C	C	C	C	-
Animal Grooming	.	P	P	.	.	P	P	P	C	C	C	C	<>
Animal Shelter	P	.	.	C	C	<>
Dog Training Facility	.	P	P	.	.	P	.	P	.	.	C	C	-
Veterinary Services	.	P	P	.	P	P	.	.	.	C	C	C	<>
<i>Eating and Drinking</i>													
Bar, Cocktail Lounge, or Private Club	P	P	.	.	C	C	.	<>
Bottle Shop (on-premise consumption)	P	P	.	.	C	C	.	<>
Catering Establishment	P	P	P	P	.	C	C	C	<>
Coffee Shop or Retail Bakery	P	P	P	P	.	C	C	C	<>
Microbrewery, Micro Distillery, or Micro Winery	P	P	P	P	.	C	C	.	<>
Restaurant, High Intensity	P	P	.	.	C	C	.	<>
Restaurant, Low Intensity	P	P	P	.	.	C	C	.	<>
Restaurant, Mobile-Related	P	P	P	P	.	C	C	C	<>
<i>Equipment Rental Related</i>													
Equipment Sales, Rental, & Repair, Heavy	P	.	.	.	C	<>
Equipment Sales, Rental, & Repair, Light	.	P	.	.	.	P	.	P	.	.	C	C	<>
Farm Equipment Sales and Service	.	P	.	.	.	P	.	P	.	.	C	C	<>
<i>Event Venue</i>													
Event Venue, Indoor Only	.	S	.	.	.	P	P	P	.	C	C	C	<>
Event Venue, Indoor & Outdoor	.	S	.	.	.	P	.	P	.	C	C	C	<>
<i>Financial Services</i>													
Bank or Credit Union	P	P	P	.	.	C	C	.	<>
Financial Services	P	P	P	.	.	C	C	.	-
Pawn Shop	C	.	<>



**CHAPTER 4.
LAND USES**

§ 4.2 Principal Uses

Subsection 4.2.5. Listing of Common Principal Uses

TABLE 4.2.5: LISTING OF COMMON PRINCIPAL USES

P=Permitted by right, subject to a Zoning Compliance Permit & all applicable use standards
 S=Permitted, subject to a Special Use Permit & all applicable use standards
 C=Permitted within a conditional zoning district, subject to all applicable use standards
 "-"=Prohibited
 [#]=See Note at end of table

USE CATEGORY	CON	CONVENTIONAL RESIDENTIAL DISTRICTS [1]				CONVENTIONAL NON-RESIDENTIAL DISTRICTS			CONDITIONAL DISTRICTS				USE STANDARDS
		RPV	RUR	LDR	MXR	GLC	TNC	IND	RCZ	MCZ	CCZ	ICZ	
USE TYPE													
Lodging													
Bed and Breakfast	•	P	P	P	P	•	P	•	C	C	C	•	<>
Campground / Recreational Vehicle (RV) Park	•	•	•	•	•	•	•	•	•	•	C	•	<>/<>
Hotel or Motel	•	•	•	•	S	S	S	•	•	•	C	C	<>
Office Related													
Co-working Space	•	•	•	•	P	P	P	•	•	C	C	•	<>
Office, High Intensity	•	•	•	•	•	P	P	P	•	C	C	C	<>
Office, Low Intensity	•	•	•	•	P	P	P	•	•	C	C	C	-
Parking Related													
Parking Lot (principal use)	•	•	•	•	•	P	P	•	•	C	C	C	<>
Parking Structure	•	•	•	•	•	•	S	•	•	C	C	C	<>
Personal Services													
Computer Related Services	•	•	•	•	P	P	P	•	•	C	C	•	<>
Day Spa (medial or nonmedical)	•	•	•	•	P	P	P	•	•	C	C	•	-
Fitness Center	•	•	•	•	P	P	P	•	•	C	C	•	<>
Funeral Related Services	•	•	•	•	•	P	•	P	•	•	C	C	<>
Hair, Nail, and Skin-related Services	•	•	•	•	P	P	P	•	•	C	C	•	<>
Instructional Services	•	•	•	•	P	P	P	•	•	C	C	C	<>
Laundry and Cleaning Services	•	•	•	•	P	P	P	•	•	C	C	C	<>
Packaging and Shipping Services	•	•	•	•	P	P	P	P	•	C	C	C	<>
Printing Services	•	•	•	•	P	P	P	P	•	C	C	C	-
Repair Shop	•	•	•	•	•	P	•	P	•	C	C	C	<>
Tanning Salon	•	•	•	•	P	P	P	•	•	C	C	•	<>
Tattoo & Body Piercing	•	•	•	•	•	P	•	•	•	C	C	•	<>
Recreation Related													
Electronic Gaming Operation or Games of Skill	•	•	•	•	•	•	•	•	•	•	C	•	<>
Indoor Recreation, Commercial	•	•	•	•	•	P	P	P	•	•	C	C	<>
Indoor Shooting Range	•	•	•	•	•	•	•	•	•	•	•	C	<>
Nightclub or Dance Hall	•	•	•	•	•	•	•	•	•	C	C	•	<>
Outdoor Commercial Recreation	•	P	P	•	•	P	•	P	•	•	C	C	<>



