

APPLICATION FOR ZONING AMENDMENT**Owner & Petitioner Information:**

Name of Property Owner (s) RUNNING VALLEY PROPERTIES LLC
 Address of Property Owner 2901 FALLING MAPLE DR NW
 City WILSON State NC Zip 27896-9005

Name of Petitioner: Bartlett Engineering & Surveying, PC
 Address of Petitioner 1906 Nash St N
 City Wilson State NC Zip 27893
 Phone 252-399-0704 EXT 250 Email jimmy@bartletteng.com

CONTACT PERSON: Jimmy Taylor
 Phone Number (Day) 252-399-0704 Ext 250 Mobile 252-230-0668
 Email: jimmy@bartlett.eng.com

PROPERTY INFORMATION:

Address/Location 300 A, 300 B and 302 Barnes St
 City: Wilson State: NC Zip: 27893
 Property Identification Number (PIN) 3721-39-2714.000
 Current Zoning District(s) IMX
 Proposed Zoning District(s) CCMX
 Total Acreage Included in Rezoning: .37
 Other Description Existing tenant business would better fit in a CCMX district

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:

Rezoning of this property is required for a proposed restaurant in unit 300 B. There are two other existing businesses that would benefit from rezoning this property to CCMX.

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:

As the downtown area continues to transform the industrial zones are less than desirable for supporting revitalization efforts. More residential units will require additional commercial/retail establishments.

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

With the addition of downtown residential units, rezoning of this property will allow development to support future growth.

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

With the downtown revitalization efforts rezoning this parcel is a crucial first step to supporting residential growth and continuing to bring more foot traffic to the downtown area.

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).

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).

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):

Jimmy Taylor _____
Signature Date

Jimmy Taylor (Bartlett Engineering & Surveying, PC)
Print Name

Signature Date

Print Name

Property Owner(s):
Abder Allan _____
Signature Date

Abder Allan
Print Name

Signature Date

Print Name

300 – 302 Barnes St, S – COMP PLAN ANALYSIS

Current land use classification:	Commercial
Requested land use classification:	Commercial
Future Land Use Map land use classification:	Downtown Development District

POLICIES THAT COULD BE INTERPRETED TO SUPPORT 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 2.5: Development should create a neutral or, preferably, positive fiscal impact on the City.

Policy 3.2: Encourage the redevelopment of underutilized sites in the Center City area, included but not limited to vacant sites, underutilized and blighted sites, surface parking lots, and Brownfields sites.

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 6.5: Review of development proposals within Wilson should consider potential impacts on the community's real estate market, particularly the possible impact of trading development in one area of the City to another and potentially leaving a vacant property that impacts adjacent property values.

Policy 8.1: A variety of employment opportunities and new businesses are encouraged to develop in Wilson.

Policy 8.2: A diversified job market that provides employment opportunities for persons with varying educational levels and skill sets is needed and encouraged.

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

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 43.1: Redevelopment within Downtown should be in accordance with the Downtown Future Land Use map and classifications for the area. General uses in the Downtown area should include civic, office, personal and professional services, a mix of residential types, retail, hospitality uses, and restaurants.

Policy 43.2: Downtown uses should create an 18-hour (day and night) destination for local residents and tourists. Such uses could include community events, restaurants, unique shopping, art galleries, a boutique public market, a civic center, and other destination uses.

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 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 5.2: 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 6.5: Review of development proposals within Wilson should consider potential impacts on the community's real estate market, particularly the possible impact of trading development in one area of the City to another and potentially leaving a vacant property that impacts adjacent property values.

Policy 43.4: Development within Downtown should include a mix of uses within individual buildings: commercial or retail on the ground floor and housing or office on upper floors.

Policy 43.5: Live-work units, such as art studios with dwelling space, should be provided in Downtown.

