



CITY OF WILSON
Planning & Design Review Board Agenda Session

Agenda Item #: 1
City Council Meeting: March 21, 2019

TO: Planning & Design Review Board

FROM: Land Development Staff JBH

SUBJECT: ZONING CHANGE REQUEST (Proj. 19-04)
APPLICANT: Ron Sutton for Herring – Sutton & Associates, P.A.
PROPERTY OWNER(s): Turnage Properties, LLC
PROPERTY ADDRESS: 4530 and 4534 Lamm Road, SW
PROPERTY SIZE: approximately 7.726 acres
GENERAL DESCRIPTION: Located along Lamm Road, adjacent to Hunt High School & Planter’s Trail Subdivision
SPECIFIC DESCRIPTION: 2791-89-5065.000 and 2791-88-9982.000 (PINs)
PRESENT USE OF PROPERTY: Vacant residential and other
REQUESTED ZONE: GR6 (General Residential – Medium Density)
PRESENT ZONE: AR (Agricultural Residential - Wilson County)

STAFF RECOMMENDATION: 1) Approval. 2) If you move to approve the request, be sure to preface your motion with the “reasonable” statement below. 3) If you move to deny the request, be sure to preface that motion with the “not reasonable” statement below.

Choose one:

I MOVE THAT THE PROPOSED AMENDMENT IS REASONABLE DUE TO ITS CONSISTENCY WITH THE FOLLOWING COMPREHENSIVE PLAN POLICIES AND THAT IT BE APPROVED: 1.1/2.1/2.2/2.5/2.7/5.1/7.6/7.7/28.1/28.2

I MOVE THAT THE PROPOSED AMENDMENT IS NOT REASONABLE DUE TO ITS INCONSISTENCY WITH THE FOLLOWING COMPREHENSIVE PLAN POLICIES AND THAT IT BE DENIED: 1.3/2.4/2.5/2.7/5.1/7.6/7.7/28.1

BACKGROUND: 1) In Primary Growth Area and the Primary Service Area. 2) Outside city limits. Annexation shall be required for city services. 3) Within the WS4-P Watershed/Contentnea Creek Watershed Protection Area. 4) Not within a flood zone. 5) Not within an overlay district. 6) The property was owned and homesteaded by the Roney & Peggy Mercer family since the mid-1970’s. Since their deaths, the property

was been in a living trust with their son, Danny Mercer. 7) The property is adjacent and south of Planter's Trail Subdivision, a residential development that was developed between mid-1990's to early 2000's and is zoned AR. Currently this development is served by City of Wilson electric, gas, water, wastewater and broadband services.

8) The proposed GR6 zone allows for the typical residential type dwellings with exclusions for halfway homes and manufactured housing & parks. The proposed GR6 zoning is similar to the existing adjacent residential development to the north and east.

9) The Wilson County UDO defines the AR zoning district as follows:

AR – Agriculture Residential District - The AR district is established to preserve and protect rural agricultural areas of the County from dense residential development and intensive commercial development that is inconsistent with the character of these rural areas. Public utilities are generally not available within these areas.

10) The City's "Future Land Use Map" in our 2030 Comprehensive Plan shows this site as "Cluster Residential" (CR) with the same classification to the west and south. To the north and east "Medium Density Residential" (MDR) classification is indicated. The site is shown as both CR and MDR classifications for this property is defined by the Comprehensive Plan as follows:

Cluster Residential – Single-family developments designed as cluster subdivisions for the purpose of setting aside land within water supply watersheds and other environmentally significant features as protected open space.

Medium Density Residential – Single-family detached subdivisions developed at a density between two to four dwelling units per acre. Some high density residential development can be included as part of a master-planned development.

FISCAL IMPACT: 1) The source of the following information is the "Cost of Land Uses Fiscal Impact Analysis" prepared for the City by the consulting firm TischlerBise and dated February 4, 2008. 2) The study evaluated six residential land use prototypes on an annual cost-benefit basis: single-family low land value, single-family medium land value, single-family high land value, single-family infill, duplex, and multi-family. 3) The land use most-closely associated with the subject request is single-family medium land value. 4) According to the study, single-family medium land value developments produce a net surplus of \$277 per unit.

COORDINATION: Janet Holland, AICP, Land Development Manager; (252) 399-2215; jholland@wilsonnc.org.

ATTACHMENTS: 1) Application. 2) Comp Plan Analysis. 3) List of those receiving notice. 4) Area Zoning Map. 5) Future Land Use Map. 6) Aerial. 7) Aerial - Zoom. 8) Use Chart.

PROJECT # 19-00000004

Receipt No 305977

CITY OF WILSON NORTH CAROLINA

APPLICATION FOR REZONING

APPLICANT/AGENT INFORMATION:

Name Herrin -Sutton and Associates P.A. ATT: Ronnie L. Sutton

Address 2201 Nash St. NW Wilson N.C.

Phone 252-291-8887

PROPERTY OWNER INFORMATION [IF DIFFERENT FROM ABOVE]

[Attach additional sheets if necessary]: Name **Turnage Properties, LLC**

Address 4637 Dewfield Dr.
Wilson NC 27896

Phone 252-206-1317

PROPERTY INFORMATION:

Address 4530 and 4534 Lamm Rd,

Tax Number [Map/Block/Lot] 2791-89-5065 and 2791-88-9982

Other Description DB 1919 P 896 and DB 2314 P 481

REZONING INFORMATION:

Present Zone[s] RA

Request Zone [s] GR6

APPLICANT'S JUSTIFICATION FOR REZONING

Since the current Zoning Map is the product of careful investigation and analysis, it is presumed to be sound in its present state, and the burden of proof of needed change falls upon the petitioners requesting such a change. Any alteration of the Zoning Map must be supported by sound and conclusive reasoning, particularly since a desirable attribute of the Zoning Map is the stability that it creates.

