

MAGINE

Mills River

unified development ordinance



Public Forum 4 12.10.25



1. PRESENTATION

WHAT IS A UDO?

PROJECT BACKGROUND

UDO & ZONING MAP REVIEW

2. OPEN HOUSE

QUESTIONS & ANSWERS

2 STATIONS

SHARE YOUR THOUGHTS



WHAT IS A UDO?

‘Unified Development Ordinance’

1. The regulatory document that controls what kinds of land uses can go in what locations
2. How land uses must be configured on their sites
3. The process the Town uses to consider development applications
4. The rules for the operation of land uses in the Town



WHAT IS A UDO?

TOOL for implementing the comprehensive plan

UNIFIED location of all development rules

REGULATES:

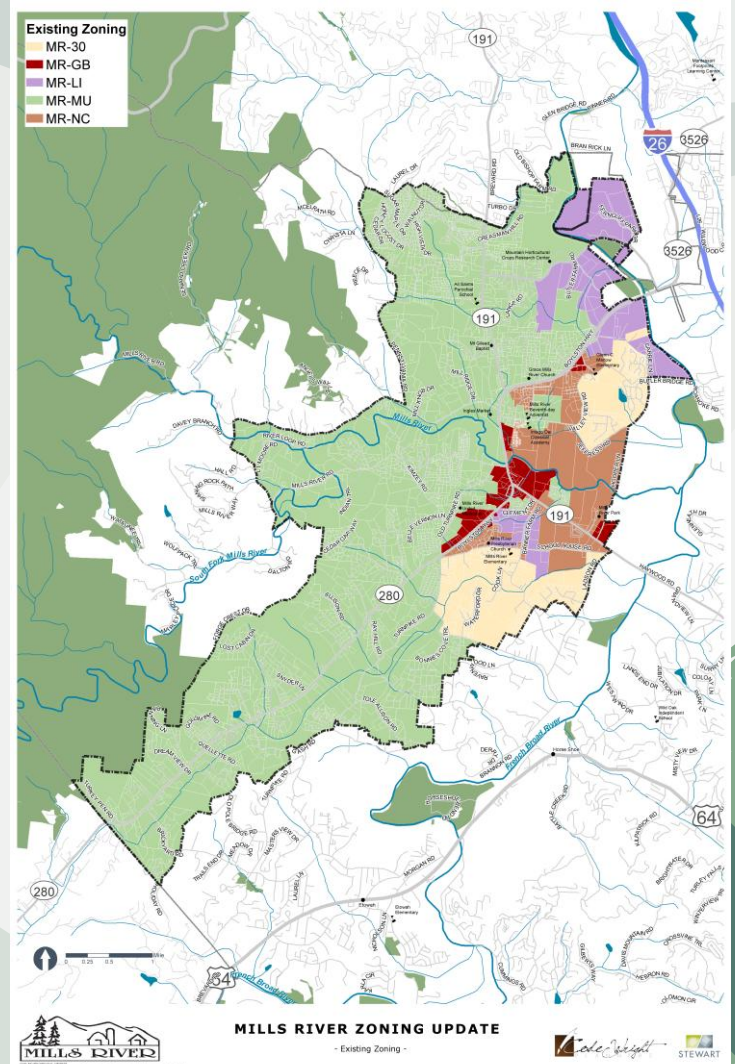
- Zoning
- Subdivision of land
- Stormwater
- Appearance
- Landscape and Screening
- Transportation and Mobility
- Site Features
(parking, signs, open space, etc.)



WHAT IS A UDO?

Includes the Official Zoning Map

- Base Zoning Districts (5)
- Overlay Districts (2)



WHAT IS *Making Mills River*?



MAKING MILLS RIVER
2040 Comprehensive Plan



- Comprehensive Plan for the future (through 2040)
- Establishes the Town's vision for the future
- Identifies the goals and actions to take

WHY DO WE HAVE A PLAN?

GUIDE for Town staff and elected officials for future land use decisions

TOOL to understand the future vision of growth, development and resiliency

FOCUS private investment in areas of desired growth

PROTECT property values, open spaces, character



PLAN & UDO...

What's the difference?

- The Plan **guides** land use but decisions can go against guidance
- UDO **regulates** land uses and building form - development must comply with rules

How are they related?

