

## Uses allowed in Mills River Zoning—May 2014 (Corrected)

*Not a Complete Listing*

Uses Permitted by Right (P) or Conditional Use Permit (CU)	MR-MU	MR-30	MR-NC	MR-GB	MR-LI
Residential, ¼ acre requirement	P	P	P		
Residential Accessories (i.e. garages, private greenhouses, etc.)	P	P	P		
Churches	P	P	CU	P	
Cemeteries	P	P			
Schools	P	CU	CU		
Family Care Homes	P	P	P		
Parks, Camps, Golf Courses	P	CU			
Home Occupations	P		CU	P	
Incidental Home Occupations (up to 25% bldg floor space)	P	P	P	P	
Libraries	P	CU	CU	P	
Bed and Breakfast Inns	P	CU	CU		
Civic Buildings	P	CU	CU	CU	secondary
Hospital	P		CU		
Animal Hospitals/Kennels	P		CU	P	
Autoparts and Repair	P			P	
Auto Sales	P			P	
Car Wash	P			P	
Grocery Store	P			P	
Retail Service – enclosed building	P		P	P	secondary
Retail Service – general	P			P	secondary
Restaurant	P		CU	P	secondary
Medical Office	P		P	P	
Business and Professional Offices	P		P	P	
Shopping Centers	P			CU	
Hotels, Inns and Motels	P			CU	
Private Recreation Facilities	P			CU	secondary
Vehicle Graveyards	p*				
Manufacturing	P				P
Industrial Equipment Sale and Repair	P				P
Machine and Welding Shops	P				P
Printing, Publishing Establishment	P				P
Warehouse and Storage Buildings	P			P	P
Trucking Terminals	P				P
Distribution Facilities	P				P
Gas, Oil or Fuel Wholesale Storage	P			CU	CU
Solar Panels	secondary	secondary	secondary	secondary	secondary
Alternative Energy Source Facility					secondary
Communication Towers	Allowed, but sizes and types vary by district				

Special Uses (must be approved by Council and meet stricter criteria)	MR-MU	MR-30	MR-NC	MR-GB	MR-LI
<i>Public Owned and Maintained Water and Sewer Only:</i>					
Multi-Family: Allowed up to 4 units per acre	p*	p*	p*		
Residential Cluster Development (homes clustered so there is open space, but overall density must be approximately 1 unit per acre)	p*	p*	p*		
<i>Public Water and Sewer not required:</i>					
Manufactured Home Parks – max. 6 units per acre	<i>Allowed with a manufactured home permit</i>				
Nursing Home/Assisted Living Facility - Max.Density: 12 patients per acre	P	P	P		
Solid Waste Management	P				
Incinerators	P				
Junkyards	P				
Motor Sports Facilities	P				
Amusement Parks	P				
Heavy Industry	P				

**Permitted by Right** - a land use automatically allowed in a particular district

**Conditional Use Permit** - a use that may be permitted in specified districts after review, public hearing and approval by the Board of Adjustment in accordance with established procedures and standards

**Special Use Permit** - a use that is not permitted by right, but is permitted after a review and finding by the Town Council that the use will meet all of the required general standards and the applicable specific site standards or site conditions

**Secondary Use** - a use which is incidental, supplemental or accessory to the principal use of the property

\*Allowed, but with standards