Adjacent Property Owners
Proj#23-393

SUNSHINE PROPERTIES OF WILSON LLC
1210 ROBIN HILL RD NW
WILSON NC 27896-2029

MERKIN BRIAN
12797 VIA ESPERIA
DEL MAR CA 92014-3718

ECWF LLC
201 LODGE ST
WILSON NC 27893

RUNNING VALLEY PROPERTIES LLC
2901 FALLING MAPLE DR NW
WILSON NC 27896-9005

SARGENT PROPERTIES LLC
2811 DEERFIELD LN N
WILSON NC 27896-8743

WPO PROPERTIES LLC
4508 CHIPPENHAM CT
WILSON NC 27896

KIRKLAND FAMILY HOLDING LLC
MBKW LLC & WALSTON H H III & ET AL
PO BOX 3283
WILSON NC 27895-3283

MILLS ERADER JR
8374 SAVAGE RD
SPRING HOPE NC 27882

MOORE'S MAINTENANCE SER INC
221 E BARNES ST
WILSON NC 27893-4901

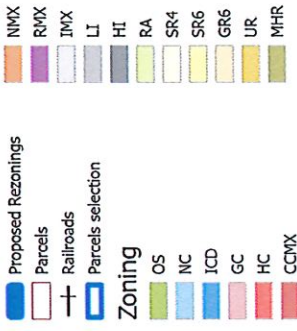
BARNESHARP LLC
4700 COUNTRY CLUB DR N
WILSON NC 27896-9116

312 BARNES STREET LLC
1115 LAKESIDE DR NW
WILSON NC 27896

Rezoning Request

PINS : 3721-39-2714
 (portion of)
 (.37acres)

