



CITY OF WILSON
Planning & Design Review Board Agenda Session

Agenda Item #: _____
City Council Meeting: December 9, 2021

TO: Planning & Design Review Board

FROM: Land Development Staff

SUBJECT: ZONING CHANGE REQUEST (Project #21-465)
REQUESTED ZONE: SR6 (Suburban Residential-Medium Density)
PRESENT ZONE: R/A (Rural/Agricultural)
APPLICANT: Ron Sutton, Herring-Sutton & Associates, P.A.
PROPERTY OWNER(s): Thurman Bruce Boyette[Heirs]
C/O William T Boyette
PROPERTY ADDRESS: NC Hwy 42 W north of Millbrook, Walnut Creek and
Cranberry Ridge Subdivisions
PROPERTY SIZE: approximately 47.95 acres
GENERAL DESCRIPTION: A portion of the property across NC Hwy 42 from
Boyette Drive
SPECIFIC DESCRIPTION: 3702-80-1466.000 (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, 2.7, 5.1, 5.2, 7.2, 7.3, 7.6, 22.1, 28.1, 28.2, 32.1, 47.1, 47.2

I MOVE THAT THE PROPOSED AMENDMENT IS NOT REASONABLE DUE TO ITS INCONSISTENCY WITH THE FOLLOWING COMPREHENSIVE PLAN POLICIES AND THAT IT BE DENIED: 1.2, 2.1,

2.2, 2.5, 2.7, 3.1, 5.1, 5.2, 6.1, 6.2, 7.1, 7.2, 7.3, 7.5, 7.6, 7.7, 20.7, 22.1, 28.1, 30.3, 32.1, 47.1, 47.2

BACKGROUND 1) In Primary Growth Area and the Primary Service Area. **2)** Inside the city extra-territorial jurisdiction limits. Annexation shall be required prior to receiving city services. **3)** Located within the Contentnea Watershed (WS-IV NSW-P). **4)** Not within the 100-year flood zone or the Special Flood Hazard Conservation Area. **5)** The property is a portion of the Thurman Bruce Boyette property per Plat Book 3 Page 96. **6)** This property is currently zoned R/A (Rural/Agricultural) in City of Wilson’s ETJ, the adjacent properties are zoned SR6 (Suburban Residential – Medium Density) to the North, SR6 (Suburban Residential – Medium Density) and GR6 (General Residential – Medium Density) to the South, GC (General Commercial), RMX (Residential Mixed-Use) and GR6 (General Residential to the West, and SR6 (Suburban Residential – Medium Density) and GC (General Commercial) to the East. **7)** Surrounding development includes single-family residential and undeveloped property. **9)** The City’s “Future Land Use Map” in our Comprehensive Plan shows this property as “Cluster Residential.”

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.

The proposed rezoning would be more aligned with this property being “Medium Density Residential.”

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: 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, Land Development Manager, 252.399.2215, jholland@wilsonnc.org. Kathy Bangle, Land Development Sr. Planner, 252.206.5289, kbangle@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)** Chapter 2 Use Table. **8)** Ordinance.

PROJECT # 21-0000465

APPLICATION FOR ZONING AMENDMENT

Owner & Petitioner Information:

Name of Property Owner (s) Thruman Bruce Boyette [Heirs] C/O William T Boyette

Address of Property Owner 874 Indian Hill Rd.

City Hendersonville **State** NC **Zip** 28791-1828

Name of Petitioner: William T. Boyette

Address of Petitioner 874 Indian Hill Rd.

City Hendersonville **State** NC **Zip** 28791-1828

Phone 828 450 6894 **Email** 85Tarheel@gmail.com

CONTACT PERSON: Ronnie L. Sutton, P.E.

Phone Number (Day) 252-291-8887 **Mobile** 252-291-8721

Email: rsutton@herring-sutton.com

PROPERTY INFORMATION:

Address/Location NC 42 west

City: Wilson **State:** NC **Zip:** 27896

Property Identification Number (PIN) 3702-80-1466

Current Zoning District(s) RA

Proposed Zoning District(s) SR-6

Total Acreage Included in Rezoning: 47.95

Other Description DB 116 P 487 PB 3 P 96

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:

Property is located on the North side of NC 42 West approximately 1 mile from the intersection of Forest Hills Rd. and NC 42 West. Tract consist of 47 acres of vacant farmland. SR-6 zoning currently exist in the rear [Walker's Trace Subdivision] and across the street [Millbrook Subdivision].
Rezoning to SR-6 would be compatible with the existing zoning districts.

