



CITY OF WILSON

Planning & Design Review Board Agenda Session

Agenda Item #: 1  
City Council Meeting: May 20, 2021

**TO:** Planning & Design Review Board

**FROM:** Land Development Staff

**SUBJECT:** ZONING CHANGE REQUEST (Project #21-103)  
REQUESTED ZONE: SR4 (Suburban Residential-Low Density)  
PRESENT ZONE: GC (General Commercial) and GR6 (General Residential – Medium Density)  
APPLICANT: Richard Herring, Herring-Sutton & Associates, P.A.  
PROPERTY OWNER(s): Richard Smith, Jr.  
PROPERTY ADDRESS: 103 Canterbury Road, NW  
PROPERTY SIZE: approximately 1.72 acres (74,923.2 square feet)  
GENERAL DESCRIPTION: Property is located on the South side of Canterbury Road and approximately 300 feet West of Nash Street.  
SPECIFIC DESCRIPTION: 3713-60-8457.000 (PIN)  
PRESENT USE OF PROPERTY: Vacant undeveloped

**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: 1.1/1.3/2.1/2.2/2.4/2.5/3.1/5.1/5.2/6.3/7.4/7.7/20.7/23.2/28.1**

**I MOVE THAT THE PROPOSED AMENDMENT IS NOT REASONABLE DUE TO ITS INCONSISTENCY WITH THE FOLLOWING COMPREHENSIVE PLAN POLICIES AND THAT IT BE DENIED: 1.2/1.3/2.1/3.1/5.1/5.2/6.1/6.4/7.4/7.5/22.1/23.1/23.2/28.1**

**BACKGROUND 1) In Primary Growth Area and the Primary Service Area. 2) Inside city limits. 3) Not located within a Watershed. 4) Not within the 100-year flood zone or the**

Special Flood Hazard Conservation Area. **5)** The property is shown as Lot 1 and a portion of Lot 2 on Thorpshire Square Lots 1-4 recombination plat recorded in PB 30 Pg 155 on October 9, 2001. At that time several members of the Smith Family owned the property. **6)** The Richard T Smith Jr. Family Trust has owned the property since May 11, 2011 as indicated in DB 2447 PG 585. **7)** This property currently has a split zoning with the West half zoned GR6 (General Residential – Medium Density) and the East half zoned GC (General Commercial). This would mirror the property lines of Lots 1 and 2 Thorpshire Square. **8)** The properties along Canterbury Road adjacent to this property are SR4 (Suburban Residential – Low Density) zoned. Those adjacent properties towards Nash Street are GC (General Commercial) and RMX (Residential Mixed Use) zoned. **9)** The property currently has no structures nor any services to the site and only one curb cut along Canterbury Road. **10)** The City’s “Future Land Use Map” in our Comprehensive Plan shows this property and properties to the south and east as “Mixed-Use Commercial” and “Activity Centers” classifications.

***Mixed-Use Commercial*** – Concentrated areas of commercial, office, and residential development. The intent is to allow for both vertical (multi-story) and horizontal (multiple uses on a site) mixed-use, including high density and multi-family residential.

***Activity Centers*** – Intended to serve as focused areas for development within a compact, mixed-use, pedestrian-friendly environment. Downtown represents the largest and most established of these activity centers. Other centers are identified at key intersections within the City Center and at Raleigh Road and Airport Boulevard.

The City’s “Future Land Use Map” in our Comprehensive Plan shows the properties to the north and west as “Medium Density Residential” and “Multi-Family Residential” classifications.

***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.

***Multi-Family Residential*** – Apartment complexes and other multi-family developments.

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**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.

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**COORDINATION:** Janet Holland, Land Development Manager, 252.399.2215, [jholland@wilsonnc.org](mailto:jholland@wilsonnc.org). Kathy Bangley, Land Development Senior Planner, 252.206.5289, [kbangley@wilsonnc.org](mailto:kbangley@wilsonnc.org). Heather Mosesso, Land Development Planner; 252.399.2214, [hmosesso@wilsonnc.org](mailto:hmosesso@wilsonnc.org).

**ATTACHMENTS:** 1) Application with Aerial. 2) Comp Plan Analysis. 3) List of those receiving notice. 4) Area Zoning Map. 5) Future Land Use Map. 6) Aerial. 7) Thorpshire Square Recombination Plat. 8) Chapter 2 Use Table.

**PROJECT # 21-0000103**

**APPLICATION FOR ZONING AMENDMENT**

**Owner & Petitioner Information:**

Name of Property Owner (s) Richard Smith Jr.

Address of Property Owner 124 Canterbury Road Northwest

City Wilson State North Carolina Zip 27893

Name of Petitioner: Mrs. Richard Smith

Address of Petitioner 124 Canterbury Road Northwest

City Wilson State North Carolina Zip 27893

Phone 252-243-6729 Email bjsmith3@live.com

**CONTACT PERSON:** Richard Herring

Phone Number (Day) 252-291-8886 Mobile 252-399-1858

Email: rherring@herring-sutton.com

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**PROPERTY INFORMATION:**

Address/Location 103 Canterbury Road Northwest

City: Wilson State: North Carolina Zip: 27893

Property Identification Number (PIN) 3713-60-8457

Current Zoning District(s) GC and G6

Proposed Zoning District(s) SR4

Total Acreage Included in Rezoning: 1.72

Other Description \_\_\_\_\_

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**APPLICATION FOR ZONING AMENDMENT**

**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 justifies your request for rezoning (attach additional pages if you need to).

