

# ARTICLE FIFTEEN A (15A)

## Mixed-Use Corridor (MUC) Zoning District

### **Sec. 15A.01 Purpose:**

The purpose of the MUC Mixed-Use Corridor District is to establish regulations to provide orderly commercial development along the U.S. 2 corridor, to encourage the most appropriate use of adjacent lands, to maintain the rural characteristic of the area, and to promote the safe and efficient movement of traffic. The U.S. 2 corridor is the heart of the community and establishes an image of the quality of life in the Township for visitors and residents alike. Preservation of this natural beauty is required to enhance trade, capital investment, tourism and the general welfare. These regulations will discourage intensive strip-commercial uses and industrial uses, but allow for limited commercial, institutional and light industrial uses in such manner that will reduce or eliminates visual clutter and poor site layout.

### **Sec. 15A.02 Uses Permitted by Right:**

The following uses and structures are permitted in the MUC District as a matter of right.

- a. Standard single-family dwelling unit.
- b. Regular and performance subdivision and site condominiums.
- c. Two-family dwelling unit (duplex).
- d. Multi-family dwellings (apartments and standard condominiums).
- e. Housing for the elderly including memory care and independent living facilities.
- f. Bed and breakfast.
- g. Religious institutions including churches, convents, parsonages and other housing for religious personnel.

- h. Educational institutions including public or private elementary and secondary schools, nursery schools and day care centers.
- i. Public or private recreational facilities, including parks, playgrounds, camps, parkways and similar recreational facilities.
- j. Public buildings and public service installations including municipal, administrative or public service buildings, utility and public service facilities and uses.
- k. Business and professional office establishments which perform services on the premises, including, but not limited to: financial institutions, insurance offices, real estate offices, offices for attorneys, accountants, architects, engineers and similar professionals, photographic studios, business management consulting services and mail or duplicating services.
- l. Professional service establishments providing human health care, including clinics, doctors' and dentist's offices, and nursing homes, but excluding hospitals.
- m. Establishments customarily related to medical and dental uses when located in a medical or dental building or complex and when intended primarily to serve the occupants of the building or complex in which they are located; including but not limited to pharmacies, medical and dentist offices, medical, dental and optical laboratories, stores offering supportive or corrective garments and prosthetic appliances, and stores and café's offering sundries, food and coffee for sale solely to employees, tenants and visitors of the building.
- n. Offices of non-profit organizations, such as professional membership organizations, labor unions, civic, social and fraternal associations, and political organizations.
- o. Retail establishments, not exceeding fifteen thousand (15,000) square feet in floor area, whose principal activity is the sale of new merchandise to the public. These include such establishments as household appliance stores; furniture stores; drug stores; hardware stores; clothing stores; specialty stores selling flowers, books, stationery, jewelry, novelties and gifts, tobacco, and small household articles; convenience stores selling

fruit, meat, dairy products, produce, and alcoholic beverages; and other retail establishments similar to and compatible with the above.

- p. Office or convenience commercial uses located in a structure originally erected for residential purposes, provided all commercial structure standards of the Township Building Code are complied with.
- q. Cluster developments.
- r. State licensed residential facility.
- s. Family day care.
- t. Group day care, if approved by Special Review by the Zoning Administrator, subject to the standards of Section 11.02, x.

**Sec. 15A.03 Permitted Accessory Uses:**

Any structural or mechanical use customarily incidental to the permitted principal use.

**Sec. 15A.04 Uses Permitted by Special Use Permit:**

The following uses of land and structure may be permitted in this District by application for and the issuance of a Special Use permit.

- a. Amusement enterprises, such as miniature golf courses, water slides, theme parks and other similar establishments.
- b. Commercial automobile garages, bump shops and repair shops.

- c. Commercial and private kennels.
- d. Mortuaries and funeral homes.
- e. Hospitals
- f. Theaters, restaurants (standard), bars, clubs and other similar establishments, where the patrons are seated within a building or on porches and decks.
- g. Hotels, motels and motor hotels.
- h. Open air businesses such as retail sales of nursery stock, garden supplies, and fresh produce.
- i. Non-manufacturing research and development establishment, including:
  - 1. Laboratories, offices and other facilities for research, both basic and applied, conducted by or for any individual, organization or concern.
  - 2. Production of prototype products, limited to the scale necessary for full investigation of the merits of the products.
  - 3. Any use charged with the principal function of basic research, design, and pilot or experimental product development, when conducted within a completely enclosed building.
- j. Industrial and manufacturing uses, not exceeding fifteen thousand (15,000) square feet in floor area, excluding soil, sand, gravel, or mineral extraction operations.
- k. Wholesale and Warehousing: The sale at wholesale or warehousing of automotive equipment; dry goods and apparel; groceries and related products; raw farm products

except livestock; electrical goods; hardware, plumbing, heating equipment and supplies; machinery and equipment; tobacco and tobacco products, beer, wine and distilled alcoholic beverages; paper and paper products; furniture and home furnishings; and, any commodity the manufacture of which is permitted in this District, also storage or transfer buildings, commercial laundries or cleaning establishments and frozen food lockers.

- l. Mini-warehouses.
  
- m. Parcels with two (2) or more permitted uses or uses allowed with a special use permit.
  
- n. Planned Unit Development.

**Sec. 15A.05 Site Development Standards:**

The following maximum and minimum standards shall apply to all uses and structures in the MUC District:

- a. Minimum Lot Area:
  - 1. Standard single-family detached dwellings shall require a minimum parcel size of not less than ten thousand (10,000) square feet of lot area.
  
  - 2. All other permitted uses shall require a minimum parcel size of twenty thousand (20,000) square feet of lot area.
  
- b. Minimum Lot Width:
  - 1. Single-family detached dwelling – sixty five (65) feet.
  
  - 2. All other uses - one hundred fifty (150) feet.

c. Maximum Lot Coverage:

1. The maximum lot coverage shall not exceed thirty (30) percent.

d. Yard and Setback Requirements:

1. Front Yard: Thirty (30) feet.
2. Side Yard: Ten (10) feet, except in the case of a corner lot where the side yard on the street side shall not be less than the setback required for the front yard. Five (5) feet of side yard width shall be added to the ten (10) feet required for each ten (10) feet of building height, or fraction thereof, above twenty (20) feet.
3. Rear Yard: Thirty (30) feet.

e. Maximum Height Requirements:

1. Subject to the maximum height limitations of Article 15B, Section 15B.03, Corridor Viewshed Preservation Overlay District.

f. Minimum Building Floor Area:

1. Single-Family Detached or Two-Family Dwelling: Every dwelling hereafter erected shall have a minimum gross living space per dwelling unit of not less than seven hundred fifty (750) square feet, exclusive of basements, garages, porches and breezeways.
2. Multiple-Family Dwelling: The minimum gross living space in a multiple-family dwelling shall be provided in accordance with the following schedule:

Efficiency	350 square feet
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One-bedroom unit	600 square feet
Two-bedroom unit	800 square feet
Three-bedroom unit	1,000 square feet

g. Outdoor Display and Storage:

1. Merchandise may be displayed or stored only within enclosed buildings. The Planning Commission, upon application of the property owner, may modify this requirement to permit, during business hours, limited displays immediately adjacent to the building, upon finding the display is customarily found in connection with the nature of the operation or use.
2. The outdoor storage of goods and materials, except as may otherwise be provided for in this Article, shall be prohibited.

**Sec. 15A.06 Other Requirements:**

Subject to the Performance Requirements listed in Article 16.