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**§ 145-22 MU-2 CORRIDOR MIXED USE DISTRICT.**

- A. Purpose. The MU-2 District is intended to incorporate compatible housing options with retail, office, service and related Uses, activating this corridor with a built-in worker and customer base and density of users.
- B. Permitted Uses. Uses and their Accessory Structures permitted in the MU-2 District shall include:
  - 1. Animal Daycare.
  - 2. Business Services.
  - 3. Car Wash.
  - 4. Clinic.
  - 5. Convenience Store, Neighborhood.
  - 6. Day-Care Center.
  - 7. Dwelling, Multi-Family.
  - 8. Eating and Drinking Establishment.
  - 9. Educational Institution.
  - 10. Essential Services.
  - 11. Financial Institution.
  - 12. Forestry.
  - 13. Ghost Kitchen.
  - 14. Health Club.
  - 15. Hospital.
  - 16. Hotel.
  - 17. Light Industry/Manufacturing.
  - 18. Makerspace.

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19. Medical Marijuana Dispensary.
  20. Mixed Use Occupancy (Residential/Commercial).
  21. Mixed Use Occupancy (Commercial).
  22. Multiple-Establishment Center.
  23. Office/Business Park.
  24. Personal Services.
  25. Pet Grooming Establishment.
  26. Professional Services.
  27. Public Buildings and Structures.
  28. Recreation Facility, Commercial.
  29. Recreation Facility, Public.
  30. Research and Development.
  31. Retail Business Establishment.
  32. Shopping Center, Community.
  33. Shopping Center, Neighborhood.
  34. Studio, Dancing or Music.
  35. Vehicle Sales, Rental, Service and Repair.
  36. Veterinary Clinic.
  37. Wireless Communications Facility, Non-Tower.

C. Uses permitted by Conditional Use. The Board of Supervisors may approve a Use by Conditional Use for the following Uses where it finds that all general criteria in Article IV of this Chapter and all criteria applicable for the Use as set forth in Article V of this Chapter are satisfied:

1. Convenience Store, Large.
2. Convenience Store, Small.
3. Garage, Public.

D. Accessory Uses permitted by right. Any Use and their accompanying Structures that are customarily subordinate and incidental to an approved Permitted Use, Special

Exception, or Conditional Use are permitted by right, including but not limited to, the following:

1. Car Wash, Accessory.
2. Drive-Through Facility.
3. Garage, Private.
4. Garage, Public.
5. Home Occupation.
6. Kennel, Accessory.
7. Limited Lodging.
8. No-Impact Home-Based Business.
9. Small Wireless Facility.
10. Solar Energy System, Private.
11. Temporary Uses.
12. Vehicle Fuel Station, Retail.

E. Accessory Uses permitted by Conditional Use. The Board of Supervisors may approve an Accessory Use by Conditional Use for the following Accessory Uses where it finds that all general criteria in Article IV of this Chapter and all criteria applicable for the Accessory Use as set forth in Article V of this Chapter are satisfied:

1. Crematory.
2. Vehicle Fuel Station, Non-Retail.

F. Dimensional Requirements.

Minimum Lot Size	N/A
Minimum Lot Depth	100'
Minimum Lot Width (at ROW)	50'
Maximum Density	16.0
Minimum Front Setback	10'
Minimum Rear Setback	20'
Minimum Side Setback	7'

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Maximum Building Height	50'
Maximum Lot Coverage	60%