1. Explain why this property should be rezoned:

Highest and best used of property as single family residential by owners.

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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:

Property is adjacent to SR4 and is consistent with surrounding development.

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3. Explain how you think this rezoning will affect the immediate neighborhood:

Compatible with surrounding development.

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4. Explain how you think this rezoning will affect the City as a whole:

No substantial affect.

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

**APPLICATION FOR ZONING AMENDMENT**

**Conditional District**

CONDITIONAL ZONING DISTRICT REQUESTS ONLY: Condition(s): In considering an application for a conditional zoning district, the Commissioners shall consider conditions or restrictions associated with the petition, where any limitation to the conditions or standards in the corresponding standard zoning district are proposed. All other requirements of the corresponding district shall be met. List all proposed conditions, including site specific standards, which are proposed in the conditional zoning district request (attach additional sheets if necessary).

Non applicable.

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CONDITIONAL ZONING DISTRICT REQUESTS ONLY: Permitted Uses(s): A petition for a conditional zoning district shall specify the permitted use(s) allowable, where any limitation to the uses allowed in the corresponding standard zoning district is proposed. A conditional zoning district does not provide for additional use permissions; only permitted uses authorized in the corresponding standard zoning district are allowable. All other requirements of the corresponding district shall be met. List such permitted uses below. (attach additional sheets if necessary).

Non applicable.

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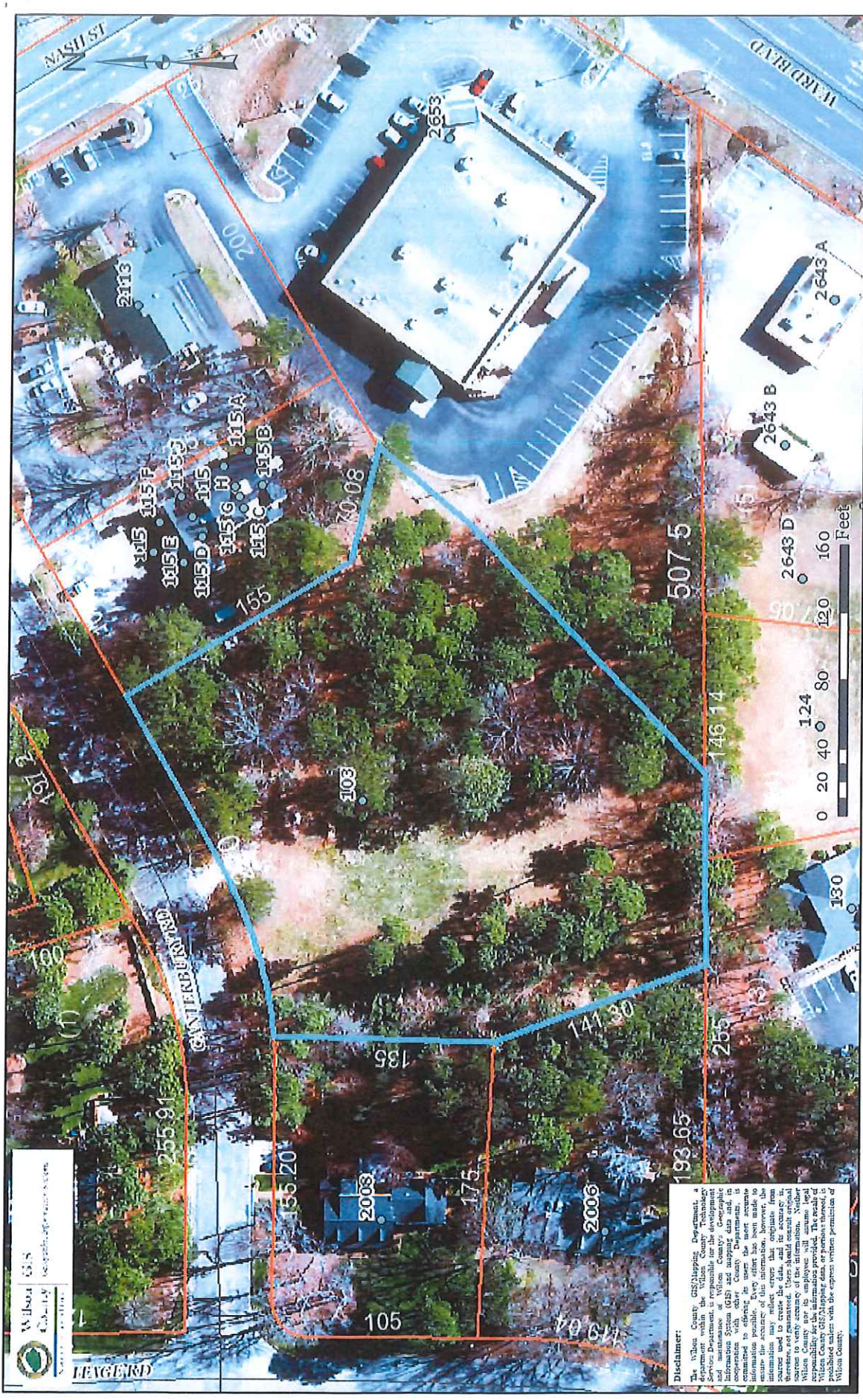
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March 17, 2021

