

Article IX: VM Village District - Mendenhall

SECTION 240-900. PURPOSE

The purpose of this district is to preserve the character of Mendenhall Village by allowing future development that is compatible in type, scale, density, and setbacks with current village uses, lot sizes, and structures; to provide an opportunity for commercial uses involving the retail trade of goods and services compatible with village character; to preserve historic structures in the village through flexible standards; and to consider pedestrian needs within the village. In addition, it is the intent of the district to achieve the applicable purposes and community development objectives as stated in Article I.

SECTION 240-901. USE REGULATIONS

A. Uses permitted by right for any one (1) or two (2) of the following principal purposes:

1. Retail use that is a neighborhood commercial use, with a maximum gross leasable floor area of two-thousand (2,000) square feet.
2. Personal service establishment that is a neighborhood commercial use, with a maximum gross leasable floor area of two-thousand (2,000) square feet.
3. Business or professional office, including a medical or dental arts use, with a maximum gross leasable floor area of two-thousand (2,000) square feet.
4. Bank or other financial institution with a maximum gross leasable floor area of two-thousand (2,000) square feet.
5. Catering establishment.
6. Eating or drinking establishment without drive-through service, with a maximum gross leasable floor area of two-thousand (2,000) square feet.
7. Cottage brewery, winery, or distillery industry, and like use per § 240-1910.
8. Funeral home and/or crematories per § 240-1913.
9. Single-family detached dwelling.
10. Two-family dwelling (twin and/or duplex) per Article VII.
11. Residential conversion per § 240-1930.
12. Adaptive reuse of a historic resource for a business or professional office, personal service establishment, studio, antique shop, or use meeting the purpose of this district and subject to § 240-1602.
13. Timber harvesting per § 240-1802.G.
14. Municipal use.
15. Except as otherwise indicated in this Chapter, accessory uses customarily incidental to any principal by-right use permitted in this district shall be permitted by right, subject to applicable provisions for accessory uses in Article XIX.
16. The following specific accessory uses shall in addition be permitted by right, subject to applicable provisions:
 - a. No-impact home-based business per § 240-1915.
 - b. Keeping of animals per § 240-2020.

- c. Bed-and-breakfast per § 240-1905.
 - d. Accessory dwelling unit per § 240-1901.
 - e. Renewable energy system per § 240-1929.
 - f. Outdoor dining per § 240-1901.
- B. Uses permitted by special exception when authorized by the Zoning Hearing Board:
- 1. Retail establishment that is a neighborhood commercial use, exceeding gross leasable floor area of two-thousand (2,000) square feet up to a maximum of five-thousand (5,000) square feet of gross leasable floor area.
 - 2. Personal service establishment that is a neighborhood commercial use, exceeding gross leasable floor area of two-thousand (2,000) square feet up to a maximum of five-thousand (5,000) square feet of gross leasable floor area.
 - 3. Business or professional office, including a medical or dental arts use, exceeding gross leasable floor area of two-thousand (2,000) square feet up to a maximum of five-thousand (5,000) square feet of gross leasable floor area.
 - 4. Bank or other financial institution, exceeding gross leasable floor area of two-thousand (2,000) square feet up to a maximum of five-thousand (5,000) square feet of gross leasable floor area.
 - 5. Eating or drinking establishment without drive-through service, exceeding gross leasable floor area of two-thousand (2,000) square feet up to a maximum of five-thousand (5,000) square feet of gross leasable floor area.
 - 6. Automotive service station per § 240-1904.
 - 7. Hotel or motel per § 240-1916.
 - 8. Museum/art gallery, library, community center, studio, or theater per § 240-1912.
 - 9. Religious use.
 - 10. Child or adult day-care center.
 - 11. Public utility facility.
 - 12. Club or lodge.
 - 13. Mixed-use per § 240-1922.
 - 14. Public use, excluding active recreation, sanitary landfill, junkyard, salvage, yard, and penal institution.
 - 15. Except as otherwise indicated in this Chapter, accessory uses customarily incidental to any principal special exception use permitted in this district shall be permitted by special exception, subject to applicable provisions for accessory uses in Article XIX.
 - 16. The following specific accessory uses shall in addition be permitted by special exception, subject to applicable:
 - a. Family day-care home per § 240-1915.
 - b. Home-based business per § 240-1915.
- C. Uses permitted as a conditional use when authorized by the Board of Supervisors.
- 1. Wireless Communications facility tower-based per § 240-1909.
 - 2. Educational use per § 240-1911.