**CHAPTER 4.
LAND USES**

§ 4.2 Principal Uses

Subsection 4.2.5. Listing of Common Principal Uses

TABLE 4.2.1: LISTING OF COMMON PRINCIPAL USES

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USE CATEGORY	CON	CONVENTIONAL RESIDENTIAL DISTRICTS [1]				CONVENTIONAL NON-RESIDENTIAL DISTRICTS			CONDITIONAL DISTRICTS				USE STANDARDS
		RPV	RUR	LDR	MXR	GLC	TNC	IND	RCZ	MCZ	CCZ	ICZ	
USE TYPE													
Theatre, Indoor	•	•	•	•	•	P	P	•	•	C	C	•	<>
Theatre, Outdoor	•	•	•	•	•	P	•	P	•	•	C	C	<>
Retail Sales													
Bulky Item Sales	•	•	•	•	•	P	•	P	•	•	C	C	<>
Convenience Store (with gasoline sales)	•	•	•	•	•	P	•	P	•	C	C	C	<>
Farmer’s Market	•	P	P	P	P	P	P	•	•	C	C	C	-
Flea Market	•	•	•	•	•	S	•	•	•	•	C	C	<>
Gasoline Sales	•	•	•	•	•	P	•	P	•	C	C	C	<>
Grocery Store	•	•	•	•	P	P	P	•	C	C	C	•	<>
Pharmacy	•	•	•	•	P	P	P	•	•	C	C	•	<>
Retail, High Intensity	•	•	•	•	•	P	P	•	•	C	C	•	<>
Retail, Large Format	•	•	•	•	•	P	•	•	•	C	C	•	<>
Retail, Low Intensity	•	•	•	•	P	P	P	•	•	C	C	•	<>
Retail, Micro	•	•	•	•	P	P	P	P	C	C	C	C	<>
Tobacco, CBD, and Vape Shop	•	•	•	•	•	•	•	•	•	•	C	•	<>
Sexually-Oriented Businesses													
All types	•	•	•	•	•	•	•	•	•	•	•	C	<>
Storage Related													
Outdoor Storage	•	P	•	•	P	P	•	P	•	•	C	C	<>
Self-Storage, Indoor Only	•	•	•	•	•	•	•	•	•	C	C	C	<>
Self-Storage, Indoor and Outdoor	•	•	•	•	•	•	•	P	•	•	C	C	<>
Vehicle Related													
Boat Sales and Rental	•	•	•	•	•	P	•	P	•	•	C	C	-
Vehicle Parts and Accessory Sales	•	•	•	•	•	P	P	P	•	C	C	C	<>
Vehicle Painting/Body Work	•	•	•	•	•	P	•	P	•	•	C	C	<>
Vehicle Repair and Service (no painting/body work)	•	•	•	•	•	P	P	P	•	•	C	C	<>
Vehicle Sales and Rental	•	•	•	•	•	P	P	•	•	C	C	C	<>
Vehicle Towing or Storage	•	•	•	•	•	P	•	P	•	•	•	C	<>
Vehicle Washing or Detailing	•	•	•	•	P	P	P	•	•	•	C	C	<>