Owner: RICHARD T SMITH JR FAMILY TR

PIN: 3713-60-8457.000

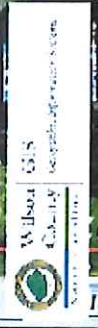
Deed Reference: 2447/585

Plat Reference: 30/155

Deed Acres: 1.72

- Street Number — Streets ■ Buckhorn Reservoir
- + Rail Roads □ Tax Parcels □ Surrounding Counties

**Disclaimer:**  
 The Wilson County GIS Mapping Department, a subsidiary of the County Information Services Department is responsible for the development and maintenance of Wilson County's Geographic Information System (GIS) and mapping data and, in addition, is responsible for the accuracy of the information presented. Every effort has been made to ensure that the information is accurate, however, the information is provided "as is" and without warranty, express or implied. The user assumes full responsibility for the information provided. The results of any use of the information are the user's responsibility and not those of the Wilson County GIS Mapping Department or any other person, firm, or organization. The Wilson County GIS Mapping Department is not liable for any damages, including consequential damages, arising from the use of the information provided.





## 103 Canterbury Road NW – COMP PLAN ANALYSIS

Current land use classification: GC – General Commercial and  
GR6 – General Residential Medium Density

Requested land use classification: SR4 – Suburban Residential Low Density

Future Land Use Map land use classification: Mixed Use Office / Activity Center

### 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 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 2.1:** 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 2.4:** “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 3.1:** Foster development within Wilson’s Downtown and Center City neighborhoods, including mixed-use developments that provide new residential opportunities in Downtown and a more vibrant pedestrian environment.

**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 5.2:** During the development review process, proposals of new developments or redevelopments should identify any potential impacts to surrounding properties and neighborhoods and identify mitigation strategies to reduce these impacts. Additionally, current and future land use type and intensity should be accounted for during review of proposed projects in order to ensure appropriate transitions are provided.

**Policy 6.3:** Infill developments are encouraged as these types of developments have been shown, through study, to maximize existing services and have a lower impact on public infrastructure and service costs in comparison to new developments.

**Policy 7.4:** New public and private developments are encouraged to use sustainable green building strategies such as purchasing or generating renewable energy, reducing energy use, reducing building footprints and impervious surfaces, reducing water consumption and wastewater generation, protecting natural habitats, and reusing of existing structures and building materials. Developments are encouraged to seek LEED certification or other green building certification awards for incorporating these strategies.

**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 20.7:** Market-based approaches to neighborhood planning are encouraged and preferred.

**Policy 23.2:** Senior housing developments that allow Wilson's population to "age in place" are encouraged. These developments should be located to provide and incorporate infrastructure to provide access to transit and sidewalks and allow seniors multi-modal opportunities.

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

#### **POLICIES THAT COULD BE INTERPRETED TO OPPOSE THE REQUEST:**

**Policy 1.2:** As indicated on the Future Land Use map, new developments and redevelopment along major thoroughfares, within activity centers, and in the Downtown area should incorporate a mix of land uses (both vertical and horizontal) to efficiently use land, reduce commuting and vehicle trip times, and create better connections between uses.

**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 2.1:** 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 3.1:** Foster development within Wilson's Downtown and Center City neighborhoods, including mixed-use developments that provide new residential opportunities in Downtown and a more vibrant pedestrian environment.

**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 5.2:** During the development review process, proposals of new developments or redevelopments should identify any potential impacts to surrounding properties and neighborhoods and identify mitigation strategies to reduce these impacts. Additionally, current and future land use type and intensity should be accounted for during review of proposed projects in order to ensure appropriate transitions are provided.

**Policy 6.1:** A diversity of development, including a variety of residential unit types and densities, mixed-use developments, and employment centers should occur within the City.

**Policy 6.4:** Employment based development, such as office parks, industrial parks, higher educational institutions, and healthcare complexes, are strongly encouraged and promoted in Wilson.

**Policy 7.4:** New public and private developments are encouraged to use sustainable green building strategies such as purchasing or generating renewable energy, reducing energy use, reducing building footprints and impervious surfaces, reducing water consumption and wastewater generation, protecting natural habitats, and reusing of existing structures and building materials. Developments are encouraged to seek LEED certification or other green building certification awards for incorporating these strategies.

**Policy 7.5:** To the furthest extent possible, existing mature tree canopies should be protected and maintained throughout the community, with a focus on new developments and along major thoroughfares.

