

## SECTION 8 MIXED USE DISTRICT REGULATIONS

The following uses are permitted in the M District. No use in this district is to be conducted on the public right-of-way. Uses of land and structures not clearly permitted in an M District, are prohibited.

### 8.1 M District - Permitted Uses -

#### 8.1.A. Permitted uses in an M Use District are as follows -

- (1) Permitted uses within an R-5, R-6, or R-7 District
- (2) Self-storage warehouses, warehouses, and light industrial uses (Uses permitted in an I-1), except advertising signs and billboards.
- (3) Permitted uses within the B-1 District
- (4) Permitted uses within the B-2 District
- (5) Permitted uses within the B-3 District
- (6) Fast food restaurants, subject to the following conditions:
  - a. The operators of a fast food restaurant are required to collect, daily, the litter from the fast food restaurant in an area within two-hundred-fifty feet (250') of their restaurant. This two-hundred-fifty foot (250') area includes both sides of all roadways in the area.
  - b. There shall be a minimum of five (5) parking spaces plus one (1) space for one-hundred square feet (100 sq. ft.) of gross floor area.
  - c. Compliance with any and all additional conditions imposed by this ordinance, the site plan ordinance, and any other applicable ordinance, is mandatory.
- (7) Auto laundries, subject to the conditions of Section 6.8.A.1.
- (8) Auto service stations, repair garages and bus garages, subject to the conditions of Section 6.2.A(9).
- (9) Auto sales and rentals, including either new or used cars, truck and van rentals, boat and trailer sales and similar uses subject to the following conditions:
  - a. With the exception of incidental maintenance, all repairs must be done indoors.
  - b. The use must be in conjunction with a permanent structure to be used as an office. A trailer is not a permanent structure for purposes of this

section.

- c. Outdoor storage of vehicles must be appropriately screened from adjacent properties and the roadway.
- d. All signage must be in conformance with Section 9 of this ordinance.

8.2 M District - Conditional Uses -

8.2.A. Auto pounds

8.2.B. Conditional uses in B-1 and B-2 Districts, except for mixed commercial and residential structures which shall be permitted uses.

8.2 C Forestry

8.3 M District - Special Exceptions - There are no special exceptions in an M District.

8.4 M District - Bulk and Area Regulations -

8.4.A. Where a use is a multi-family dwelling, the bulk and area regulations of the R-5 District apply.

8.4.B. Where a use is an I-1 use, the bulk and area regulations of the I-1 District apply.

8.4.C. In all other uses, the following bulk and area regulations apply:

- (1) Maximum floor space index, 0.8
- (2) Minimum front yard depth, 25 feet
- (3) Minimum side yard width, 10 feet
- (4) Minimum rear yard depth, 10 feet
- (5) Transitional yards, if required, are regulated by Section 6, 6.10.D and Section 7, 7.6.A.(5).

8.5 M District - General Regulations - All M Districts are subject to the applicable provisions of Section 10 regarding performance standards, and any other applicable provision of this ordinance.