In the spaces provided below, provide the FACTS and ARGUMENTS that you feel will convince Council to grant your request for rezoning [attach additional pages if you need to] :

1. Explain why this property should be rezoned:

This tract is located on Lamm Rd. Sr. 1001 across from Hunt High School and adjacent to Planter's Trail Subdivision 128 lots. The area is predominantly residential and rural/agricultural. City water and sewer is available. The proposed rezoning is compatible with the existing residential development.

2. Explain how this rezoning will conform to the comprehensive plan, or, if it won't, explain why the comprehensive plan should be changed to allow the rezoning:

This request conforms with the following Comprehensive Growth Plan Goals:

Goal 22: Increased Homeownership Opportunities

Increase homeownership opportunities in Wilson to help families achieve the American dream and improve the quality of neighborhoods by creating a sense of ownership and pride that comes with owning a home.

Policy 22.1: Through land development standards and zoning, facilitate the development of a mix of housing types at different price points to meet the needs of households with different incomes

Goal 23: Housing Opportunities for a Diversity of Households A diversity of housing products shall be provided in Wilson to meet the needs of non-traditional households, such as empty nesters, seniors, and young professionals without children.

Policy 23.1 New housing development should provide a mix of housing types to meet differing lifestyle needs, such as

town homes, condominium units, and two-bedroom single-family dwellings.

3. Explain how you think this rezoning will affect the immediate neighborhood
This area is predominantly residential at this time and new medium to high residential development can be expected in the future. The rezoning request follows this trend and conforms to the goals as outlined in the Comprehensive Plan.

4. Explain how you think this rezoning will affect the City as a whole:
No major impact to the City is expected if this rezoning request is granted.

5. Any other facts, arguments, reasons, and/or considerations you may wish to present are welcomed. Please attach them to this application.

Applicant believes this rezoning request is in keeping with the development goals of the City and will conform to its long term growth policies.

CERTIFICATION:

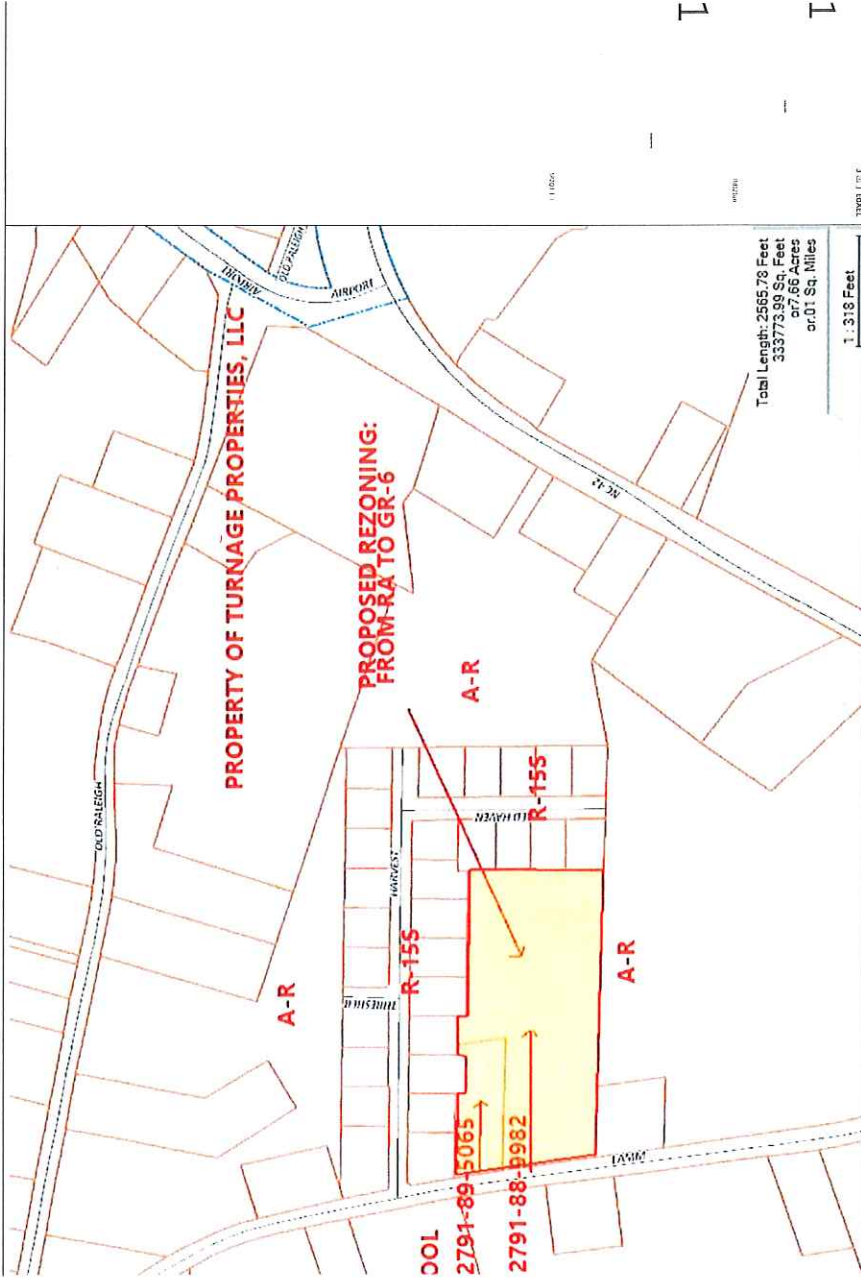
I [We], request the rezoning herein described and certify that all of the information presented in this application and in its accompanying attachments is accurate to the best of my [our] knowledge, information, and belief.