**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.

**Policy 23.1:** New housing developments should provide a mix of housing types to meet differing lifestyle needs, such as town homes, condominium units, and two-bedroom single-family dwellings.

**Policy 23.2:** Senior housing developments that allow Wilson's population to "age in place" are encouraged. These developments should be located to provide and incorporate infrastructure to provide access to transit and sidewalks and allow seniors multi-modal opportunities.

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

CANTERBURY OAKS TOWNHOMES  
OWNERS ASSOC OF WILSON INC  
126 CANTERBURY RD  
WILSON, NC 27893

DANIELS JOHN HALL  
DANIELS JEFFREY LAMARR  
102 CANTERBURY RD NW  
WILSON, NC 27896-1358

GOECKNER PROPERTIES LLC  
4505 SAINT ANDREWS DR N  
WILSON, NC 27896-9167

HERRING RICHARD ROUSE &  
HERRING SARAH NORFLEET  
2102 HERMITAGE RD NW  
WILSON, NC 27896-1365

HERRING-SUTTON PROPERTIES LLC  
2201 NASH ST NW  
WILSON, NC 27896-1735

HOWROYD KATHARYN B &  
HOWROYD BRETT W  
PO BOX 29048  
GLENDALE, CA 91209

MARTYS BBQ LLC  
3103 EDINBURGH DR NW  
WILSON, NC 27893-9307

MULLETT MARKETING INC  
4210 CRAFT LN  