- The Plan's Future Land Use Map is applied using the Town's UDO and zoning map
- The UDO is the primary tool for implementing the Plan's policy framework



imagine **Mills River**

PROJECT BACKGROUND

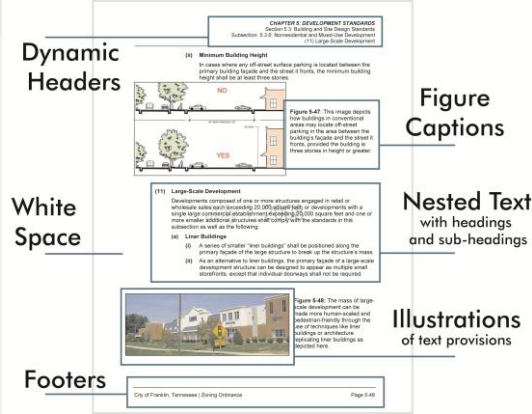
PROJECT GOALS



1. Protect Community Character



2. Implement Town Policy



3. A User-Friendly Code

PROJECT GOALS



4. Protect the Environment



5. Increase Housing Options



6. Promote Development Quality

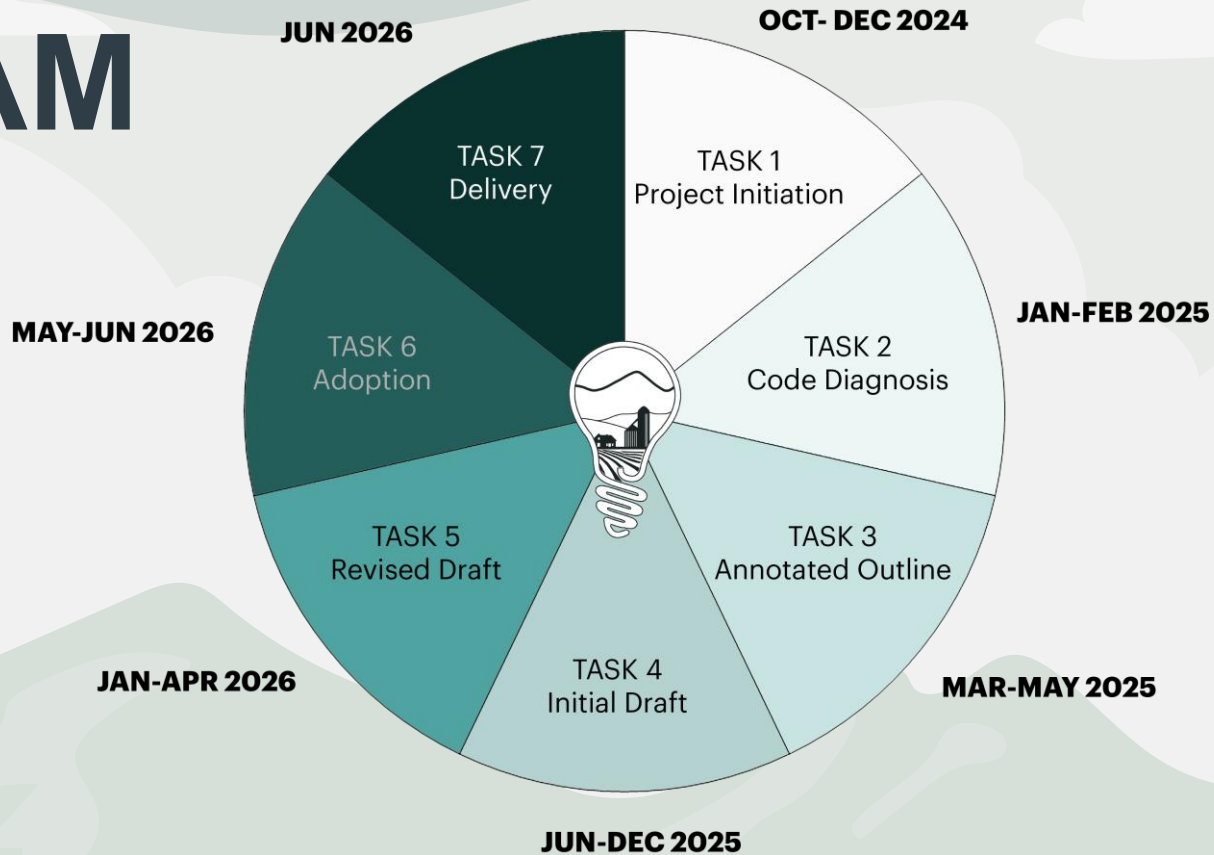
TABLE 4.2.1: PRINCIPAL USE TABLE

P = Permitted, subject to applicable standards; S = Special use permit required; A = Allowed if included in a planned development terms and conditions document; * = Prohibited