3. Except as otherwise indicated in this Chapter, accessory uses customarily incidental to any principal conditional use permitted in this district shall be permitted by conditional, subject to applicable provisions for accessory uses in Article XIX.

SECTION 240-902. AREA AND BULK REGULATIONS

The following area and bulk regulations shall apply to lands within this district, except as otherwise indicated for a specific use.

- A. Minimum lot size.
 1. When served by individual sewer and/or water: One (1) acre.
 2. When served by community or public sewer and water: fifteen-thousand (15,000) square feet.
- B. Minimum lot width.
 1. At building line. Sixty (60) feet.
 2. At street line: Sixty (60) feet.
- C. Minimum front yard setback depth: Twenty (20) feet.
- D. Minimum side yard setback width.
 1. Each individual side yard: Ten (10) feet.
 2. Aggregate of both side yards: Twenty-five (25) feet.
 3. When abutting residential district: Twenty (20) feet.
- E. Minimum rear yard setback depth: Twenty (20) feet.
- F. Maximum building coverage: Twenty-five percent (25%).
- G. Maximum lot coverage: Fifty percent (50%).
- H. Minimum green space: Ten percent (10%) except for open space design development and other uses where open space, recreation, or green space are required.
- I. Maximum building height: Forty-five (45) feet.
- J. Front yard setback depth for infill lots.
 1. Where an infill lot (an unimproved lot of record) is sited between two (2) improved lots, the front yard shall be the average of the adjacent existing front yards.
 2. Where an infill lot (an unimproved lot of record) is sited adjacent to one (1) improved lot, the front yard shall be the average of the adjacent existing front yard and the required front yard setback in Subsection C.

SECTION 240-903. DESIGN STANDARDS

The following design standards as applicable for permitted uses in this district shall include:

- A. Supplemental use standards, per Article XIX.
- B. General standards, including Outdoor Storage, Screening, Outdoor Lighting, Off-Street Parking, and Vehicular Access and Traffic Control, per Article XX.
- C. Sign Standards, per Article XXI.
- D. Natural Resources Standards, per Article XVIII.
- E. Historic Resources Standards, per Article XVI.
- F. In addition, new development proposed within this district, as well as the rehabilitation, alteration, or modification of existing structures or uses, shall comply with the following design standards:
 - 1. New development and adaptive reuse to preserve historic resources shall be designed to complement the historic character of the village in regard to building placement, style, bulk, construction materials, and site design. The use of a street pattern that is similar to the existing village development pattern is the preferred design of new roads.
 - 2. A pedestrian orientation shall be encouraged in the village and sidewalks or walking paths provided, where possible.
 - 3. Parking:
 - a. Off-street parking for nonresidential uses shall be located to the side or rear of buildings.
 - b. Garages and off-street parking for residential uses shall be located to the rear or side of the main dwelling with access from a private driveway or alley. Where site constraints prohibit such parking, front-facing garages and off-street parking shall preferably be set back from the front facade of the main dwelling so that the front façade is not dominated by the accessory garage or parking.
 - 4. The removal of mature trees and site vegetation shall be minimized per Article XVIII.
 - 5. Every effort should be made to locate new structures with regard to existing site features, the cultural landscape, the development pattern of the village, and in such a manner as to minimize changes to existing contours and original topography of the site.
 - 6. Nonresidential outdoor storage of materials and equipment shall be in the rear or side yard and must be screened when adjacent to residential uses or districts per Article XX.
 - 7. Mechanical systems, trash receptacles, and dumpsters shall be located in rear or side yards and shall be screened from view per Article XX.
 - 8. Outdoor display of merchandise for sale shall be permitted as per Article XX.