INDUSTRIAL USE CLASSIFICATION

Energy Related



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		RPV	RUR	LDR	MXR	GLC	TNC	IND	RCZ	MCZ	CCZ	ICZ		
USE TYPE														
Fuel Oil/Bottled Gas Distribution	C	<>
Gas and Petroleum Distribution	C	-
Solar Energy System, Level 2	C	<>
Solar Energy System, Level 3	C	<>
Wind Energy Conversion	C	<>
Extractive Industry														
All Types	C	<>
Flex Space														
Business Incubator	P	P	P	P	.	C	C	C	C	<>
Maker Space	P	P	P	P	.	C	C	C	C	<>
Research and Development	P	.	C	C	C	C	<>
Industrial Services														
Contractor Services Office/Yard	P	.	.	.	C	C	<>
Electrical, HVAC, or Plumbing Fabrication	P	.	.	.	C	C	<>
General Industrial Services	P	.	.	.	.	C	-
Metal Fabrication	P	.	.	.	.	C	<>
Manufacturing														
Heavy Manufacturing	P	.	.	.	.	C	<>
Light Manufacturing	S	.	P	.	.	.	.	C	<>
Micro Manufacturing	.	P	.	.	S	P	.	P	.	C	C	C	C	<>
Utility Related														
Major Utility	.	P	.	.	.	P	.	P	C	C	C	C	C	<>
Minor Utility	P	P	P	P	P	P	P	P	C	C	C	C	C	-
Warehouse Related														
Freight Terminal	C	<>
Warehouse, Distribution	C	<>
Warehouse, Storage Only	P	P	.	.	.	C	C	C	C	<>
Waste Related														
Recycling Center	P	C	<>
Salvage and Junkyard	S	C	<>
Transfer Station	C	<>



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		RPV	RUR	LDR	MXR	GLC	TNC	IND	RCZ	MCZ	CCZ	ICZ	
Wholesale Sales													
Indoor Only	•	•	•	•	•	P	•	P	•	•	C	C	<>
Indoor and Outdoor	•	•	•	•	•	•	•	P	•	•	•	C	<>
INSTITUTIONAL USE CLASSIFICATIONS													
Assembly													
Auditorium, Coliseum, Convention Center	•	•	•	•	•	S	•	S	•	C	C	C	<>
Community Center	P	P	•	P	P	P	P	•	C	C	C	•	<>
Fraternal Club or Lodge	•	P	P	P	P	P	P	•	C	C	C	•	<>
Religious Institution, High Intensity	•	P	P	•	•	P	•	•	C	C	C	•	<>
Religious Institution, Low Intensity	•	P	P	P	P	P	P	•	C	C	C	•	<>
Cultural Facility													
Art Gallery, Library, Museum	P	P	•	P	P	P	P	•	C	C	C	•	-
Day Care													
Adult Day Care	•	•	•	•	P	P	P	•	•	C	C	•	<>
Child Day Care	•	•	•	•	P	P	P	P	C	C	C	C	<>
Education Related													
College or University	•	•	•	•	•	P	•	•	•	•	C	•	-
School, Elementary, Middle, High	•	P	P	P	P	P	P	•	C	C	C	•	<>
School, Vocational	•	•	•	•	P	P	P	P	•	C	C	C	<>
Government Related													
Fire/EMS/Police Station	P	P	P	P	P	P	P	P	C	C	C	C	<>
Government Maintenance, Storage, and Distribution	P	P	P	P	P	P	P	P	C	C	C	C	<>
Government Office	P	P	•	•	P	P	P	P	C	C	C	C	-
Government Training Facility, excluding firing range	P	•	•	•	P	P	•	P	•	•	C	C	-
Post Office	•	•	P	P	P	P	P	P	C	C	C	C	-
Youth Development Center	•	P	P	•	P	P	P	P	C	C	C	C	-
Health Care													
Hospital	•	•	•	•	•	P	•	P	•	•	C	C	<>
Outpatient Facility	•	•	•	•	•	P	•	•	•	•	C	•	-