Signature

Signature
Signature
1/7/19

Date



1

1

1000' / 318'

4530 & 54534 LAMM ROAD – COMP PLAN ANALYSIS

Current land use classification: AR – Agriculture Residential (County)

Requested land use classification: General Residential – Medium Density

Future Land Use Map land use classification: Cluster & High Density Residential

POLICIES THAT COULD BE INTERPRETED TO SUPPORT THE REQUEST:

Policy 1.1: New development and redevelopment should be designed to create a compact land use pattern that efficiently uses public services and facilities, reinforces the use of multiple modes of transportation, creates greater mobility within the City, and provides better connections between adjacent developments. (See Policy 7.7.)

Policy 2.1: The Future Land Use map should be used to guide decision-makers as they take action on rezoning decisions and future capital improvement investments.

Policy 2.2: Encourage the development and redevelopment of areas defined on the Future Land Use map as primary growth areas.

Policy 2.5: Development should create a neutral or, preferably, positive fiscal impact on the City.

Policy 2.7: Areas located within water supply watershed protected or critical areas and within primary growth areas should be developed as clustered developments that protect open spaces and environmentally sensitive lands and provide for a more compact development form. (See Policy 7.6.)

Policy 5.1: New development should take into consideration the existing conditions of surrounding properties and neighborhoods and create a development program that includes land uses, a site plan, and design treatments that accomplish the goals of the Comprehensive Plan and complement adjacent land uses.

Policy 7.6: Lands located within water supply watersheds should be developed in a manner that protects water resources through cluster development patterns that set-aside open space as a buffer to water sources. (See Policy 2.7.)

Policy 7.7: Land development should promote the protection of air quality in Wilson through a compact development form that reduces the need for vehicular trips resulting in less air emissions from vehicles. (See Policy 1.1.)

Policy 28.1: Encourage the development of land to its highest and best use where public infrastructure currently exists.

Policy 28.2: Coordinate the extension of utility services and roads with the Future Land Use map by directing expansion to areas within the primary growth area.

POLICIES THAT COULD BE INTERPRETED TO OPPOSE THE REQUEST:

Policy 1.3: New development, particularly those projects located on undeveloped land, should be designed using a master planning effort that takes a holistic and tailored approach to designing the development.

Policy 2.4: “Leap frog” development that bypasses primary growth areas and occurs in isolation or in small clusters should be avoided.

Policy 2.5: Development should create a neutral or, preferably, positive fiscal impact on the City.

Policy 2.7: Areas located within water supply watershed protected or critical areas and within primary growth areas should be developed as clustered developments that protect open spaces and environmentally sensitive lands and provide for a more compact development form. (See Policy 7.6.)

Policy 5.1: New development should take into consideration the existing conditions of surrounding properties and neighborhoods and create a development program that includes land uses, a site plan, and design treatments that accomplish the goals of the Comprehensive Plan and complement adjacent land uses.

Policy 7.6: Lands located within water supply watersheds should be developed in a manner that protects water resources through cluster development patterns that set-aside open space as a buffer to water sources. (See Policy 2.7.)

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Policy 28.1: Encourage the development of land to its highest and best use where public infrastructure currently exists.

PROCTOR REBECCA W
4514 LAMM RD
WILSON, NC 27893

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WILSON, NC 27893

WILSON COUNTY SCHOOLS
P O BOX 2048
WILSON, NC 27893

LUCAS EARLTON RAY
4521 LAMM RD
WILSON, NC 27893-9654

PROCTOR REBECCA WILLIAMSON &
PROCTOR LEONARD DWIGHT
4514 LAMM RD SW
WILSON, NC 27893-7757

RONEY T & PEGGY A MERCER REV
LIVING TRUST
C/O DANNY MERCER
9768 LEYLAND DR UNIT 7
MYRTLE BEACH, SC 29572

UPCHURCH JAMES EDWARD &
CAROLYN & JAMES E UPCHURCH JR
4214 UPCHURCH RD
ELM CITY, NC 27822-8738

MERCER DANNY T (HEIRS)
9768 LEYLAND DR UNIT 7
MYRTLE BEACH, SC 29572-5553

MORGAN BETHANY ANN BUTLER
4502 HARVEST LN SW
WILSON, NC 27893-9635

ELLIS EDDIE GLENN ELLIS PAMELA
SANDERS
4504 HARVEST LN SW
WILSON, NC 27893-9635

EDWARDS LOIS CUNNINGHAM
4506 HARVEST LN
WILSON, NC 27893-1830

JONES CHRISTOPHER JONES TERESA
4508 HARVEST LN SW
WILSON, NC 27893-9635

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ALTON RAY
4300 BLAZING STAR LN NW
WILSON, NC 27896-9757