WILSON, NC 27893

PEACOCK PEGGY BATTS  
2008 HERMITAGE RD NW  
WILSON, NC 27896-1630

RICHARD T SMITH JR FAMILY TR  
124 CANTERBURY RD NW  
WILSON, NC 27896-1355

ROBERT E KIRKLAND III &  
TERESA J KIRKLAND REVOCABLE TRUST  
2100 HERMITAGE RD NW  
WILSON, NC 27896-1365

SAUNDERS JAMES EDWARD  
SAUNDERS CYNTHIA D  
2006 HERMITAGE RD NW  
WILSON, NC 27896-1630

SKINNER DARREN L  
PO BOX 72  
WILSON, NC 27894-0072

SMITH & SMITH REAL ESTATE  
C/O WALGREENS CO 6927/RE PRTAX  
PO BOX 1159  
DEERFIELD, IL 60015


SMITH W C FAMILY LLC  
C/O MARY ELIZA DUCKETT  
212 HILLCREST DR  
HIGH POINT, NC 27262-3038


THORPSHIRE SQUARE II LLC  
PO BOX 969  
WILSON, NC 27894




















WILLIAMS BENJAMIN ROUTH WILLIAMS  
LETA GREY  
PO BOX 8102  
WILSON, NC 27893



**Rezoning Request**  
**PIN: 3713-60-8457.000**  
**From GC & GR6 to SR4**

**Parcels** 

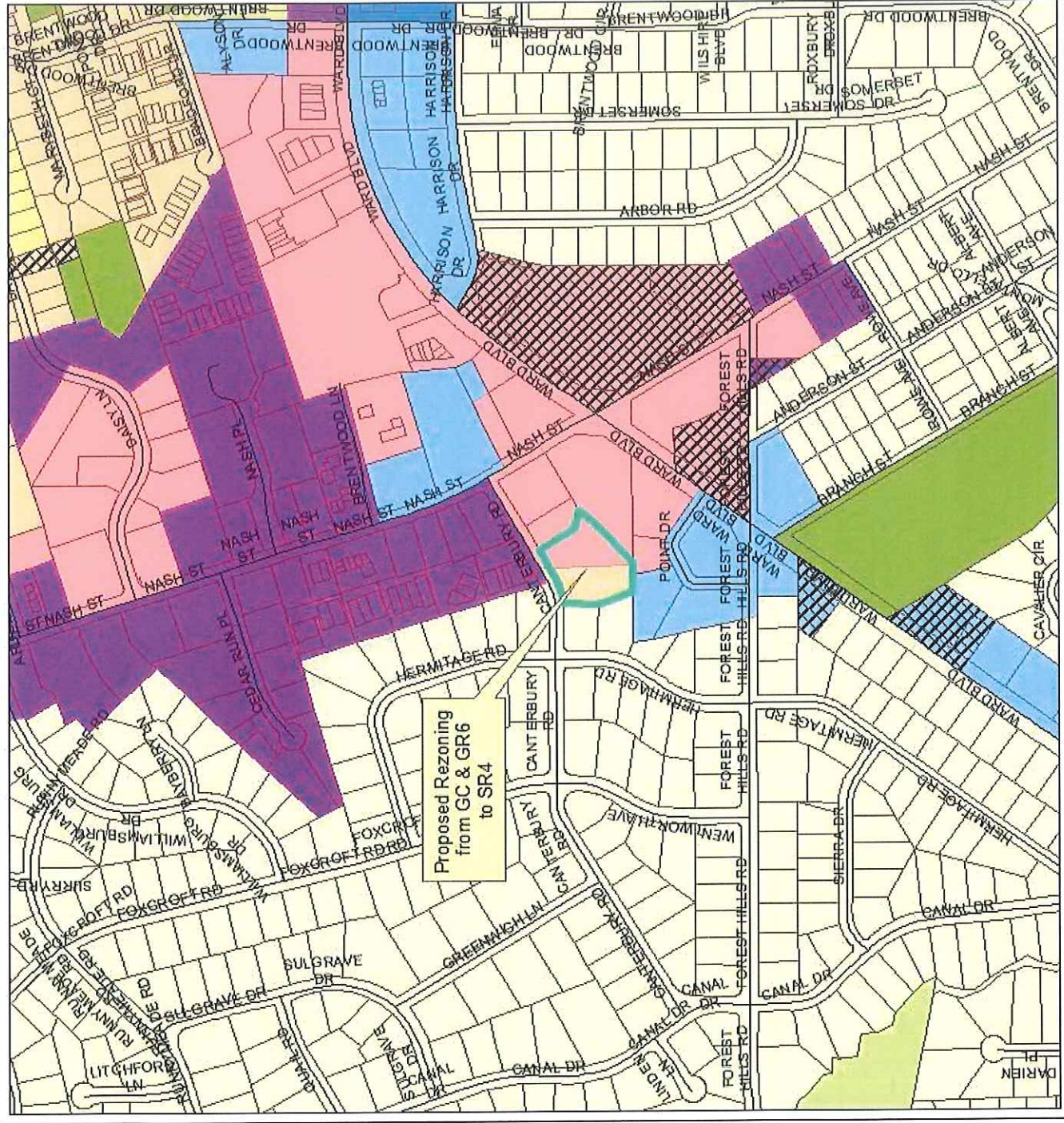
**Proposed Rezonings** 

<b>Zoning</b>		
		
		
		
		
		
		

Date: 4/19/2021

**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 this map.

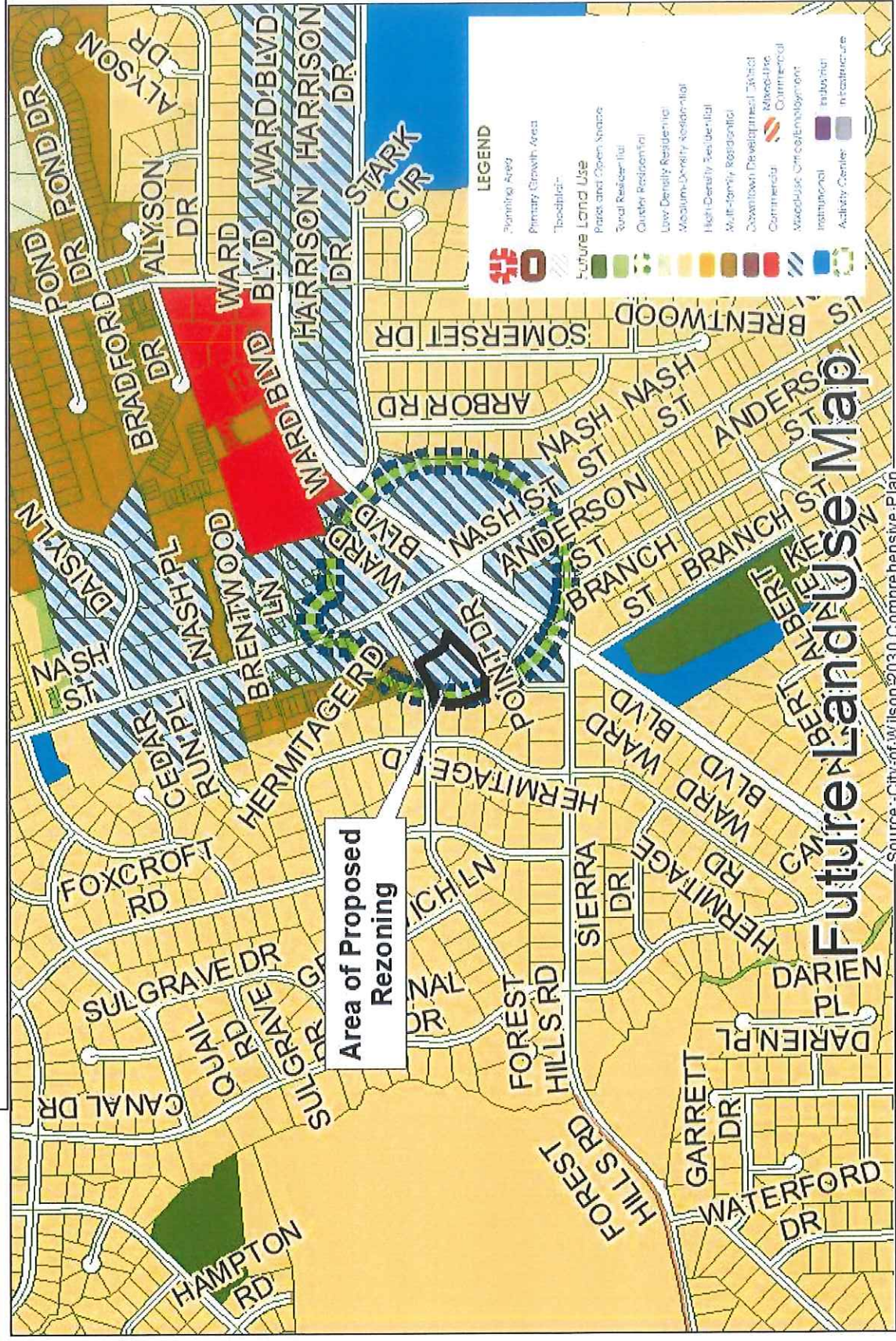
Prepared by:  
 City of Wilson GIS Services  
 a division of Wilson Planning and Development Services.







