

(2) MU-NC Mixed-Use Neighborhood Center.

(a) Concept.



- (b) Purpose. The purpose of the MU-NC District is to provide for moderate density housing options amongst a nexus of locally oriented neighborhood-scale commercial uses providing support services to the surrounding residential neighborhoods. Land uses include a variety of predominantly nondestination and non-auto-oriented retail and commercial establishments, as well as complementary residential uses. A mix of residential and nonresidential uses on individual lots is encouraged. Other uses are permitted as shown in Table 375.302.1 (Permitted Use Table).

Table 375.302.1

Permitted Use Table

P=Permitted Use | C=Conditional Use | A=Accessory Use | T=Temporary Use

	Residential										Mixed-Use						Special Purpose			Use-Specific Standard in Article III
	R-1L	R-1M	R-2	R-T	R-M	R-V	MU-NE	MU-NC	MU-CU	MU-CH	MU-DT	MU-CI	MU-FW	MU-FC	MU-FS	MU-FM	I-1	I-2	LC	
Zoning District	R-1L	R-1M	R-2	R-T	R-M	R-V	MU-NE	MU-NC	MU-CU	MU-CH	MU-DT	MU-CI	MU-FW	MU-FC	MU-FS	MU-FM	I-1	I-2	LC	
LAND USE CATEGORY																				
RESIDENTIAL USES																				
Household Living																				
Dwelling, single-unit detached	P	P	P ⁽¹²⁾		P ⁽¹²⁾	P	P							P		P				§ 375-303(2)(a)(i)
Dwelling, two-unit detached		C ⁽²⁾	P		P ⁽¹²⁾	P	P							P		P				§ 375-303(2)(a)(ii)
Dwelling, three-unit detached					P	P	P							P		P				§ 375-303(2)(a)(iii)
Dwelling, townhouse		C ⁽²⁾	C	P ⁽¹²⁾	P	P	P	P	P	P	P	P	P	P	P	P				§ 375-303(2)(a)(iv)
Dwelling, live-work		C ⁽²⁾	C ⁽²⁾	C ⁽²⁾	C	C	P	P	P	P	P	P	P	P	P	P	P	P		§ 375-303(2)(a)(v)
Dwelling, multi-unit		C ⁽²⁾	C ⁽²⁾⁽³⁾	C ⁽²⁾⁽³⁾	P	P	P	P	P	P	P	P	P	P	P	C				§ 375-303(2)(a)(vi)
Group Living																				
Assisted living facility or nursing home		C ⁽²⁾	C ⁽²⁾	C ⁽²⁾	C	P	C	P	P	P	P	P	P	P	P	C				§ 375-303(2)(b)(i)
Community residential facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				§ 375-303(2)(b)(ii)
Dormitory						C		C	C	C	C	C	C	C	C	C				§ 375-303(2)(b)(iii)
Group living, other ⁽⁸⁾		C ⁽²⁾	C ⁽²⁾	C ⁽²⁾	C	C	C	C	C	C	C	C	C	C	C	C				§ 375-303(2)(b)(iv)
Rooming house								C	C	C	C	C	C	C	C					§ 375-303(2)(b)(v)
CIVIC AND INSTITUTIONAL USES																				
Cemetery																			C	§ 375-303(3)(a)