TERRY MAURICE L TERRY JENNIFER
SMITH
4522 RED HAVEN CT SW
WILSON, NC 27893-7782

NICHOLS JEFFREY K
4518 RED HAVEN CT
WILSON, NC 27893-7782

HUFF GERARD A HUFF GLORIA D
4514 RED HAVEN CT SW
WILSON, NC 27893-7782




INGRAM MICHAEL JOSEPH & INGRAM
CINDY ALDRIDGE
4512 HARVEST LN SW
WILSON, NC 27893-9635


















BASS JOE B BASS KATHY H
4514 HARVEST LN SW
WILSON, NC 27893-9635

DANCY EUGENIA MAE DANCY DARIN
KEITH
4510 RED HAVEN CT SW
WILSON, NC 27893-7782

BRADSHAW JASON BROOKS &
BRADSHAW TRACY STROUD
4516 HARVEST LN SW
WILSON, NC 27893-9635

Rezoning Request 4530 & 4534 Lamm Rd AR to GR6

-  4530 & 4534 Lamm Rd
-  Railroads
-  Parcels
-  Schools

Zoning	
	OS
	NC
	ICD
	GC
	HC
	CCMX
	NMX
	RMX
	IMX
	LI
	HI
	RA
	SR4
	SR6
	GR6
	UR
	MHR

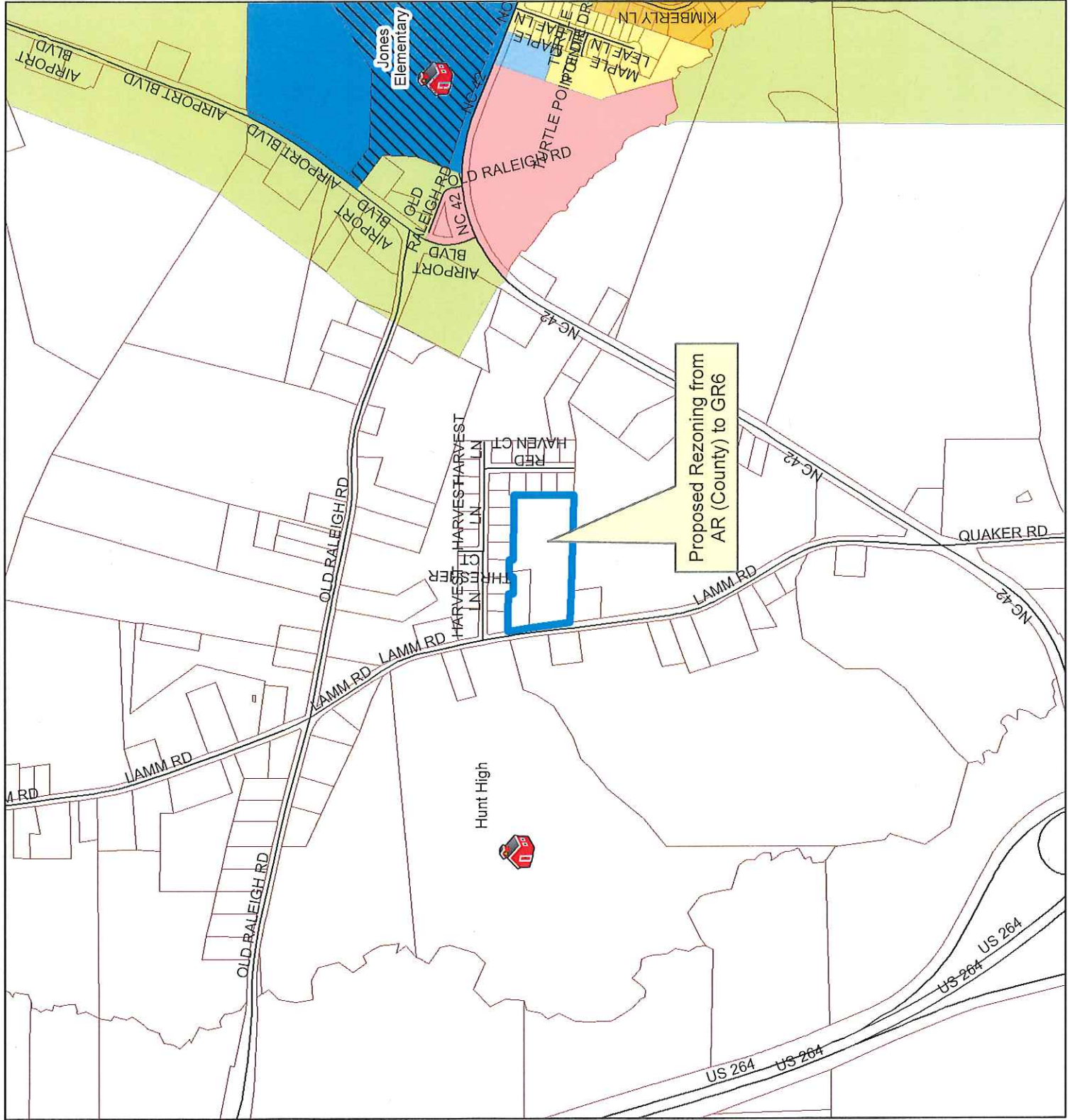
Date: 2/22/2019

Map Disclaimer:

This map is for informational purposes only. The map is NOT of land survey quality and is NOT suitable for such use. The City of Wilson assumes no liability arising from the use of the map.