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		RPV	RUR	LDR	MXR	GLC	TNC	IND	RCZ	MCZ	CCZ	ICZ	
USE TYPE													
Psychiatric Services	•	•	•	•	•	P	•	•	•	•	C	•	<>
Residential Treatment Facility	•	•	•	•	•	P	•	P	•	•	C	C	<>
Urgent Care	•	•	•	•	P	P	P	P	•	C	C	C	<>
Open Space													
Arboretum or Formal Garden	P	P	P	P	P	P	P	•	C	C	C	•	-
Cemetery or Mausoleum	S	P	P	P	P	P	•	•	C	•	•	•	<>
Recreation Related													
Athletic Field or Court	P	P	P	P	P	P	P	P	C	C	C	C	<>
Community Recreation Facility, Private	•	•	•	•	P	P	•	P	C	C	C	C	<>
Dock or Pier, Public	P	P	P	P	P	P	P	P	C	C	C	•	-
Golf Course, Public or Private	P	P	P	P	P	P	•	P	C	C	C	C	<>
Indoor Recreation, Public	P	P	P	•	P	P	P	P	•	•	C	C	<>
Outdoor Recreation, Public	P	P	P	P	P	P	P	P	C	C	C	C	<>
Park or Playground, Public	P	P	P	P	P	P	P	P	C	C	C	C	<>
Social Services													
All Types	•	•	•	•	P	P	P	P	C	C	C	C	-
Telecommunications													
Antenna Collocation, Major	•	P	•	•	P	P	P	P	C	C	C	C	<>
Antenna Collocation, Minor	P	P	P	P	P	P	P	P	C	C	C	C	<>
Broadcasting Tower	•	•	•	•	•	•	•	•	•	•	•	C	<>
Small Wireless Facility	P	P	P	P	P	P	P	P	C	C	C	C	<>
Telecommunications Facility, Major	•	•	•	•	•	•	•	S	•	•	•	C	<>
Telecommunications Facility, Minor or Concealed	•	P	P	•	•	P	P	P	C	C	C	C	<>
Transportation													
Airstrip	•	•	•	•	•	•	•	•	•	•	•	C	-
Bus Station	•	•	•	•	•	P	P	•	C	C	C	•	-
Park and Ride Facility	•	•	•	•	P	P	P	P	C	C	C	C	-
Rail-Related Use	•	•	•	•	•	•	•	P	•	•	•	C	<>
Taxi & Ground Transportation	•	•	•	•	•	P	P	P	C	C	C	C	-

RESIDENTIAL USE CLASSIFICATION



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		RPV	RUR	LDR	MXR	GLC	TNC	IND	RCZ	MCZ	CCZ	ICZ	
USE TYPE													
Assisted Living													
Congregate Care	.	.	.	P	P	.	.	.	C	.	.	.	<>
Continuing Care Retirement Community (CCRC)	.	.	.	P	P	P	P	.	C	.	.	.	<>
Group Living													
Boarding House	C	.	.	.	<>
Family Care Home	.	P	P	P	P	.	.	.	C	.	.	.	<>
Group Home	C	.	.	.	<>
Halfway House	C	.	.	.	<>
Homeless Shelter	C	.	.	.	<>
Household Living													
Bungalow Court	.	.	.	P	P	.	P	.	C	.	.	.	<>
Conservation Subdivision	.	P	P	P	P	.	.	.	C	C	.	.	<>
Duplex	.	.	P	P	P	.	P	.	C	C	.	.	<>
Live/Work	P	P	P	P	C	C	C	.	<>
Manufactured Home	P	P	P	P	P	.	.	.	C	.	.	.	<>
Manufactured Home Park	C	.	.	.	<>
Multifamily Dwelling, Attached or Detached	C	C	.	<>
Pocket Neighborhood	.	.	P	P	P	.	P	.	C	C	.	.	<>
Single-Family Detached Dwelling	P	P	P	P	P	.	P	.	C	.	.	.	<>
Townhouse	C	C	.	.	<>
Triplex or Quadplex	P	.	P	.	C	C	.	.	<>
Upper-Story Multi-family	C	C	C	C	<>

Notes:

[1] Principal uses in the Rural Mixed (RUM) zoning districts shall be limited to the uses that existed on a particular lot or site upon the effective date that the district was established on that particular lot or site.