From IMX to CCMX



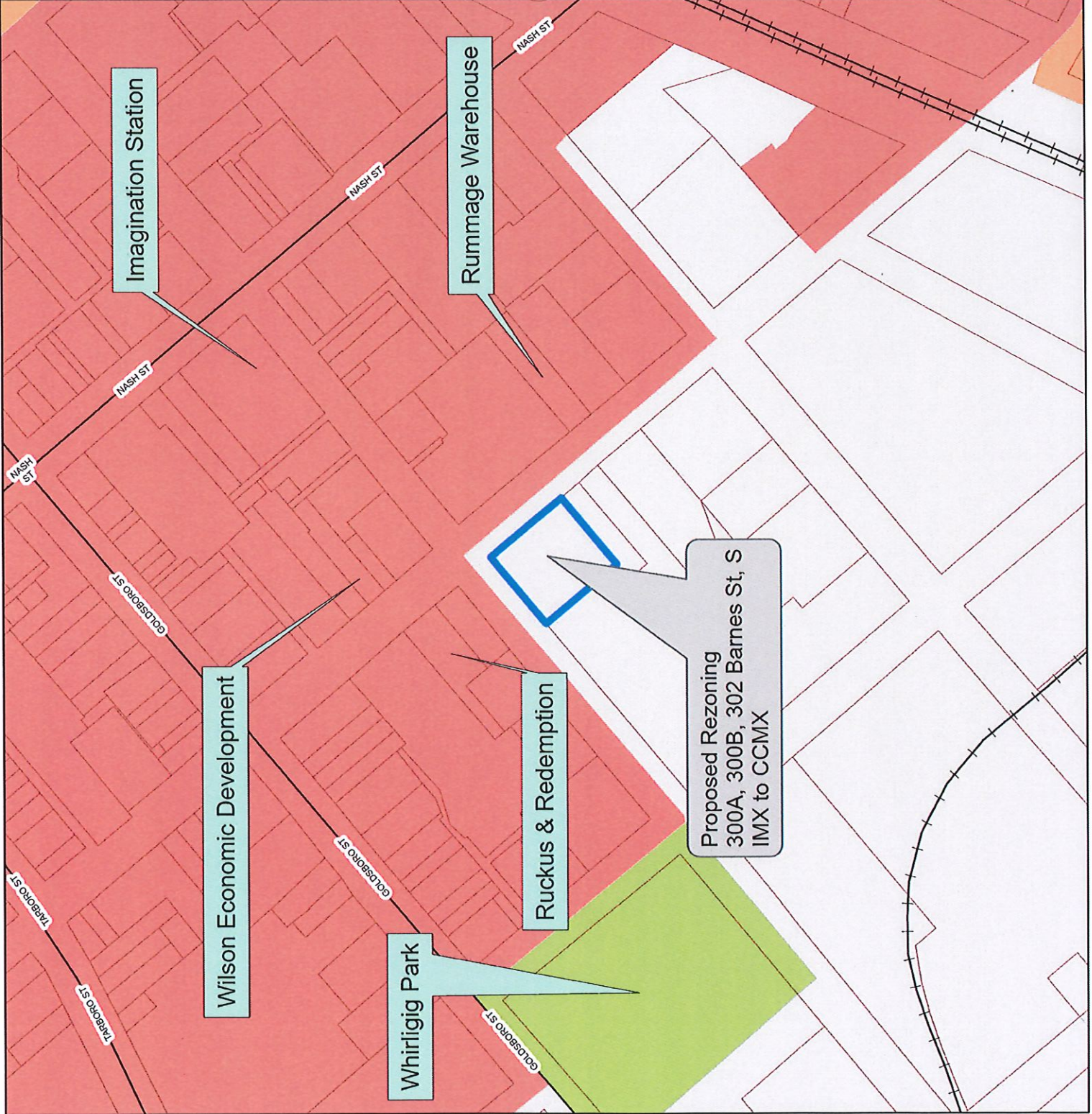
Date: 11/14/2023

Map Disclaimer:

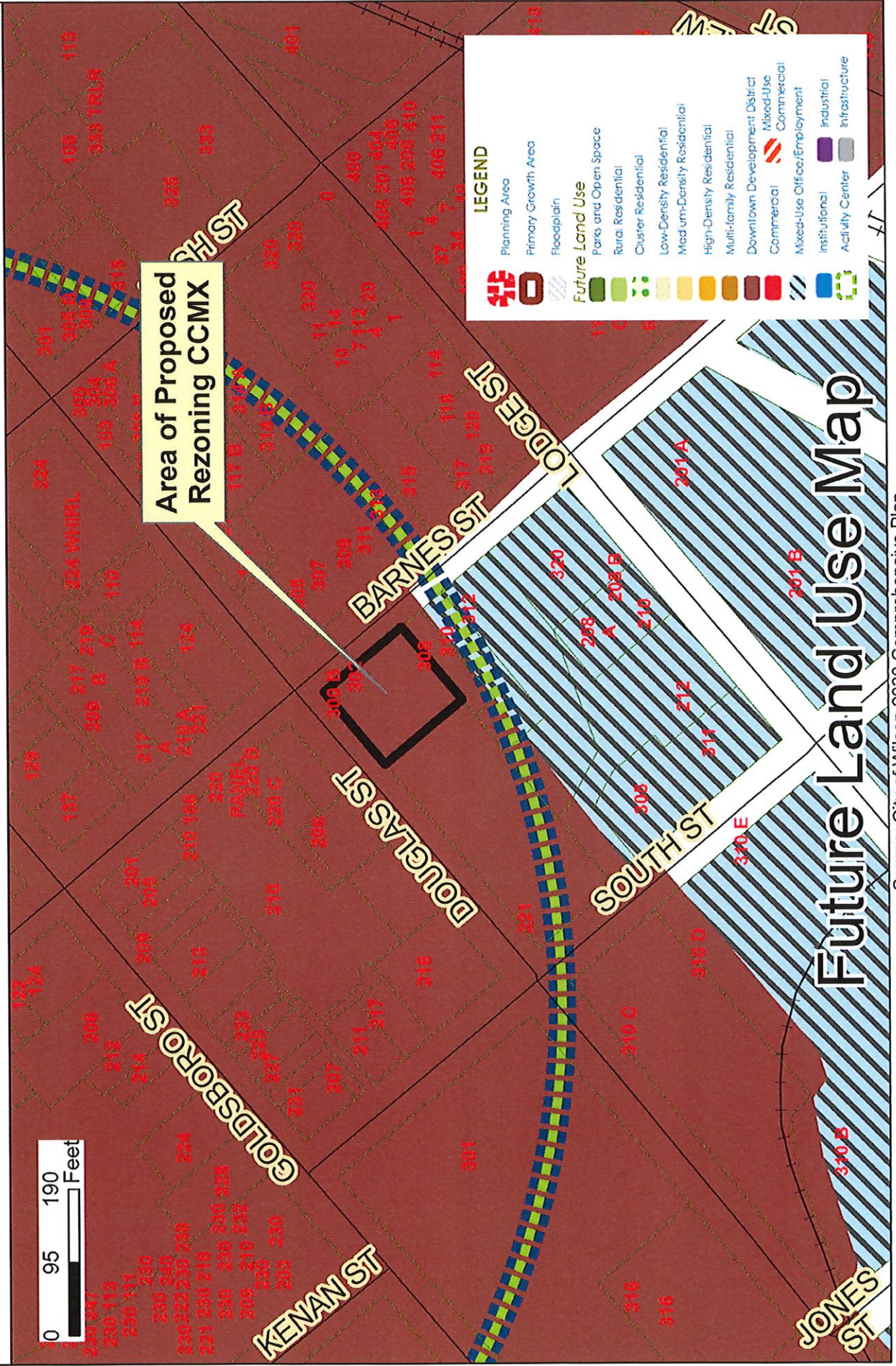
This map is for informational purposes only. The map is NOT of land survey quality and is NOT suitable for such use. The City of Wilson assumes no liability arising from the use of the map.