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 Medium-Density residential development projection as outlined in the Comprehensive Growth Plan.

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

Residential and mixed use development has occurred in the past and will continue in the future along NC 42 West. This rezoning request follows that trend and conforms with the goals as outlined in the Comprehensive Growth Plan

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

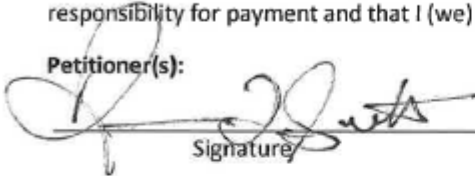
No major impact to the City is expected if this rezoning is granted.

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

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. I (We) also understand that all legal advertisement fees will be my (our) responsibility for payment and that I (we) will be billed at a later date.

Petitioner(s):


Signature

11-2-2021
Date

HERRING-SUTTON & ASSOCIATES, PA

Print Name

Signature Date

Print Name

Property Owner(s):

Signature Date

Thurman Bruce Boyette (Heirs) c/o William T. Boyette

Print Name

Signature Date

Print Name

Boyette Property on NC Hwy 42 West – COMP PLAN ANALYSIS

Current land use classification: Rural/Agricultural

Requested land use classification: Suburban Residential – Medium Density

Future Land Use Map land use classification: Cluster 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 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 2.7: 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 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 7.2: Environmentally sensitive areas should serve as either natural open spaces or passive/active recreational areas where only low-impact development is permitted.

Policy 7.3: Environmentally sensitive areas should be adequately protected during the construction of new developments to ensure the integrity of these resources.

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 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 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.

Policy 32.1: New development should be located within the primary growth area to ensure adequate provision of public safety services. Service to newly developing areas should not result in the reduction of service to existing developed areas.

Policy 47.1: New development and redeveloped lands should incorporate vegetated landscaping for aesthetic purposes and provide natural buffers between adjacent uses.

Policy 47.2: Vacant lots should be well maintained. Overgrown lots and blighted areas are strongly discouraged.

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 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 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 6.2: Residential development should be balanced with non-residential development in a manner that does not result in Wilson becoming a “bedroom community” to surrounding regional centers, such as Raleigh, and provides needed employment, shopping, and recreational opportunities for Wilson’s residents.

Policy 7.1: Environmentally sensitive areas, including forested lands, riparian buffers and stream corridors, wetlands, floodplains, and areas of steep slope, are recognized as valuable environmental resources and should be set-aside as natural areas within new developments.

Policy 7.2: Environmentally sensitive areas should serve as either natural open spaces or passive/active recreational areas where only low-impact development is permitted.

Policy 7.3: Environmentally sensitive areas should be adequately protected during the construction of new developments to ensure the integrity of these resources.

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

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 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.

Policy 30.3: Public water and sewer lines should be located in areas outside of Watershed Critical Areas, except as necessary to address emergency public health situations.

Policy 32.1: New development should be located within the primary growth area to ensure adequate provision of public safety services. Service to newly developing areas should not result in the reduction of service to existing developed areas.

Policy 47.1: New development and redeveloped lands should incorporate vegetated landscaping for aesthetic purposes and provide natural buffers between adjacent uses.

Policy 47.2: Vacant lots should be well maintained. Overgrown lots and blighted areas are strongly discouraged.