Prepared by:

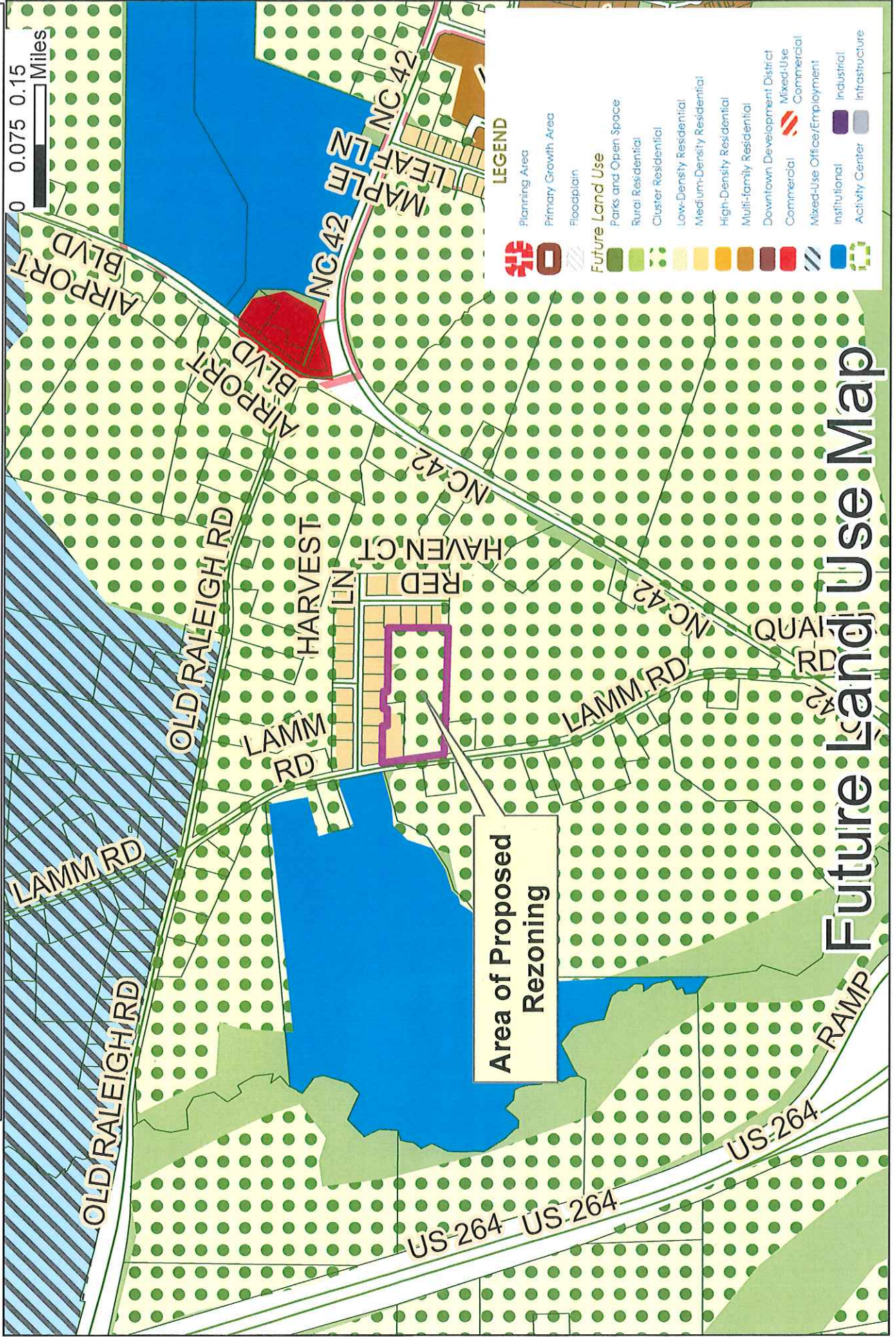
City of Wilson GIS Services
a division of Wilson Planning and Development Services.