USE CATEGORY	USE TYPE	ZONING DISTRICTS								USE STANDARD S		
		RESIDENTIAL				BUSINESS						
		AR-30	R-30	R-20	R-10	OI	B-1	B-2	M-1	M-2	P D	
Telecommunications	Outdoor Recreation, Public	S	*	*	*	P	P	P	*	*	A	4.3.74
	Antenna Collocation, Major	S	S	P	P	P	P	P	P	P	A	4.3.99
	Antenna Collocation Minor	P	P	P	P	P	P	P	P	P	A	4.3.99
	Broadcasting Studio	*	*	*	*	*	P	P	P	*	A	
	Small Wireless Facility	P	P	P	P	P	P	P	P	P	A	4.3.99
	Telecommunications Tower, Major	S	*	*	*	*	*	S	P	P	A	4.3.99

7. Modernize Uses

WORK PROGRAM



Imagine Mills River | Unified De... x +

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MILLS RIVER


HOME FAQ DOCUMENTS PARTICIPATE

WELCOME TO IMAGINE MILLS RIVER

IMAGINE
Mills River

unified development ordinance





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Sign up below to receive an email when this web page is updated. Insert your email in the space provided below and click the 'Sign Up' button. Email addresses are confidential and are not provided to anyone outside the project.

Email *

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Code Diagnosis
Unified Development Ordinance

February 2025 DRAFT



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MILLS RIVER

UNIFIED DEVELOPMENT ORDINANCE

Annotated Outline

November 2025



UDO STRUCTURE

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CHAPTER 3 DISTRICTS

TABLE 3.1.3.: ZONING DISTRICTS ESTABLISHED

FORMER ZONING DISTRICTS		ZONING DISTRICTS IN THIS ORDINANCE	
CONSERVATION			
N/A		CON	Conservation
CONVENTIONAL RESIDENTIAL			
N/A		AGR	Agricultural Residential
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	N/A	
N/A		TNC	Town Center
MR-LI	Light Industrial	IND	Industrial
CONDITIONAL [1]			
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		SHAO	Special Hazard Area Overlay

NOTES:

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

CHAPTER 4. § 4.2 Principal Uses
LAND USES Subsection 4.2.5. Listing of Common Principal Uses

TABLE 4-1: 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
 [F]=See Note at end of table

USE CATEGORY	CONVENTIONAL RESIDENTIAL DISTRICTS					CONVENTIONAL NON-RESIDENTIAL DISTRICTS			CONDITIONAL DISTRICTS				USE STANDARDS
	CON	AGR	RUR	LDR	MRR	GLC	TNC	IND	RCZ	MCZ	OCZ	ICZ	
AGRICULTURAL USE CLASSIFICATION													
<i>Equipment Production</i>													
Agricultural Processing	P	P	P	*	*	*	*	P	*	*	*	C	☒
Agricultural Products	P	P	P	*	*	*	*	*	*	*	*	C	☒
Commercial Greenhouse	P	P	*	*	*	*	*	P	*	*	*	C	-
Horticulture	P	P	*	*	*	*	*	*	*	*	*	C	☒
Nursery (Retail or Wholesale)	P	P	*	*	*	*	*	*	*	*	*	C	☒
Viticulture (including winery or vineyard, but excluding event venues)	P	P	*	*	*	*	*	*	*	*	*	C	-
<i>Livestock Related</i>													
Animal Husbandry	P	P	P	*	*	*	*	P	*	*	*	C	☒
Animal Processing	*	*	*	*	*	*	*	S	*	*	*	C	-
Equestrian Facility	P	P	*	*	*	*	*	*	C	C	C	*	☒
COMMERCIAL USE CLASSIFICATION													
<i>Animal Related</i>													
Animal Boarding, Indoor and/or Outdoor	P	P	S	*	*	*	*	P	*	*	C	C	☒
Animal Boarding, Indoor Only	P	*	*	*	P	P	P	P	C	C	C	C	-
Animal Grooming	P	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	P	*	*	C	C	*	☒
Bottle Shop (on-premise consumption)	*	*	*	*	P	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	P	P	*	C	C	*	☒
Restaurant, High Intensity	*	*	*	*	*	P	P	*	*	C	C	*	☒
Restaurant, Low Intensity	*	*	*	*	P	P	P	*	*	C	C	*	☒