PAGE WILLIAM CARLTON
3301 TEAL DR SW
WILSON, NC 27893-9275

WELLS ERVIN C
3200 BOYETTE DR SW
WILSON, NC 27893-9265

FORTSON FLORENCE TYSON
3314-B NC 42 W
WILSON, NC 27893

BRAXTON BRITT RENTALS LLC
PO BOX 7018
WILSON, NC 27895-7018

OWENS RENTALS LLC
C/O OWENS CONST COMPANY INC PO
BOX 1279
ELM CITY, NC 27822

WEST CREEK DEVELOPERS L P
PO BOX 1179
WILSON, NC 27894-1179

RAPER ROBERT LEE II
3314 D NC 42 W
WILSON, NC 27893

BRINSON JIMMY L JR
4004 TRACE DR W
WILSON, NC 27893-8429

TRACTUS DEVELOPMENT LLC
PO BOX 2548
GREENVILLE, NC 27836-2548

TRACTUS DEVELOPMENT LLC
PO BOX 2548
GREENVILLE, NC 27836-2548

BISSETTE JOHNNY RAY JR
3201 BOYETTE DR SW
WILSON, NC 27893-9266

ROWLEY WILLIAM O
3300 TEAL DR SW
WILSON, NC 27893-9274

RAPER ROXIE JACOBS
3314 C NC HWY 42 W
WILSON, NC 27893-8084

HAIYANG INC
1526 SANDYBROOK LN
WAKE FOREST, NC 27587-5230

WEST CREEK DEVELOPERS L P
PO BOX 1179
WILSON, NC 27894-1179

LUVIANO MARCELO LEON
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WEST WILSON ASSOCIATES LLC
PO BOX 8346
ROCKY MOUNT, NC 27804

INGRAM PEGGY FLOWERS (LER)
3301 MILLBROOK DR SW
WILSON, NC 27893-9270

NOLAND QUENTIN DOUGLAS
3302 TEAL DR SW
WILSON, NC 27893-9274

CARRAWAY JOANNA S
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WILSON, NC 27893-9265

WEB PROPERTIES INC
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ROMERO KARILYN
3202 GRAPEVINE CT W
WILSON, NC 27893-9126

HOUSE MARY LOU
3200 GRAPEVINE CT W
WILSON, NC 27893-9126

BOYETTE THURMAN BRUCE (HEIRS)
C/O WILLIAM T BOYETTE
874 INDIAN HILL RD
HENDERSONVILLE, NC 28791-1828

UNIVERSAL FOREST & LAND INC
5608 BLOOMERY RD
WILSON, NC 27896-8144

HERITAGE PLACE HOLDINGS LLC
2305 QUAIL RD NW
WILSON, NC 27896

LUPTON JAMES
3806 RAMBLEWOOD HILL DR W
WILSON, NC 27893-8437

BRADLEY THOMAS P
3811 BAYBROOKE DR W
WILSON, NC 27893-6763

DOCREYN LLC
ATTN: REYNOLDS WILLIAMS
248 W EVANS ST
FLORENCE, SC 29501-3428

HERITAGE PLACE OF WILSON LLC
2305 QUAIL RD NW
WILSON, NC 27896

BOYETTE JAMES M JR & CLARENCE
32 POSSUM TROT PL
GEORGETOWN, SC 29440-6854

BAILEY ROBERT A
4005 TRACE DR
WILSON, NC 27893

BENTON JEFFREY P
4003 TRACE DR
WILSON, NC 27893

MONTECRISTO NO 70 LLC
3434 KILDAIRE FARM RD STE 135
CARY, NC 27518

WHITLEY JOHNNIE JR
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WILSON, NC 27893-9283

WILLIAMSON U T JR
PO BOX 7057
WILSON, NC 27895-7057

KURTZ CHIROPRACTIC INC
3011 RALEIGH RD PW W
WILSON, NC 27896-8213

DERATT ALAN LAMONT
3810 BAYBROOKE DR
WILSON, NC 27893-6762

WOODARD WALTER JUNIOR
3208 GRAPEVINE CT W
WILSON, NC 27893-9126

BISSETTE ASHLEY ELIZABETH
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WILSON, NC 27896

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WILSON, NC 27893-8572

TAYLOR LERON D
3903 HERITAGE DR W
WILSON, NC 27893-8572

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C/O DAVID R ELLIS
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WILSON, NC 27893

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ATTN: PROPERTY TAX DEPT
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OAK BROOK, IL 60522-3666

HERITAGE PLACE OF WILSON LLC
2305 QUAIL RD NW
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COMPASS INVESTMENTS LLC
1012 BROOKSIDE DR NW
WILSON, NC 27893-2112