Proposed Rezoning from
AR (County) to GR6



**REZONING: Wilson Co. Tax Parcel: PINs: 2791-89
5065 & 2791-88-9982 from RA (County) to GR6**

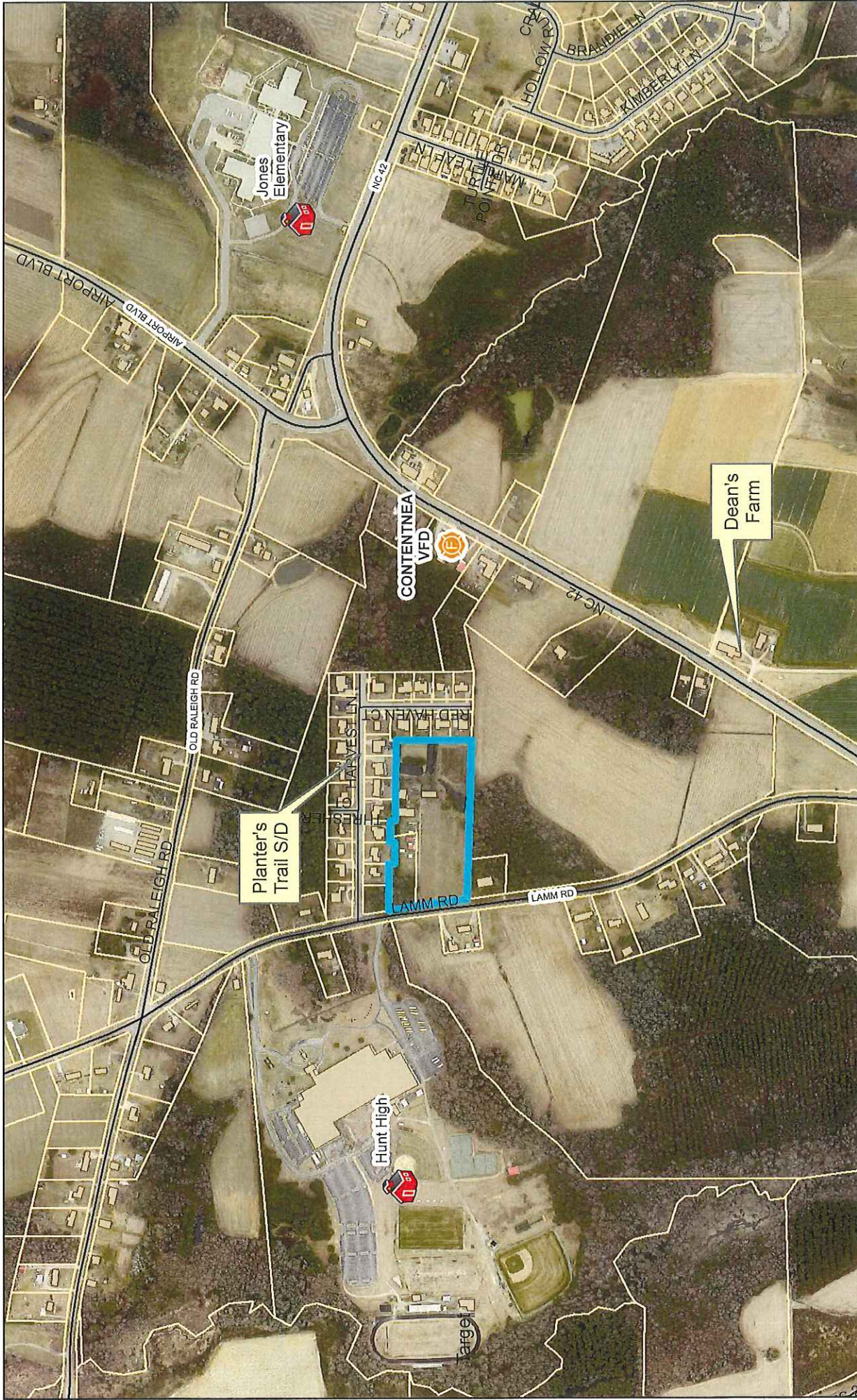


**Area of Proposed
Rezoning**

Future Land Use Map

LEGEND

- Planning Area
- Primary Growth Area
- Floodplain
- Future Land Use
 - Parks and Open Space
 - Rural Residential
 - Cluster Residential
 - Low-Density Residential
 - Medium-Density Residential
 - High-Density Residential
 - Multi-family Residential
 - Downtown Development District
 - Commercial
 - Mixed-Use Office/Employment
 - Industrial
 - Activity Center
 - Infrastructure



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Prepared by:
 City of Wilson GIS Services,
 a division of Wilson Planning
 and Development Services.



4530 & 4534 Lamm Road



Date: 2/27/2019

- Parcels
- Proposed Rezoning
- Fire Stations - Volunteer
- Schools



Lamm Rd

THRESHER CT

HARVEST LN

RED HAVEN CT

USE TYPES	RURAL					SUBURBAN												URBAN					References
	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMX	CCMX						
A. RESIDENTIAL																							
Dwelling-Single Family	P	-	P	P	P	-	-	-	P	-	P	P	P	P	P	-	-	-					
Dwelling-Two Family	-	-	-	-	PS	-	-	-	P	-	PS	PS	PS	P	-	-	-	3.2.1					
Dwelling-Townhome	-	-	-	-	-	-	P	P	P	-	P	P	P	P	P	P	P	-					
Dwelling-Multifamily	-	-	-	-	-	-	PS	PS	P	-	PS & CD	PS	PS	PS	PS	PS	PS	3.2.2					
Dwelling-Accessory	PS	-	PS	PS	PS	-	PS	PS	PS	-	PS	PS	PS	PS	PS	PS	PS	3.2.3					
Halfway Homes	-	-	-	-	-	-	SUP	-	SUP	-	-	-	-	-	SUP	-	-	3.2.4					
Live-Work Units	-	-	-	-	-	PS	PS	PS	PS	-	PS	PS	PS	P	P	P	P	3.2.5					
Manufactured Housing	PS	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.2.6					
Manufactured Home Park	-	-	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.2.6					
Residential Care Facilities (more than 6 residents)	P	-	-	-	-	PS	PS	PS	PS	-	PS	PS	PS	PS	PS	PS	PS	3.2.7					
Residential/Family Care Home (6 or fewer residents)	P	-	P	P	P	-	P	P	P	-	P	P	P	P	P	P	P	3.2.8					
B. LODGING																							
Bed and Breakfast Homes (up to 8 rooms)	P	-	-	-	-	P	-	-	P	-	P	P	P	P	P	P	P	-					
Bed and Breakfast Inn (up to 12 rooms)	-	-	-	-	-	P	-	-	P	-	-	P	P	P	P	P	P	-					
Boarding or Rooming House	-	-	-	-	-	-	-	-	PS	-	-	PS	-	-	-	-	-	3.3.1					
Campground	SUP	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.3.2					
Dormitory	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-					
Fraternity/Sorority House	-	-	-	-	-	-	-	PS	PS	-	SUP	SUP	SUP	-	-	-	-	3.3.3					
Hotel/Motel	-	-	-	-	-	-	P	P	P	-	-	-	-	P	P	P	P	-					
C. OFFICE/SERVICE																							
ATM	-	-	-	-	-	P	P	P	P	P	-	-	-	P	P	P	P	-					
Banks, Credit Unions, Financial Services	-	-	-	-	-	P	P	P	P	P	-	-	-	P	P	P	P	-					
Business Support Services	-	-	-	-	-	P	P	P	P	P	-	-	-	P	P	P	P	-					
Crematoria	PS	-	-	-	-	PS	PS	PS	-	PS	PS	-	-	-	-	-	-	3.4.1					
Dry Cleaning & Laundry Services	-	-	-	-	-	P	P	P	P	P	-	-	-	P	P	P	P	-					
Funeral Homes	P	-	-	-	-	P	P	P	P	-	-	-	-	P	P	P	P	-					
Home Occupation	PS	-	PS	PS	PS	-	P	P	PS	-	PS	PS	PS	PS	PS	PS	PS	3.4.2					
Kennels, Indoor	PS	-	-	-	-	PS	PS	PS	-	PS	-	-	-	PS	PS	PS	PS	3.4.3					
Kennels, Outdoor	PS	-	-	-	-	PS	PS	PS	-	PS	-	-	-	PS	PS	PS	PS	3.4.4					
Medical Clinic	-	-	-	-	-	P	P	P	P	-	-	SUP	SUP	P	P	P	P	3.4.5					

