

SECTION 22-23.2 - MH-A MANN'S HARBOR/ MASHOES ZONING DISTRICT (amended 6-03-2024)

The following regulations shall apply to the MH-A zoning district:

(a) Intent. The MH-A district is intended to encourage the development of moderate density residential neighborhoods, to serve as a transition zone between low-density areas and more intensely developed areas, and provide a setting for a limited number of business uses associated with a coastal village location.

All existing uses are 100% "grandfathered" in perpetuity, as they exist as of the date the Manns Harbor/Mashoes zoning ordinance is adopted. Any structure destroyed or deteriorated by natural means, either partially or in full, may be rebuilt to 100% of its previous extent. This shall not apply to those nonconforming structures which are voluntarily removed or demolished. State and federal rebuilding regulations may apply.

(b) Permitted uses. The following uses and NO OTHER shall be permitted by right:

(7) Commercial/light industry, with the following conditions:

a. Multiple building projects. Projects with more than one principal building per lot shall be submitted for site plan review under Section 22-31, "Group Development". Gross building size shall not exceed a maximum area of 10,000 square feet per individual building, excluding decks, and porches. (6-03-2024)

b. Where a commercial/light industry use is adjacent to a residential use, the commercial/light industry use must provide a visual buffer along that boundary.

c. Light industry is defined as those uses involving assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair, or processing activities. Only those light industrial uses not defined as "high-hazard group H" by the North Carolina State Building Code may be permitted.

d. The following commercial/light industry uses are permitted in District A and shall be of a non-itinerant nature:

- 1.** Appliance and furniture storage warehouse (6-03-2024)
- 2.** Automobile detailing, auto shops, paint and body shops.
- 3.** Agriculture/aquaculture.