FARRIERS RIDGE DEVELOPMENT LLC
PO BOX 3361
WILSON, NC 27895

MCVEY TIMOTHY FRANK
3203 GRAPEVINE CT
WILSON, NC 27893

BRANN WILLIAM
3811 HERITAGE DR W
WILSON, NC 27893-8571

W AND T FARM LLC
PO BOX 1369
WILSON, NC 27894

W & T CIRCLE LLC
C/O J.L. WIGGINS III PO BOX 1369
WILSON, NC 27894-0279

AFFORDABLE SUITES OF WILSON
10801 MONROE RD STE C
MATTHEWS, NC 28105-8336

CARR GEORGE POU
PO BOX 3361
WILSON, NC 27895-3361

WILLIAMSON WILEY T JR
3604 VINTAGE CT NW UNIT A
WILSON, NC 27896-7396

WILLIAMSON DONALD H
PO BOX 605
KENLY, NC 27542-0605

OWENS RENTALS LLC
C/O OWENS CONST COMPANY INC
PO BOX 1279
ELM CITY, NC 27822

SINGH RAJINDER & SURINDER
3701 ASHBROOK DR APT 518
WILSON, NC 27896

CARR GEORGE POU
PO BOX 3361
WILSON, NC 27895-3361

HOLLAND CHARLES WAYNE
3806 BAYBROOKE DR W
WILSON, NC 27893-6762

WOODHULL-SMITH BRITNEY ELISE
2321 GREAT LAUREL CT
GREENVILLE, NC 27834-8952

AVILA ABEL ESCOBEDO
4001 SAXBY LN NW
WILSON, NC 27896-9201

AVILA ABEL ESCOBEDO
4001 SAXBY LN NW
WILSON, NC 27896-9201