 P – Permitted by Right PS – Permitted with Special Conditions SUP – Special Use Permit Required
 CD – Permitted as part of an Approved Conditional District Only ND – Permitted in New Development Only GR6 Does Not Meet Requirements

USE TYPES	SUBURBAN												URBAN						References
	RURAL	SUBURBAN											URBAN						
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References	
Personal Services	-	-	-	-	-	P	P	P	P	P	-	-	-	P	P	P	P		
Personal Services, Restricted	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-		
Post Office	-	-	-	-	-	P	P	P	P	-	-	-	-	P	P	P	P		
Professional Services	-	-	-	-	-	P	P	P	P	P	-	-	P	P	P	P	P		
Small Equipment Repair/Rental	-	-	-	-	-	-	P	P	-	P	P	-	-	-	P	P	P		
Veterinary Clinic	PS	-	-	-	-	PS	PS	PS	-	PS	PS	-	-	PS	PS	PS	PS	3.4.3	

D. COMMERCIAL/ENTERTAINMENT																		
R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References	
Adult Establishment	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	-	-	-	3.5.1
Alcoholic Beverage Sales Store	-	-	-	-	-	P	P	-	-	-	-	-	-	P	-	P	-	
Amusements, Indoor	-	-	-	-	-	P	P	-	P	-	-	-	-	P	P	P	-	
Amusements, Outdoor	-	-	-	-	-	-	PS	-	PS	-	-	-	-	-	-	-	-	3.5.2
Billiard/Pool Hall	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	
Bar/Tavern/Night Club	-	-	-	-	-	SUP	SUP	-	-	-	-	-	-	-	-	SUP	-	3.5.3
General Commercial	-	-	-	-	-	PS	PS	-	-	-	-	-	PS	PS	P	P	P	3.5.4
Internet Sweepstakes Facilities/Adult Arcade	-	-	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	3.5.5
Outside Sales	-	-	-	-	-	PS	PS	PS	-	-	-	-	PS	PS	PS	PS	PS	3.5.6
Outside Sales, Sidewalk Sales	-	-	-	-	-	-	-	PS	-	-	-	-	PS	PS	PS	PS	PS	3.5.7
Pawnshops	-	-	-	-	-	-	PS	-	-	-	-	-	-	-	-	-	-	3.5.8
Racetrack	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	
Restaurant	-	-	-	-	-	P	P	P	-	-	-	-	P	P	P	P	P	3.5.9
Riding Stables	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Shooting Range, Indoor	PS	-	-	-	-	PS	PS	-	PS	PS	-	-	-	-	-	-	-	3.5.10
Shooting Range, Outdoor	SUP	-	-	-	-	-	-	-	SUP	SUP	-	-	-	-	-	-	-	3.5.11
Theater, Indoor Movie or Live Performance	-	-	-	-	-	P	P	P	-	-	-	-	-	P	P	P	P	
Theater, Outdoor	PS	PS	-	-	-	-	PS	-	-	-	-	-	-	PS	PS	PS	PS	3.5.12

E. CIVIC																		
R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References	
Cemetery	PS	PS	PS	PS	PS	PS	PS	PS	-	-	PS	PS	PS	PS	PS	PS	PS	3.6.1
Civic Meeting Facilities	-	PS	PSIND	PSIND	PS	P	P	P	P	-	SUP/ND	SUP/ND	PS	PS	PS	PS	PS	3.6.2
Conference/Convention Center	-	P	-	-	-	P	P	P	-	-	-	-	-	-	P	P	-	
Cultural or Community Facility	-	PS	-	-	PS	P	P	P	-	-	PS	PS	PS	PS	PS	PS	PS	3.6.3
Private Recreation Facilities	-	PS	-	-	PS	PS	PS	P	PS	-	-	-	PS	PS	PS	PS	PS	3.6.4
Public Recreation Facilities	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.6.5

■ P – Permitted by Right
 ■ PS – Permitted with Special Conditions
 ■ SUP – Special Use Permit Required
 ■ GR6
 ■ Does Not Meet Requirements
■ CD – Permitted as part of an Approved Conditional District Only
 ■ ND – Permitted in New Development Only

USE TYPES	RURAL										SUBURBAN										URBAN														
	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCIMX	References	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCIMX
Public Safety Station	SUP	-	SUP	SUP	SUP	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.6.6
Religious Institution	P	P	PS	PS	PS	P	P	P	PS	-	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.6.7
Sports Arena/Stadium (4,000 or more seats)	-	SUP	-	-	-	-	SUP	SUP	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.6.8