Prepared by:

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



**REZONING: Wilson Co. Tax Parcels:
 PINs: 3721-39-2714.000
 IMX (Industrial Mixed Use) to
 CCMX (City Center Mixed Use)**

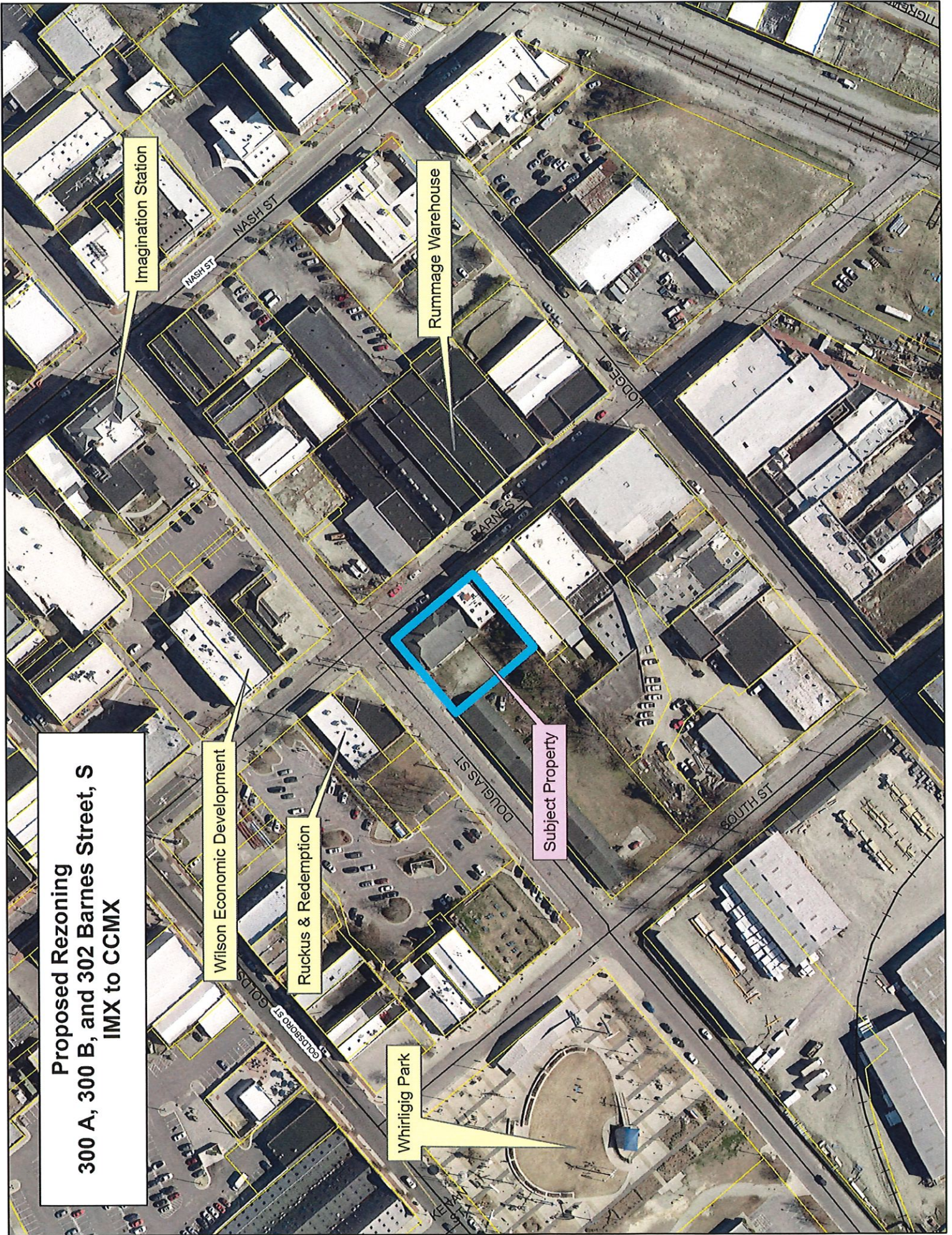


LEGEND

- Planning Area: [Red hatched box]
- Primary Growth Area: [Red box]
- Floodplain: [Blue wavy lines]
- Future Land Use:
 - Parks and Open Space: [Green box]
 - Rural Residential: [Light green box]
 - Cluster Residential: [Yellow-green box]
 - Low-Density Residential: [Yellow box]
 - Med um-Density Residential: [Orange box]
 - High-Density Residential: [Red-orange box]
 - Multi-family Residential: [Red box]
 - Downtown Development District: [Dark red box]
 - Commercial: [Red box with diagonal lines]
 - Mixed-Use: [Red box with diagonal lines]
 - Mixed-Use Office/Employment: [Red box with diagonal lines]
 - Institutional: [Blue box]
 - Activity Center: [Green box]
 - Industrial: [Purple box]
 - Infrastructure: [Grey box]

Future Land Use Map

Source: City of Wilson 2030 Comprehensive Plan



**Proposed Rezoning
300 A, 300 B, and 302 Barnes Street, S
IMX to CCMX**

Imagination Station

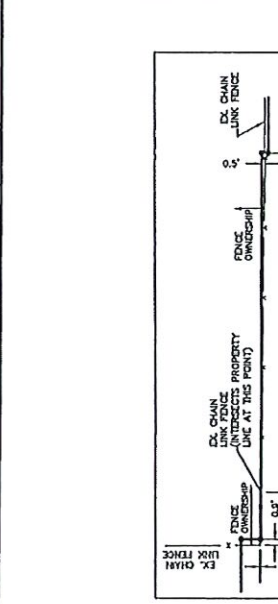
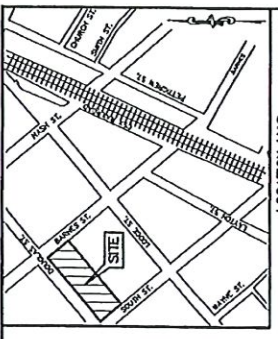
Rummage Warehouse

Wilson Economic Development

Ruckus & Redemption

Whirrigig Park

Subject Property



SITE DATA
 TOTAL NO. OF LOTS 2
 TOTAL AREA 1.29 AC.
 ZONING UR
 MIN. BUILDING SETBACKS
 FRONT = 6' (25' MAX)
 SIDE = 0'
 STREET SIDE = 6'
 REAR = 3'
 LOCATION 221 DOUGLAS ST.
 WILSON COUNTY PIN 3721-39-2714