**REZONING: Wilson Co. Tax Parcel: PIN: 3713-60-8457-000**



**LEGEND**

	Planning Area
	Primary Growth Area
	Foodshed
	Future Land Use
	Parks and Open Space
	Rural Residential
	Outer Residential
	Low Density Residential
	Medium Density Residential
	High Density Residential
	Multi-family Residential
	Downtown Development District
	Commercial
	Mixed-Use Commercial
	Neighborhood Employment
	Institutional
	Activity Center
	Industrial
	Infrastructure





Brentwood Shopping Center

Walmart Neighborhood Market

Walgreen's

Carter's Bank & Trust

Requested Rezoning from GC & GR6 to SR4

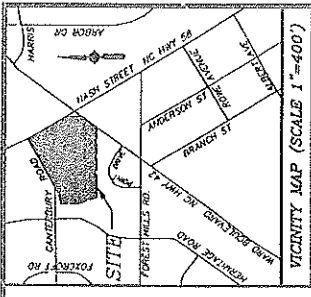
**Legend**

- Parcels
- Proposed Rezoning



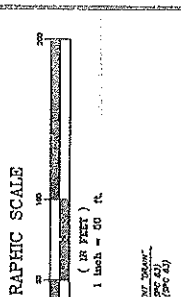
Map labels include: NASH ST, WARD BLVD, BRENTWOOD LN, CANTERBURY RD, HERMITAGE RD, WENTWORTH AVE, FOREST HILLS RD, FOXBURY, BRANCH ST, ANDERSON ST, HOME AVE, ARBOR RD, SOMERSET DR, CEDAR BURN PL, NASH PL, FOXCROFT RD, GREENWICH LN, and WINDMILL RD.





**VICINITY MAP (SCALE 1"=400')**

NUMBER OF LOTS CREATED	4 LOTS
ACREAGE IN TOTAL TRACT	23.94 ACRES
ACREAGE IN COMMON AREA(S)	NONE
ACREAGE IN PARK AND RECREATION AREAS	NONE
LOT 1 AREA	36,740 S.F. 0.83 ACRES
LOT 2 AREA	64,600 S.F. 1.48 ACRES
LOT 3 AREA	36,800 S.F. 0.84 ACRES
LOT 4 AREA	92,347 S.F. 2.12 ACRES

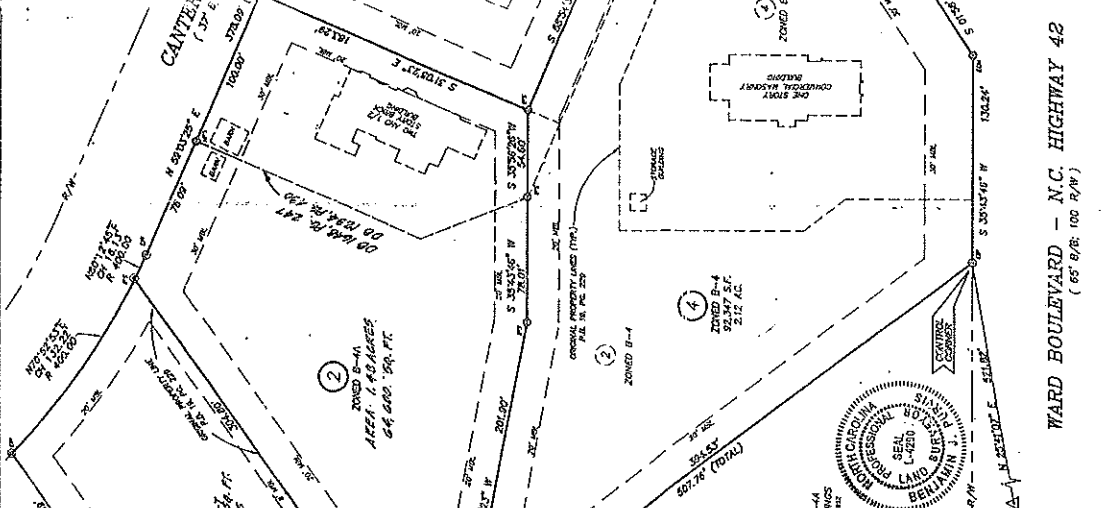


**SIG. SURVEY**

WE, the undersigned, do hereby certify that we are the owners of the property shown and described herein and that we do hereby dedicate unto the City of Wilson, North Carolina, the easements, rights and interests therein, together with all appurtenances thereto, for the use and enjoyment of the public as a common driveway, to be known as the "Common Driveway" and for the use and enjoyment of the public as a common driveway, to be known as the "Common Driveway".