HOTTOVY TRACY RAY
3705 GLOUCESTER DR W
WILSON, NC 27893

WOODRUFF ERNEST B III
3201 GRAPEVINE CT W
WILSON, NC 27893

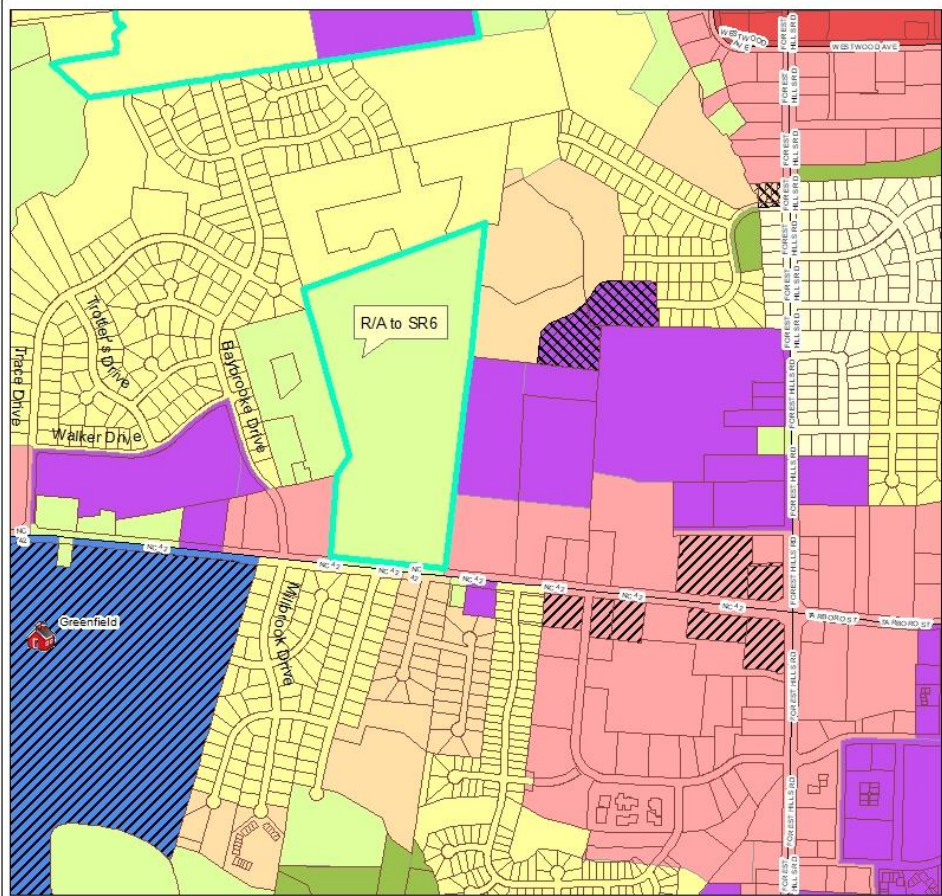
HERITAGE PLACE OF WILSON LLC
2305 QUAIL RD NW
WILSON, NC 27896

HERITAGE PLACE OF WILSON LLC
2305 QUAIL RD NW
WILSON, NC 27896

ATKINSON KENDRICK LEVON
3808 RAMBLEWOOD HILLS DR
WILSON, NC 27893-8437

WEST CREEK DEVELOPERS L P
PO BOX 1179
WILSON, NC 27894-1179

WESTER PROPERTIES LLC
3309 SWEETBRIAR PL NW
WILSON, NC 27896



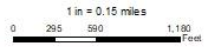
Rezoning Request
PIN: 3702-80-1466.000
From R/A to SR6

- ▭ Parcels
 - ▭ Proposed Rezonings
- | | |
|---------------|-----|
| Zoning | IMX |
| OS | LI |
| NC | HI |
| ICD | RA |
| GC | SR4 |
| HC | SR6 |
| CCMX | GR6 |
| NMX | UR |
| RMX | MHR |

Date: 11/23/2021

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.

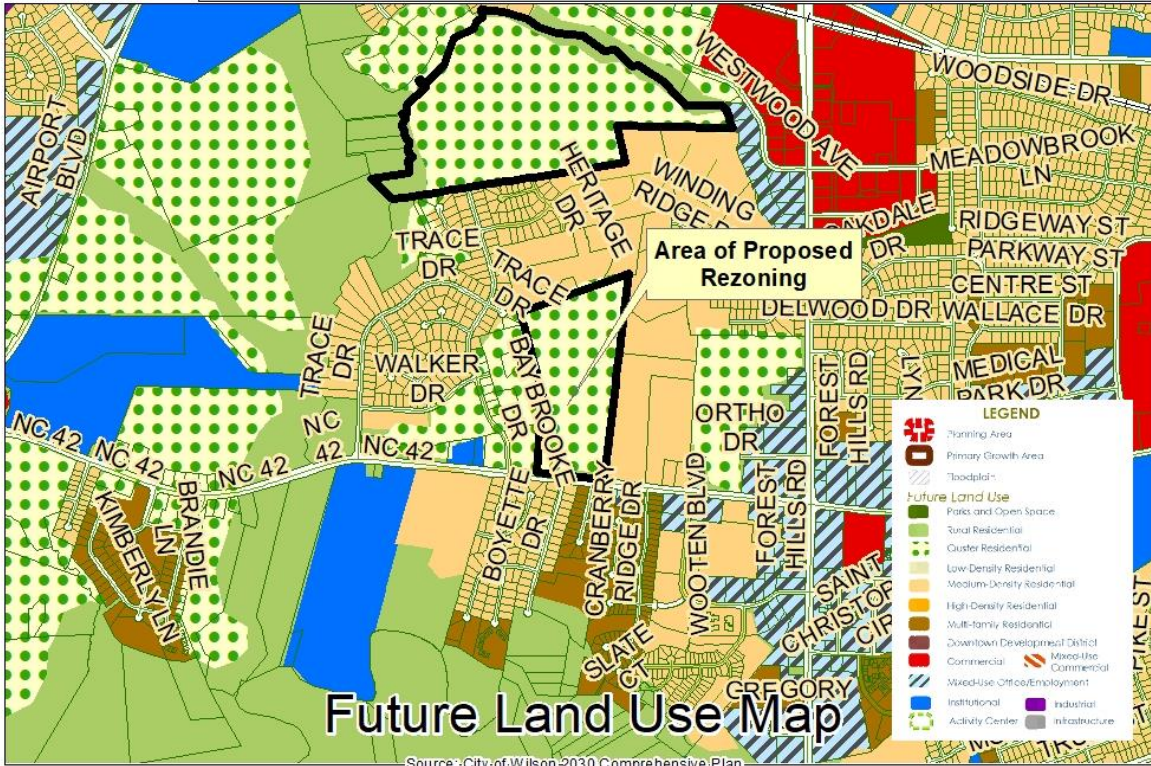
Prepared by:
 City of Wilson GIS Services
 a division of Wilson Planning and Development Services.