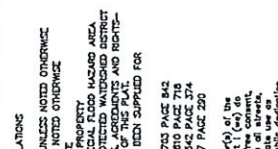
NOTE:
 - AREAS COMPUTED BY COORDINATE CALCULATIONS
 - NO GRID MONUMENT FOUND W/IN 2007
 - ALL DISTANCES SHOWN ARE HORIZONTAL UNLESS NOTED OTHERWISE
 - ALL CURVES ARE AS SHOWN UNLESS NOTED OTHERWISE
 - NO CORNER MARKS WERE OBSERVED ON THIS PROPERTY
 - NO UTILITIES WERE DELINEATED ON THIS PROPERTY
 - THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA
 - THIS PLAN IS SUBJECT TO ALL EASEMENTS, AGREEMENTS AND RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS PLAN.
 - THIS PROPERTY HAS NOT BEEN SUPPLIED FOR RECORDATION.
 REFERENCES:
 DEED BOOK 2703 PAGE 842
 DEED BOOK 2606 PAGE 718
 DEED BOOK 1542 PAGE 374
 DEED BOOK 87 PAGE 290

I, the undersigned, certify that I (we) am (are) the owner(s) of the property shown above and described herein and that I (we) do hereby certify that the plat/development plan shown above is a true and correct copy of the original plat/development plan on file in the office of the Planning and Zoning Commission of the City of Wilson, North Carolina. I (we) do hereby certify that the plat/development plan shown above is a true and correct copy of the original plat/development plan on file in the office of the Planning and Zoning Commission of the City of Wilson, North Carolina. I (we) do hereby certify that the plat/development plan shown above is a true and correct copy of the original plat/development plan on file in the office of the Planning and Zoning Commission of the City of Wilson, North Carolina.

Owner: Wilson Properties, LLC Date: 7-2-18
 Surveyor: Chad E. Penney Date: 7-2-18
 Public Services Administrator: Chad E. Penney Date: 7-2-18
 I, Chad E. Penney, certify that this map was drawn under my supervision and that I am a duly licensed Professional Land Surveyor in the State of North Carolina. I do hereby certify that the plat/development plan shown above is a true and correct copy of the original plat/development plan on file in the office of the Planning and Zoning Commission of the City of Wilson, North Carolina. I do hereby certify that the plat/development plan shown above is a true and correct copy of the original plat/development plan on file in the office of the Planning and Zoning Commission of the City of Wilson, North Carolina.

1. Chad E. Penney, certify that this map was drawn under my supervision and that I am a duly licensed Professional Land Surveyor in the State of North Carolina. I do hereby certify that the plat/development plan shown above is a true and correct copy of the original plat/development plan on file in the office of the Planning and Zoning Commission of the City of Wilson, North Carolina. I do hereby certify that the plat/development plan shown above is a true and correct copy of the original plat/development plan on file in the office of the Planning and Zoning Commission of the City of Wilson, North Carolina.

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FILED FOR REGISTRATION
 at 3:30 clock pm, 7/2/2018 and recorded
 in Book 41 Page 181
 Wilson County, North Carolina
 Register of Deeds
 North Carolina
 Wilson County
 PROPERTY OF
RUNNING VALLEY PROPERTIES, LLC.
 MINOR PLAT
 WILSON TOWNSHIP NORTH CAROLINA
 WILSON COUNTY NORTH CAROLINA
 ZONE: UR
 PROJECT: 16-175
 SCALE: 1"=40'
 REVISIONS: Added Access Emt. & Plat/Utility Line 06/29/2018
 CODE: R/P
 DWG FILE: 18178BD1

1008 NASH STREET, NORTH WILSON, N.C. 27893
 TEL: (252) 399-0704
 FAX: (252) 399-0604
 www.bartlett-engineering.com
 DATE: JULY, 2018
 SURVEY BY: DB/MD/BS
 PROJECT: 16-175
 DRAWN BY: CEP
 06/29/2018
 Added Access Emt. & Plat/Utility Line
 06/29/2018
 CODE: R/P
 DWG FILE: 18178BD1