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USE CATEGORY	CONVENTIONAL RESIDENTIAL DISTRICTS					CONVENTIONAL NON-RESIDENTIAL DISTRICTS			CONDITIONAL DISTRICTS				USE STANDARDS	
	CON	AGR	RUR	LDR	MRR	GLC	TNC	IND	RCZ	MCZ	OCZ	ICZ		
Restaurant, Mobile-Related													☒	
<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	*	*	*	*	*	P	P	P	*	C	C	C	☒	
Event Venue, Indoor & Outdoor	*	*	*	*	*	P	*	P	*	C	C	C	☒	
<i>Financial Services</i>														
Bank or Credit Union	*	*	*	*	*	P	P	P	*	C	C	*	☒	
Check Cashing / Pay Day Lending	*	*	*	*	*	*	*	*	*	C	C	*	☒	
Financial Services	*	*	*	*	*	P	P	P	*	C	C	*	-	
Pawn Shop	*	*	*	*	*	*	*	*	*	C	C	*	☒	
<i>Lodging</i>														
Bed and Breakfast	*	P	P	P	*	*	P	*	C	C	C	*	☒	
Campground / Recreational Vehicle (RV) Park	*	*	*	*	*	*	*	*	*	C	*	*	☒/☒	
Hotel or Motel	*	*	*	*	*	P	P	P	*	*	C	C	☒	
<i>Office Related</i>														
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	-	
<i>Parking Related</i>														
Parking Lot (principal use)	*	*	*	*	*	P	P	P	*	*	C	C	C	☒
Parking Structure	*	*	*	*	*	*	*	P	*	*	C	C	C	☒
<i>Personal Services</i>														
Computer Related Services	*	*	*	*	*	P	P	P	*	*	C	C	☒	
Day Spa (medical 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	☒	

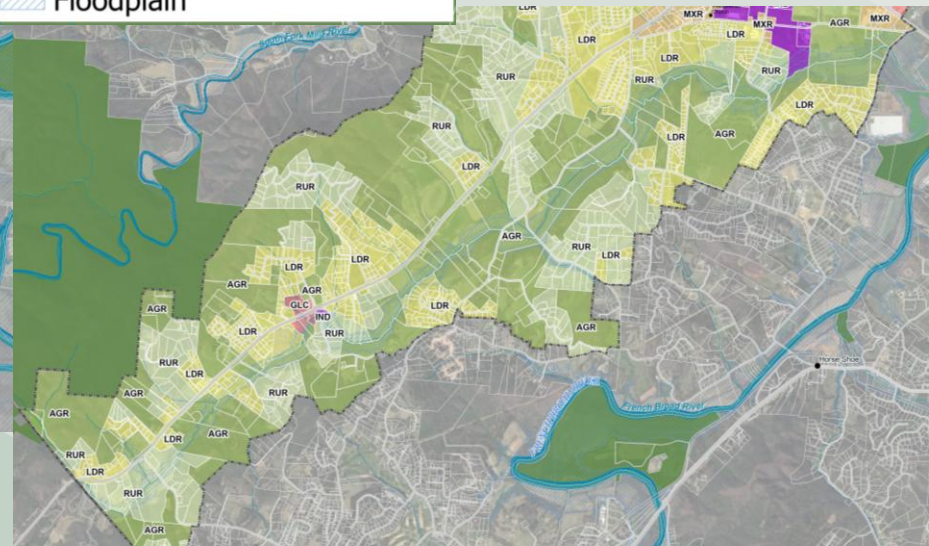
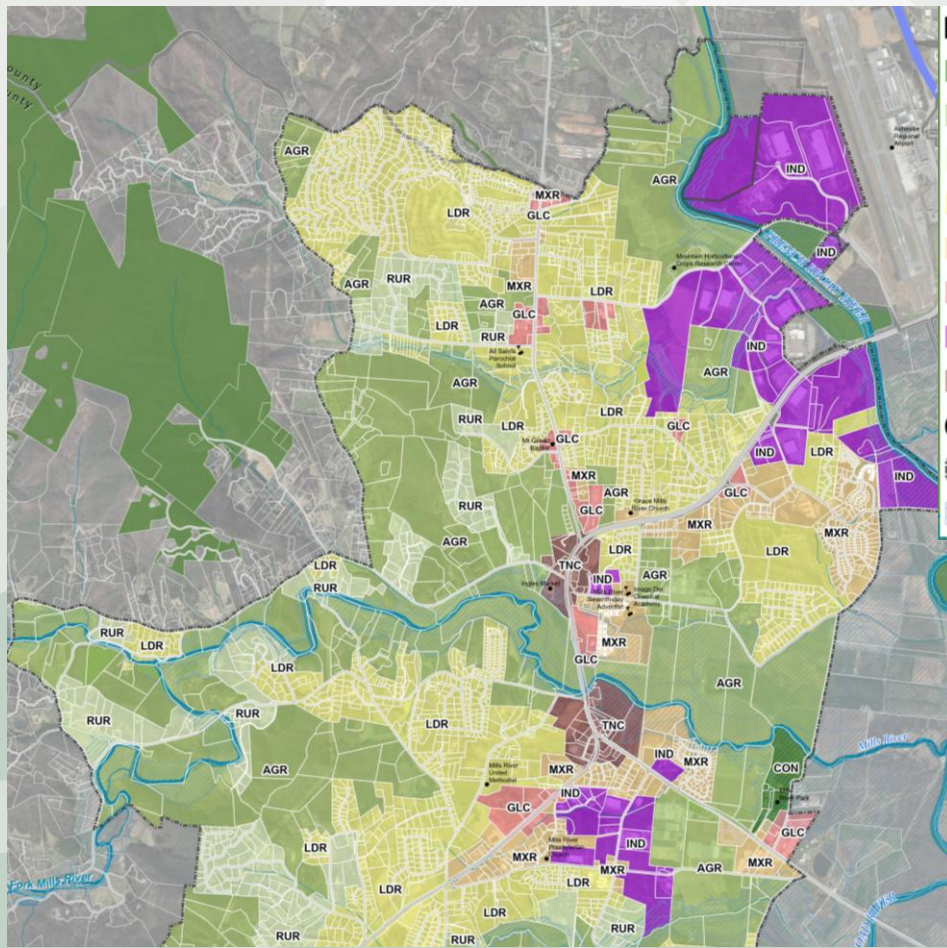
ZONING MAP