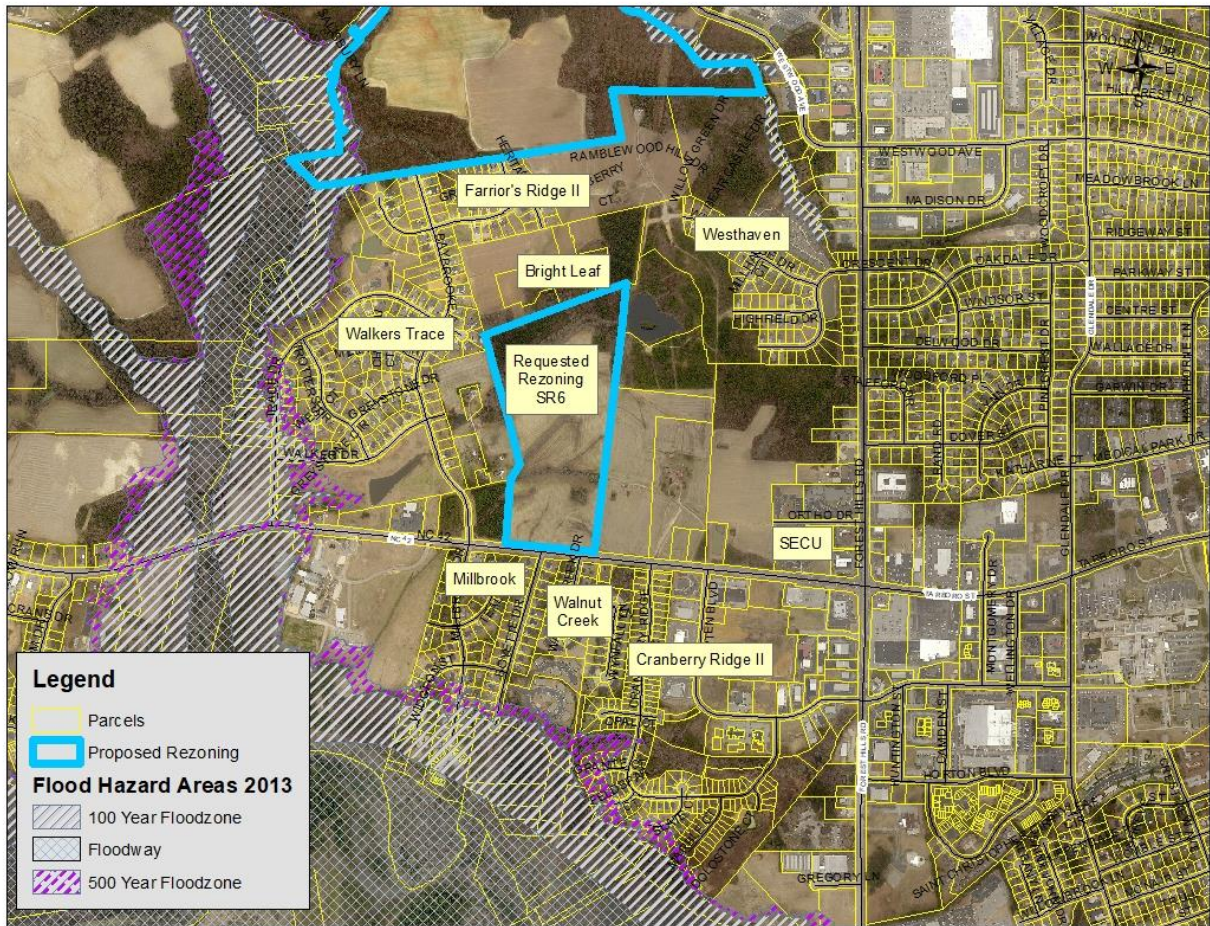




REZONING: Wilson Co. Tax Parcel:
PIN: 3702-80-1466.000
R/A (Rural/Agricultural) to SR6 (Sub. Res.- Med.Denisty)