- Notes**
- This property is not located in a restricted district or flood hazard area and there are no easements on the property.
  - The 3" common drive will serve as the only permitted drive for Lots 3 and 4 onto West Nash Street.
  - There shall be only one 3" common drive onto West Boulevard 1, serve Lot 4.
  - Bearings are N 0° 00' 00" NORTH. All distances are horizontal measurements unless otherwise noted.

- Legend**
- FROM PINE SET
  - NO POINT SET
  - EXISTING ROW PVE
  - LOT NUMBER
  - OCCUPANT MOVEMENT



**OWNERS** (SEE BELOW) DATE \_\_\_\_\_

We, the undersigned, do hereby certify that we are the owners of the property shown and described herein and that we do hereby dedicate unto the City of Wilson, North Carolina, the easements, rights and interests therein, together with all appurtenances thereto, for the use and enjoyment of the public as a common driveway, to be known as the "Common Driveway" and for the use and enjoyment of the public as a common driveway, to be known as the "Common Driveway".

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**REGISTER OF DEEDS**

FILED FOR REGISTRATION AT 1:55 P.M. ON 08/10/10 IN BOOK 30 PAGE 155

REGISTER OF DEEDS

WILSON COUNTY, NORTH CAROLINA

By *K. K. J. J. J.*

**HOUSE PIERCE BASKIN MANAGEMENT STRATEGY ANTROGEN EXPORT SUMMARY**

DATE	10/10/10
PROJECT	RECONSTRUCTION OF LOTS 1-4 THORPESHIRE SQUARE
CLIENT	SMITH & SMITH REAL ESTATE
LOCATION	WILSON COUNTY, NORTH CAROLINA
PREPARED BY	JANET FARRER
DATE	10/10/10

**FINAL PLAN**

**RECONSTRUCTION OF LOTS 1-4 THORPESHIRE SQUARE**

CITY OF WILSON, WILSON COUNTY, NORTH CAROLINA

**OWNER: SMITH & SMITH REAL ESTATE**

P.O. BOX 7058  
WILSON, NC 27893  
TELEPHONE: (252) 243-6729

**APPROVED**

DATE: 10/10/10

SCALE: 1" = 50'

**OWNERS** (SEE BELOW) DATE \_\_\_\_\_

**OWNERS** (SEE BELOW) DATE \_\_\_\_\_

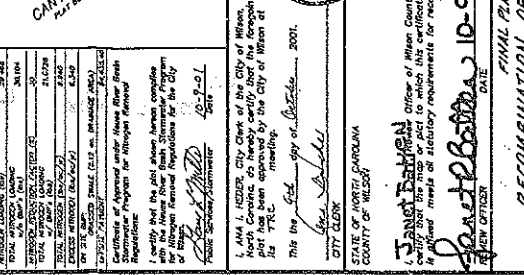
We, the undersigned, do hereby certify that we are the owners of the property shown and described herein and that we do hereby dedicate unto the City of Wilson, North Carolina, the easements, rights and interests therein, together with all appurtenances thereto, for the use and enjoyment of the public as a common driveway, to be known as the "Common Driveway" and for the use and enjoyment of the public as a common driveway, to be known as the "Common Driveway".

**Notes**

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- The 3" common drive will serve as the only permitted drive for Lots 3 and 4 onto West Nash Street.
- There shall be only one 3" common drive onto West Boulevard 1, serve Lot 4.
- Bearings are N 0° 00' 00" NORTH. All distances are horizontal measurements unless otherwise noted.

**Legend**

- FROM PINE SET
- NO POINT SET
- EXISTING ROW PVE
- LOT NUMBER
- OCCUPANT MOVEMENT



**OWNERS** (SEE BELOW) DATE \_\_\_\_\_

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**REGISTER OF DEEDS**

FILED FOR REGISTRATION AT 1:55 P.M. ON 08/10/10 IN BOOK 30 PAGE 155

REGISTER OF DEEDS

WILSON COUNTY, NORTH CAROLINA

By *K. K. J. J. J.*

**HOUSE PIERCE BASKIN MANAGEMENT STRATEGY ANTROGEN EXPORT SUMMARY**

DATE	10/10/10
PROJECT	RECONSTRUCTION OF LOTS 1-4 THORPESHIRE SQUARE
CLIENT	SMITH & SMITH REAL ESTATE
LOCATION	WILSON COUNTY, NORTH CAROLINA
PREPARED BY	JANET FARRER
DATE	10/10/10

**FINAL PLAN**

**RECONSTRUCTION OF LOTS 1-4 THORPESHIRE SQUARE**

CITY OF WILSON, WILSON COUNTY, NORTH CAROLINA

**OWNER: SMITH & SMITH REAL ESTATE**

P.O. BOX 7058  
WILSON, NC 27893  
TELEPHONE: (252) 243-6729

**APPROVED**

DATE: 10/10/10

SCALE: 1" = 50'