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Zoning District	R-1L	R-1M	R-2	R-T	R-M	R-V	MU-NE	MU-NC	MU-CU	MU-CH	MU-DT	MU-CI	MU-FW	MU-FC	MU-FS	MU-FM	I-1	I-2	LC		
LAND USE CATEGORY																					
Club		C ⁽²⁾	C ⁽²⁾	C ⁽²⁾	C ⁽²⁾		P ⁽⁴⁾	P ⁽⁵⁾	P	P	P	P	P	P	P	P ⁽⁶⁾ /7	P			§ 375-303(3)(b)	
Community center		C ⁽²⁾	C ⁽²⁾	C ⁽²⁾	P	P	P ⁽⁴⁾	P ⁽⁵⁾	P	P	P	P	P	P	P	P ⁽⁶⁾ /7	P			§ 375-303(3)(c)	
Cultural facility		C ⁽²⁾	C ⁽²⁾	C ⁽²⁾	C ⁽²⁾	C	P ⁽⁴⁾	P ⁽⁵⁾	P	P	P	P	P	P	P	P ⁽⁶⁾ /7	P	P		§ 375-303(3)(d)	
Day-care center		C ⁽²⁾	C ⁽²⁾	C ⁽²⁾	C ⁽²⁾	C	P ⁽⁴⁾	P ⁽⁵⁾	P	P	P	P	P	P	P	P ⁽⁶⁾ /7	P	A		§ 375-303(3)(e)	
Higher education institution		C ⁽²⁾	C ⁽²⁾	C ⁽²⁾	C ⁽²⁾	C	C	C	P	P	P	P	P	P	P	P ⁽⁶⁾ /7	P			§ 375-303(3)(f)	
Hospital						C	C	C	C	C	C	C	C	C	C	C	C				§ 375-303(3)(g)
Natural area or preserve																			P		§ 375-303(3)(h)
Park or playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§ 375-303(3)(i)
Police or fire station	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	C	C	§ 375-303(3)(j)
Public utility or services, major																		C	P		§ 375-303(3)(k)
Public utility or services, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§ 375-303(3)(l)
Religious institution	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C			§ 375-303(3)(m)
School	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C				§ 375-303(3)(n)
Stadium or arena									C ⁽²⁾	C	C	C	C	C	C	A	C	C	C		§ 375-303(3)(o)
Towers	A	A	A	A	A	A	A	A	A	C	A	A	A	A	A	A	A	C	C		§ 375-303(3)(p)

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	R-1L	R-1M	R-2	R-T	R-M	R-V	MU-NE	*MU-NC	MU-CU	MU-CH	MU-DT	MU-CI	MU-FW	MU-FC	MU-FS		MU-FM	I-1	I-2	LC	
LAND USE CATEGORY																					
COMMERCIAL USES																					
Agriculture and Animal-Related																					
Zoning District	C	C	P	P	A	A	A	A	A	A	A	P	A	A	A	A	A	P	P	§ 375-303(4)(a)(i)	
Agriculture, urban								C				A						P	P	§ 375-303(4)(a)(ii)	
Plant nursery																			P	P	§ 375-303(4)(a)(iii)
Veterinarian or kennel																					
Food and Beverage Service																					
Bar or tavern								C	P	P	P	C	P	P	P	C ^[6]	P			§ 375-303(4)(b)(i)	
Restaurant			C ^[1]	C ^[1]	C ^[1]	C	C	P ^[5]	P	P	P	P	P	P	P ^[6]	P ^[6]	P			§ 375-303(4)(b)(ii)	
Guest Accommodations																					
Bed-and-breakfast	C	C	C	C	P	C	C	P ^[5]	P	P	P	P	P	P	P	P ^[6]				§ 375-303(4)(c)(i)	
Hotel								C	P	P	P	C	P	P	P	P ^[6]				§ 375-303(4)(c)(ii)	
Office and Services																					
Beauty salon, spa or barber shop			P ^[1]	P ^[1]	P ^[1]		P ^[4]	P ^[5]	P	P	P	P	P	P	P	P ^[6]	P	P		§ 375-303(4)(d)(i)	
Blood plasma center ^[9]									C			C					C	C		§ 375-303(4)(d)(ii)	
Funeral home								C	P	C							P			§ 375-303(4)(d)(iii)	
Laboratory or research facility									C	C	C	C	C	C	C	C ^[6]	P	P		§ 375-303(4)(d)(iv)	
Medical clinic								C	P	P	P	P	P	P	P ^[6]	P ^[6]	P	A		§ 375-303(4)(d)(v)	
Office, general			C ^[1]	C ^[1]	C ^[1]		C ^[4]	P ^[5]	P	P	P	P	P	P	P	P ^[6]	P	A		§ 375-	