0 0.125 0.25 Miles





USE TYPES	RURAL			SUBURBAN								URBAN					References	
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX		CCMX
A. RESIDENTIAL	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
Dwelling-Single Family	P	-	P	P	P	-	-	-	P	-	-	P	P	P	-	-	-	
Dwelling-Two Family	-	-	-	-	PS	-	-	-	P	-	-	PS	PS	P	-	-	-	3.2.1
Dwelling-Townhome	-	-	-	-	-	-	P	P	P	-	-	P	P	P	P	P	P	
Dwelling-Multifamily	-	-	-	-	-	-	PS	PS	P	-	-	PS & CD	PS	PS	PS	PS	PS	3.2.2
Dwelling-Accessory	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	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	3.2.7
Residential/Family Care Home (6 or fewer residents)	P	-	P	P	P	-	P	P	P	-	-	P	P	P	PS	PS	PS	3.2.8
B. LODGING	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
Bed and Breakfast Homes (up to 8 rooms)	P	-	-	-	-	P	-	-	P	-	-	P	P	P	P	P	P	
Bed and Breakfast Inn (up to 12 rooms)	-	-	-	-	-	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	-	-	SUP	SUP	SUP	-	-	-	3.3.3
Hotel/Motel	-	-	-	-	-	-	P	P	P	-	-	-	-	-	P	P	P	
C. OFFICE/SERVICE	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
ATM	-	-	-	-	-	P	P	P	P	P	P	-	-	P	P	P	P	
Banks, Credit Unions, Financial Services	-	-	-	-	-	P	P	P	P	P	P	-	-	P	P	P	P	
Business Support Services	-	-	-	-	-	P	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	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	3.4.2
Kennels, Indoor	PS	-	-	-	-	-	PS	PS	-	PS	PS	-	-	PS	PS	PS	PS	3.4.3
Kennels, Outdoor	PS	-	-	-	-	-	-	PS	-	PS	PS	-	-	-	-	-	-	3.4.4
Medical Clinic	-	-	-	-	-	P	P	P	P	-	-	-	SUP	P	P	P	P	3.4.5

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	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX		CCMX
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	
Small Equipment Repair/Rental	-	-	-	-	-	-	P	P	-	P	-	-	-	-	P	P	P	
Veterinary Clinic	PS	-	-	-	-	PS	PS	PS	-	PS	PS	-	-	PS	PS	PS	PS	3.4.3
D. COMMERCIAL/ENTERTAINMENT																		
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	3.5.4
Internet Sweepstakes Facilities/Adult Arcade	-	-	-	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	3.5.5
Outside Sales	-	-	-	-	-	-	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	-	-	-	-	-	-	3.5.10
Shooting Range, Outdoor	SUP	-	-	-	-	-	-	-	-	SUP	SUP	-	-	-	-	-	-	3.5.11
Theater, Indoor Movie or Live Performance	-	-	-	-	-	-	P	P	P	-	-	-	-	-	P	P	P	
Theater, Outdoor	PS	PS	-	-	-	-	-	PS	-	-	-	-	-	-	PS	PS	PS	3.5.12
E. CMVC																		
Cemetery	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	PS	PS	PS	PS	3.6.2
Conference/Convention Center	-	P	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	
Cultural or Community Facility	-	PS	-	-	-	PS	P	P	P	-	-	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

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	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX		CCMX
Government Facility/Public Safety Station	SUP	-	SUP	SUP	SUP	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	PS	-	PS	PS	PS	PS	PS	PS	3.6.7
Sports Arena/Stadium (4,000 or more seats)	-	SUP	-	-	-	-	-	SUP	SUP	SUP	-	-	-	-	-	SUP	-	3.6.8
F. EDUCATIONAL/INSTITUTIONAL	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	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	-	-	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	
Studio – Art, dance, martial arts, music	P	-	-	-	-	-	P	P	P	P	-	-	-	P	P	P	P	
G. AUTOMOTIVE	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	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	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	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	

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	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX		CCMX
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	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
Animal Production/Possession	SUP	-	-	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	3.10.1
Backyard Pens/Coops/Beekeeping	P	-	PS	PS	PS	-	-	-	PS	-	-	PS	PS	PS	PS	PS	PS	3.10.2
Crop Production	P	P	-	-	-	-	-	P	-	P	P	-	-	-	-	-	-	
Farmer's Markets	P	P	-	-	-	P	P	P	P	P	-	-	-	P	P	P	P	
Nurseries & Garden Centers	P	-	-	-	-	-	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	
J. INFRASTRUCTURE	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
Airstrip/Airport	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	
Wireless Communications Facility	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	
Utilities – Class 2	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Utilities – Class 3	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
K. OTHER	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
Temporary Uses	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.12

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