Print Book 41 Page 181

USE TYPES	RURAL						SUBURBAN						URBAN					
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
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	-	-	-	-	-	-	PS	PS	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	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	PS	3.2.7
Residential/Family Care Home (6 or fewer residents)	P	-	P	P	P	-	P	P	P	-	P	P	P	P	PS	PS	PS	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	-	-	-	-	-	-	-	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	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	3.4.3
Kennels, Outdoor	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 Standards 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						
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	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		
Support Services, Commercial	-	-	-	-	-	-	PS	PS	-	P	-	-	-	-	-	PS	-	3.4.6	
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																			
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	
Food Truck Court	-	-	-	-	-	PS	PS	PS	PS	PS	-	-	-	PS	PS	PS	PS	3.5.13	
General Commercial	-	-	-	-	-	PS	PS	PS	-	-	-	-	-	PS	PS	P	P	3.5.4	
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	PS	3.5.7	
Pawnshops	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	-	-	-	3.5.8	
Racetrack	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Restaurant	-	-	-	-	-	SUP	P	P	P	-	-	-	-	P	P	P	P	3.5.9	
Riding Stables	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Shooting Range, Indoor	PS	-	-	-	-	-	PS	PS	-	PS	-	-	-	-	-	-	-	3.5.10	
Shooting Range, Outdoor	SUP	-	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	3.5.11	
Smoke/Vape Shops	-	-	-	-	-	-	PS	PS	-	-	-	-	-	-	-	-	-	3.5.12	
Theater, Indoor Movie or Live Performance	-	-	-	-	-	-	P	P	P	-	-	-	-	-	P	P	P		
Theater, Outdoor	PS	PS	-	-	-	-	-	PS	-	-	-	-	-	-	PS	PS	PS	3.5.13	
E. CIVIC																			
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	-	SUP/ND	SUP/ND	PS	PS	PS	PS	PS	3.6.2	
Conference/Convention Center	-	P	-	-	-	-	P	P	P	-	-	-	-	-	-	P	P		

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USE TYPES	RURAL											SUBURBAN											URBAN					
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMIX	NMIX	IMX	CCMX	References										
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	PS	3.6.5									
Government Facility/Public Safety Station	SUP	-	SUP	SUP	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.6.6									
Religious Institution	P	P	PS	PS	P	P	P	P	P	PS	-	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	RURAL											SUBURBAN											URBAN					
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMIX	NMIX	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	PS	3.7.1									
Child/Adult Day Care Center (More than 8 persons)	-	-	-	-	-	PS	PS	PS	PS	-	-	SUP	SUP	PS	PS	PS	PS	PS	3.7.2									
College/University	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	P	P	P	-									
Community Support Facility	-	-	-	-	-	-	PS	PS	PS	-	-	-	-	PS	PS	PS	SUP	SUP	3.7.3									
Correctional Institution	-	-	-	-	-	-	-	-	-	SUP	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	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	P	-									

G. AUTOMOTIVE	RURAL											SUBURBAN											URBAN					
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMIX	NMIX	IMX	CCMX	References										
Drive-Thru/Drive-In/Pick-Up/Drop-Off Facility	-	-	-	-	-	-	PS	PS	PS	PS	PS	-	-	PS	SUP	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	SUP	SUP	3.8.3									
Theater, Drive-In	-	-	-	-	-	-	PS	PS	PS	PS	-	-	-	-	-	-	-	-	3.8.4									
Vehicle Rental/Leasing/Sales	-	-	-	-	-	-	PS	PS	PS	PS	-	-	-	PS	PS	PS	PS	PS	3.8.5									
Vehicle Services – Minor Maintenance/Repair	-	-	-	-	-	-	PS	P	-	P	P	-	-	-	PS	PS	SUP	SUP	3.8.6									
Vehicle Services – Major Repair/Body Work	-	-	-	-	-	-	SUP	SUP	-	P	P	-	-	-	-	-	-	-	3.8.7									

H. INDUSTRY/WHOLESALE/STORAGE	RURAL											SUBURBAN											URBAN					
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMIX	NMIX	IMX	CCMX	References										
Artist Studio/Light Manufacturing Workshops	PS	-	-	-	-	-	P	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	-	-	-	-	-	-	-	-									

P – Permitted by Right PS – Permitted with Special Standards SUP – Special Use Permit Required
 CD – Permitted as part of an Approved Conditional District Only ND – Permitted in New Development Only

		SUBURBAN											URBAN					
		RURAL																
USE TYPES	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMIX	NMIX	IMX	CCMX	References
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	
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																		
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	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																		
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																		
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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