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LAND USE CATEGORY																				
Personal or business service			C ⁽¹⁾	C ⁽¹⁾	C ⁽¹⁾			P	P	P	P	P	P	P	P	P ⁽⁶⁾ [7]	P	P		303(4)(d)(vi)
Professional Office			P ⁽¹⁾	P ⁽¹⁾	P ⁽¹⁾		P ⁽⁴⁾	P	P	P	P	P	P	P	P	P ⁽⁶⁾ [7]	P	A		§ 375-303(4)(d)(vii)
Trade school								P	P	P	P	P	P	P	P	P ⁽⁶⁾ [7]	P	P		§ 375-303(4)(d)(viii)
Recreation and Entertainment																				
Adult entertainment ⁽¹⁰⁾																		P		§ 375-303(4)(e)(i)
Indoor recreation or entertainment							C	P	P	P	P	P	P	P	P	P ⁽⁶⁾ [7]				§ 375-303(4)(e)(ii)
Outdoor recreation or entertainment									P	C	P	C	C	C	C	C ⁽⁶⁾	C	C	C	§ 375-303(4)(e)(iii)
Retail																				
Adult retail ⁽¹⁰⁾									C								C	P		§ 375-303(4)(f)(i)
Convenience retail ⁽¹¹⁾								P	P	P	P	P	P	P	P	P ⁽⁶⁾ [7]	P			§ 375-303(4)(f)(ii)
General retail							C	P	P	P	P	P	P	P	P	P ⁽⁶⁾ [7]	A	A		§ 375-303(4)(f)(iii)
Controlled substance dispensary									C		C	C	C	C			P	P		§ 375-303(4)(f)(iv)
Specialty retail			P ⁽¹⁾	P ⁽¹⁾	P ⁽¹⁾		P ⁽⁴⁾	P	P	P	P	P	P	P	P	P ⁽⁶⁾ [7]	A			§ 375-303(4)(f)(v)
Supermarket								P	P	P	C	P	P	P	P	P ⁽⁶⁾ [7]	P			§ 375-303(4)(f)(vi)
Vehicles and Equipment																				

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LAND USE CATEGORY																				
Automobile wash									C			C					C	P		§ 375-303(4)(g)(i)
Dispatch service								C	C			A	C				P	P		§ 375-303(4)(g)(ii)
Freight truck terminal								C									C	P		§ 375-303(4)(g)(iii)
Heavy vehicle and equipment sales, rental and servicing													C				P	P		§ 375-303(4)(g)(iv)
Light vehicle sales or rental									P	C							P	P		§ 375-303(4)(g)(v)
Light vehicle servicing									P	C		A	C	P	C		P	P		§ 375-303(4)(g)(vi)
Parking lot, surface	A	A	A	A	A	A	A	C	A	C	A	A	A	A	A	A	P	P	A	§ 375-303(4)(g)(vii)
Parking structure	A	A	A	A	A	A	C	A	A	P	P	P	P	P	P	p ⁽⁶⁾⁽⁷⁾	P	P	A	§ 375-303(4)(g)(viii)
Transit facility									C	P	P	A	A	A	A	A	P	P		§ 375-303(4)(g)(ix)
Vehicle fueling station												A	A				A	A		§ 375-303(4)(g)(x)
INDUSTRIAL USES																				
Commercial Services																				
Crematorium																	C	P		§ 375-303(5)(a)(i)
Heavy commercial services									C	P							P	P		§ 375-303(5)(a)(ii)
Self-storage facility													C				P	P		§ 375-303(5)(a)(iii)