F. EDUCATIONAL/INSTITUTIONAL	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCIMX	References
Child/Adult Day Care Home (8 or less persons)	PS	-	PS	PS	PS	PS	PS	PS	PS	-	-	PS	PS	PS	PS	PS	PS	3.7.1
Child/Adult Day Care Center (More than 8 persons)	-	-	-	-	PS	PS	PS	PS	PS	-	-	SUP	SUP	PS	PS	PS	PS	3.7.2
College/University	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	P	P	
Community Support Facility	-	-	-	-	-	-	PS	PS	PS	-	-	-	-	PS	PS	PS	SUP	3.7.3
Correctional Institution	-	-	-	-	-	-	-	-	-	SUP	SUP	-	-	-	-	-	SUP	3.7.4
Day Treatment Center	-	-	-	-	-	-	PS	PS	PS	PS	-	-	-	PS	PS	PS	-	3.7.5
Hospital	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	
Schools – Elementary & Secondary	PS	-	-	PS	PS	PS	PS	PS	PS	-	-	PS	PS	PS	PS	PS	PS	3.7.6
Schools – Vocational/Technical	-	-	-	-	P	P	P	P	P	P	P	-	-	P	P	P	P	
Studio – Art, dance, martial arts, music	P	-	-	-	-	P	P	P	P	P	-	-	-	P	P	P	P	

G. AUTOMOTIVE	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCIMX	References
Drive-Thru/Drive-In/Pick-Up/Drop-Off Facility	-	-	-	-	-	-	PS	PS	PS	PS	PS	-	-	PS	SUP	SUP	SUP	3.8.1
Heavy Equipment/Manufactured Home Rental/Sales/Repair	-	-	-	-	-	-	-	SUP	-	P	P	-	-	-	-	-	-	3.8.2
Parking Lot/Structure – Principal Use	-	-	-	-	-	-	P	P	P	P	P	-	-	P	P	P	SUP	3.8.3
Theater, Drive-In	-	-	-	-	-	-	-	PS	-	PS	-	-	-	-	-	-	-	3.8.4
Vehicle Rental/Leasing/Sales	-	-	-	-	-	-	PS	PS	-	PS	-	-	-	-	PS	PS	PS	3.8.5
Vehicle Services – Minor Maintenance/Repair	-	-	-	-	-	-	PS	P	-	P	P	-	-	-	SUP	PS	SUP	3.8.6
Vehicle Services – Major Repair/Body Work	-	-	-	-	-	-	SUP	SUP	-	P	P	-	-	-	-	-	-	3.8.7

H. INDUSTRY/WHOLESALE/STORAGE	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCIMX	References
Artist Studio/Light Manufacturing Workshops	PS	-	-	-	-	-	P	P	-	P	P	-	-	P	P	P	P	3.9.7
Landfills and Junkyards	-	-	-	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	3.9.1
Industry, Light	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
Industry, Heavy	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	
Materials Recovery & Waste Transfer Facilities	-	-	-	-	-	-	-	-	-	PS	PS	-	-	-	-	-	-	3.9.2
Recycling Collection Stations	-	-	-	-	-	-	-	-	-	PS	PS	-	-	-	-	-	-	3.9.3
Research and Development Facilities	-	-	-	-	-	-	P	P	-	P	P	-	-	-	-	P	P	

GR6 Does Not Meet Requirements
 P – Permitted by Right PS – Permitted with Special Conditions SUP – Special Use Permit Required
 CD – Permitted as part of an Approved Conditional District Only ND – Permitted in New Development Only

USE TYPES	RURAL										SUBURBAN										URBAN						References		
	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMIX	NMIX	IMX	CCIMX	GR6	UR	RMIX	NMIX	IMX	CCIMX	UR	RMIX	NMIX		IMX	CCIMX
Storage – Outdoor Storage Yard	-	-	-	-	-	-	PS	-	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.9.4
Storage – Self-Service	-	-	-	-	-	PS	PS	-	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.9.5
Storage – Warehouse, Indoor Storage	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS	-	3.9.6
Wholesaling and Distribution	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

I. AGRICULTURE	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMIX	NMIX	IMX	CCIMX	GR6	UR	RMIX	NMIX	IMX	CCIMX	UR	RMIX	NMIX	IMX	CCIMX	References
Animal Production/Possession	SUP	-	-	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.10.1
Backyard Pens/Coops/Beekeeping	P	-	PS	PS	PS	-	-	-	PS	-	-	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.10.2
Crop Production	P	P	-	-	-	-	P	P	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Farmer's Markets	P	P	-	-	P	P	P	P	P	P	-	-	-	P	P	P	P	-	-	P	P	P	P	-	-	-	-	-	
Nurseries & Garden Centers	P	-	-	-	-	P	P	P	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Gardens (Community and Private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

J. INFRASTRUCTURE	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMIX	NMIX	IMX	CCIMX	GR6	UR	RMIX	NMIX	IMX	CCIMX	UR	RMIX	NMIX	IMX	CCIMX	References
Airstrip/Airport	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Wireless Communications Facility	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.11.1
Utilities – Class 1	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities – Class 2	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities – Class 3	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

K. OTHER	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMIX	NMIX	IMX	CCIMX	GR6	UR	RMIX	NMIX	IMX	CCIMX	UR	RMIX	NMIX	IMX	CCIMX	References
Temporary Uses	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.12

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