Draft Zoning

- CON - Conservation
- AGR - Agricultural Residential
- RUR - Rural Residential
- LDR - Low Density Residential
- MXR - Mixed Residential
- GLC - General Commercial
- IND - Industrial
- TNC - Town Center

Context

- Town Limits
- Floodplain



Town-owned properties
 May add deed-restricted
 conservation lands too

RESIDENTIAL:

AGR = More than 3 AC

RUR = 1.5 to 3 AC

LDR = up to 1.5 AC

MXR = Variable size

COMMERCIAL:

TND & IND = based on
 location/FLUM

None of these exist yet

		CONSERVATION	
(New)		CON	Conservation
		CONVENTIONAL RESIDENTIAL	
(New)		AGR	Agricultural Residential
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(New)		MXR	Mixed Residential
		CONVENTIONAL NON-RESIDENTIAL	
MR-NC	Neighborhood Commercial [2]	(Delete)	
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MR-MU	Mixed-Use [3]	(Delete)	
(New)		TNC	Town Center
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		CONDITIONAL [4]	
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MR-I-CD	Industrial Conditional [5]	ICZ	Industrial Conditional
		OVERLAY	
	Corridor Overlay District	(Delete) [6]	
	Water Supply Watershed Protection District	WSWO	Water Supply Watershed Overlay
(New)		FDPO	Floodplain Overlay [7]

CONSERVATION			
(New)		CON	Conservation
CONVENTIONAL RESIDENTIAL			
(New)		AGR	Agricultural Residential
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MR-C-CD	Commercial Conditional [5]	CCZ	Commercial Conditional
MR-I-CD	Industrial Conditional [5]	ICZ	Industrial Conditional
OVERLAY			
	Corridor Overlay District	(Delete) [6]	
	Water Supply Watershed Protection District	WSWO	Water Supply Watershed Overla
(New)		FDPO	Floodplain Overlay [7]

MR-MU went to:

AGR if res & over 3 AC

RUR if res & 1.5 to 3 AC

LDR if res & 1.5 AC or less

MXR if non-residential

TNC if in center location

MR-NC went to:

MXR if developed

AGR if in floodplain

LDR if vacant



QUESTIONS & ANSWERS