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Zoning District	R-1L	R-1M	R-2	R-T	R-M	R-V	MU-NE	MU-NC	MU-CU	MU-CH	MU-DT	MU-CI	MU-FW	MU-FC	MU-FS	MU-FM	I-1	I-2	LC	§ 375-303(5)(a)(iv)
LAND USE CATEGORY																				
Storage and wholesale distribution										C		C	P				P	P		§ 375-303(5)(a)(iv)
Manufacturing, Production and Extraction																				
Artisan manufacturing								C	P	P	P	P	P	P	P	P ⁽⁶⁾⁽⁷⁾	P	P		§ 375-303(5)(b)(i)
Heavy manufacturing																		P		§ 375-303(5)(b)(ii)
Light manufacturing										C			P				P	P		§ 375-303(5)(b)(iii)
Marijuana manufacturing facility													P				P	P		§ 375-303(5)(b)(iv)
Waste and Salvage																				
Recycling dropoff center					A	A	A	A	A	A	A	A	A	A	A	A	P	P		§ 375-303(5)(c)(i)
Landfill																		C		§ 375-303(5)(c)(ii)
Vehicle towing, wrecking or junkyard																		C		§ 375-303(5)(c)(iii)
Waste/recycling processing facility																	C	P		§ 375-303(5)(c)(iv)
ACCESSORY USES																				
Accessory dwelling unit																				§ 375-303(6)(a)
Alternative energy generation equipment	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§ 375-303(6)(b)

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Zoning District	R-1L	R-1M	R-2	R-T	R-M	R-V	MU-NE	MU-NC	MU-CU	MU-CH	MU-DT	MU-CH	MU-FC	MU-FS	MU-FM	I-1	I-2	LC		
LAND USE CATEGORY																				
Cabaret	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§ 375-303(6)(c)
Composting of household waste	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§ 375-303(6)(d)
Customary accessory uses and related structures	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§ 375-303(6)(e)
Day-care home	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§ 375-303(6)(f)
Delivery service							A	A	A	A	A	A	A	A	A	A	A	A	A	§ 375-303(6)(g)
Drive-in or drive-through facility									C	A						A	A	A	A	§ 375-303(6)(h)
Electric vehicle charging station	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§ 375-303(6)(i)
Home occupation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§ 375-303(6)(j)
Rain barrel	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§ 375-303(6)(k)
Satellite dish	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§ 375-303(6)(l)
Sidewalk or outdoor café			A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§ 375-303(6)(m)
Storage shed	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§ 375-303(6)(n)
Swimming pool	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§ 375-303(6)(o)
Telecommunications antenna as an accessory use	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	§ 375-303(6)(p)

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	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
LAND USE CATEGORY																				
Trash storage, outdoor	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
TEMPORARY USES																				
Farmers' market	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
Mobile vendor							T	T	T	T	T	T	T	T	T	T	T	T	T	T
Portable storage container	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
Temporary construction office or yard	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
Temporary real estate sales/leasing office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
Temporary/seasonal sales/activity	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T

[1] This use allowance is limited to portions of the ground or basement floor where the exterior of the building was originally designed, or subsequently altered prior to June 1, 2015 by an addition extending the building closer to the sidewalk than the original façade or the installation of commercial display windows that render use of the ground floor or basement as a residence impractical, and shall not exceed 1,500 square feet of gross floor area.

[2] This use allowance is limited to buildings that were originally designed for nonresidential use.

[3] This use is permitted in structures that were originally designed and constructed as multi-unit dwellings, and only for the number of dwelling units that legally existed prior to the adoption of this USDO.

[4] A conditional use permit is required when the use exceeds 3,000 square feet of gross floor area.

[5] A conditional use permit is required when the use exceeds 5,000 square feet of gross floor area.

[6] Not permitted in areas designated as "Connected Edge" on the MU-FM district regulating plan.

[7] A conditional use permit is required in areas designated as "Neighborhood General" on the MU-FM district regulating plan.

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LAND USE CATEGORY

[8] This use shall not be located within 500 feet of an existing group living, other use.

[9] This use shall be at least 1,000 feet from the nearest boundary line of a lot with a household living use, a group living use, a religious institution or a school or a park.

[10] This use shall be located at least 1,000 feet from a religious institution, a school, a residential zoning district or a park, playground.

[11] This use shall not be located within 1,000 feet of an existing convenience retail use.

[12] A conditional use permit is required to increase the number of dwelling units within an existing building. See §375-303(7).