**OWNERS** (SEE BELOW) DATE \_\_\_\_\_





USE TYPES	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	-	-	-	-	-	-	-	
Veterinary Clinic	PS	-	-	-	-	PS	PS	PS	-	PS	-	-	-	PS	PS	PS	PS	3.4.3
<b>D. COMMERCIAL/ENTERTAINMENT</b>																		
Adult Establishment	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	-	-	3.5.1
Alcoholic Beverage Sales Store	-	-	-	-	-	P	P	P	-	-	-	-	-	-	P	-	P	
Amusements, Indoor	-	-	-	-	-	P	P	P	P	-	-	-	-	-	P	P	P	
Amusements, Outdoor	-	-	-	-	-	-	-	PS	-	PS	-	-	-	-	-	-	-	3.5.2
Billiard/Pool Hall	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
Bar/Tavern/Night Club	-	-	-	-	-	SUP	SUP	SUP	-	-	-	-	-	-	-	-	SUP	3.5.3
General Commercial	-	-	-	-	-	PS	PS	PS	-	-	-	-	-	PS	PS	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	3.5.7
Pawnshops	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	-	-	-	3.5.8
Racetrack	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	
Restaurant	-	-	-	-	-	SUP	P	P	P	-	-	-	-	P	P	P	P	3.5.9
Riding Stables	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Shooting Range, Indoor	PS	-	-	-	-	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	PS	3.5.12
<b>E. CIVIC</b>																		
Cemetery	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.6.1
Civic Meeting Facilities	-	PS	PS/ND	PS/ND	PS/ND	PS	P	P	P	P	SUP/ND	SUP/ND	SUP/ND	PS	PS	PS	PS	3.6.2
Conference/Convention Center	-	P	-	-	-	P	P	P	P	-	-	-	-	-	-	P	P	
Cultural or Community Facility	-	PS	-	-	-	P	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	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

GC – GR6    
  SR4    
  Does Not Meet Requirements

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USE TYPES	RURAL										SUBURBAN										URBAN																
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References	
Government Facility/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	PS	3.6.6	
Religious Institution	P	P	PS	PS	PS	P	P	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	3.6.7		
Sports Arena/Stadium (4,000 or more seats)	-	SUP	-	-	-	-	-	SUP	SUP	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.6.8		
<b>F. EDUCATIONAL/INSTITUTIONAL</b>																																					
Child/Adult Day Care Home (8 or less persons)	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	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	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.7.2		
College/University	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P			
Community Support 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	SUP	3.7.3		
Correctional Institution	-	-	-	-	-	-	-	-	-	SUP	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SUP	3.7.4		
Day Treatment Center	-	-	-	-	-	-	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	-	3.7.5		
Hospital	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Schools – Elementary & Secondary	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	PS	PS	3.7.6		
Schools – Vocational/Technical	-	-	-	-	-	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Studio – Art, dance, martial arts, music	P	-	-	-	-	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
<b>G. AUTOMOTIVE</b>																																					
Drive-Thru/Drive-In/Pick-Up/Drop-Off 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	3.8.1		
Heavy Equipment/Manufactured Home	-	-	-	-	-	-	-	SUP	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.8.2		
Rentals/Sales/Repair	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.8.3		
Parking Lot/Structure – Principal Use	-	-	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.8.4		
Theater, Drive-In	-	-	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.8.5		
Vehicle Rental/Leasing/Sales	-	-	-	-	-	-	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	3.8.6		
Vehicle Services – Minor Maintenance/Repair	-	-	-	-	-	-	PS	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.8.6		
Vehicle Services – Major Repair/Body Work	-	-	-	-	-	-	SUP	SUP	SUP	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.8.7		
<b>H. INDUSTRY/WHOLESALE/STORAGE</b>																																					
Artist Studio/Light Manufacturing Workshops	PS	-	-	-	-	-	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.9.2		
Recycling Collection Stations	-	-	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.9.3		
Research and Development Facilities	-	-	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			

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USE TYPES	RURAL										SUBURBAN										URBAN						References										
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD		LI	HI	GR6	UR	RMX	NMX	IMX	CCMX		
Storage – Outdoor Storage Yard	-	-	-	-	-	-	-	PS	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.9.4		
Storage – Self-Service	-	-	-	-	-	-	PS	PS	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.9.5		
Storage – Warehouse, Indoor Storage	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.9.6			
Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
<b>I. AGRICULTURE</b>																																					
Animal Production/Possession	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.10.1	
Backyard Pens/Coops/Beekeeping	P	-	PS	PS	-	-	-	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.10.2	
Crop Production	P	P	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Farmer's Markets	P	P	-	-	-	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Nurseries & Garden Centers	P	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Gardens (Community and Private)	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>J. INFRASTRUCTURE</b>																																					
Airstrip/Airport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	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	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	P	P	P	P	P	P	P	-	
Utilities – Class 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>K. OTHER</b>																																					
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	PS	PS	PS	PS	PS	PS	PS	PS	3.12

GC – GR6    
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