APPLICATION FOR ZONING AMENDMENT

Owne	er & Petitioner	Information:			
Nam	e of Property C	wner (s) <u>Sharpe :</u>	58 West Fa	ırm, LLC	
Addr	ess of Property	Owner 1000 Wo	odland Dr.	NW	
City _	Wilson		State_NC	zip27	7893
Nam	e of Petitioner:	Cedar Run Cap	ital, LLC		
		r_2405 F Nash S			
City _	Wilson	Sta	ate <u>N.C.</u>	Zi	p_ 27896
Phon	ne <u>252-230-</u> 0	0632	Email_	barnesboykin@ya	ihoo.com
CON	TACT PERSON:	Barnes Boykin			
Phon	ne Number (Day) _252-230-0632		Mobile_252-2	230-0632
Emai	i: _barnesbo	ykin@yahoo.com	l		
				*	
PROP	PERTY INFORMA	ATION:			
Addr	ess/Location _	Nash St. NW (Ju	st N. of SE	CU)	
City:	_Wilson (ET	J)		_State: _N.C.	zip: _27896
Prop	erty Identificati	on Number (PIN) <u>3</u>	713-17-762	27 (Portion of)	
Curre	ent Zoning Distr	ict(s) SR6			
Prop	osed Zoning Dis	strict(s) GC			
Total	Acreage Includ	led in Rezoning: ±0.	39		
				GC, to match exist.	GC of adjacent property.

APPLICATION FOR ZONING AMENDMENT

APPLICANT'S JUSTIFICATION FOR REZONING:

Please attach them to this application.

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:
This request is to expand the exist. GC on the west side of the Subject Property to
include a portion of this exist. SR6 Parcel.
2. Explain how this rezoning will conform to the comprehensive plan, or, it if won't, explain why the comprehensive plan should be changed to allow the rezoning:
The rezoning will conform to the comprehensive plan by providing similar zoning
to adjacent area.
3. Explain how you think this rezoning will affect the immediate neighborhood:
Additional traffic added to the area should be at a minimum and
should not contribute to any negative affects to the area.
4. Explain how you think this rezoning will affect the City as a whole:
This rezoning will provide an additional GC use along the Nah St. NW corridor.
E Any other feets arguments recease and/or considerations us a manufak to a second and to a se
5. Any other facts, arguments, reasons, and/or considerations you may wish to present are welcomed

APPLICATION FOR ZONING AMENDMENT

Conditional District

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 propose conditions, including site specific standards, which are proposed in the conditional zoning district request (attach additional sheets if necessary).
N/A
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 allowable. All other requirements of the corresponding district shall be met. List such permitted use pelow. (attach additional sheets if necessary).
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 allowable. All other requirements of the corresponding district shall be met. List such permitted use pelow. (attach additional sheets if necessary).
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 allowable. All other requirements of the corresponding district shall be met. List such permitted use pelow. (attach additional sheets if necessary).
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 allowable. All other requirements of the corresponding district shall be met. List such permitted use pelow. (attach additional sheets if necessary).
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 allowable. All other requirements of the corresponding district shall be met. List such permitted use pelow. (attach additional sheets if necessary).
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 allowable. All other requirements of the corresponding district shall be met. List such permitted use pelow. (attach additional sheets if necessary).
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 allowable. All other requirements of the corresponding district shall be met. List such permitted use pelow. (attach additional sheets if necessary).
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 allowable. All other requirements of the corresponding district shall be met. List such permitted use pelow. (attach additional sheets if necessary).
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 allowable. All other requirements of the corresponding district shall be met. List such permitted use pelow. (attach additional sheets if necessary).

CE	DT	ICI	CAT	CIO	M
		ш	LAI		w

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	Date
Barnes Boykin	
Print Name ABBA	11 / 22 / 2023
Signature /	Date
Print Name	
*	
Property Owner(s):	
anne on Shargee	11/22/23
Signature (/ Date
Anne M. Sharpe	
Print Name	
Signature	Date
Print Name	

Nash Street NW (Just N of SECU) - COMP PLAN ANALYSIS

Current land use classification:	Single Family Residential	
Requested land use classification:	Commercial	-
Future Land Use Map land use classification:	Medium Density Residential	

POLICIES THAT COULD BE INTERPRETED TO SUPPORT THE REQUEST:

- **Policy 1.1:** New development and redevelopment should be designed to create a compact land use pattern that efficiently uses public services and facilities, reinforces the use of multiple modes of transportation, creates greater mobility within the City, and provides better connections between adjacent developments. (See Policy 7.7.)
- **Policy 2.1:** The Future Land Use map should be used to guide decision-makers as they take action on rezoning decisions and future capital improvement investments.
- **Policy 2.2:** Encourage the development and redevelopment of areas defined on the Future Land Use map as primary growth areas.
- **Policy 2.4:** "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 4.5:** New development and redevelopment within aging commercial corridors should improve visual character along the corridor through site orientation, tree plantings and landscaping, architectural features, location of parking, and signage.
- **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 6.2:** 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 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 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 15.1:** Future development occurring along key transportation corridors, such as US-264, NC-42, and NC-58, should be designed in a manner to efficiently use existing road capacity and should mitigate potential traffic impacts.
- **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.

POLICIES THAT COULD BE INTERPRETED TO OPPOSE THE REQUEST:

- **Policy 1.3:** New development, particularly those projects located on undeveloped land, should be designed using a master planning effort that takes a holistic and tailored approach to designing the development.
- **Policy 2.1:** 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 4.1:** Redevelopment of properties within aging commercial corridors should be consistent with the intent of the Future Land Use map.
- **Policy 4.5:** New development and redevelopment within aging commercial corridors should improve visual character along the corridor through site orientation, tree plantings and landscaping, architectural features, location of parking, and signage.
- **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 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 7.6:** 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 8.2:** A diversified job market that provides employment opportunities for persons with varying educational levels and skill sets is needed and encouraged.
- **Policy 8.6:** To better address the high retail vacancy rate condition in Wilson, approval of new retail developments should include consideration of market conditions and effects on the market if the project is approved.
- **Policy 15.1:** Future development occurring along key transportation corridors, such as US-264, NC-42, and NC-58, should be designed in a manner to efficiently use existing road capacity and should mitigate potential traffic impacts.
- **Policy 20.4:** Non-residential development within existing neighborhoods should provide neighborhood services and should not negatively impact the neighborhood with noise, traffic, or other impacts. Examples could include small corner bakeries or coffee shops with limited parking, architectural designs that are patterned after area housing, discreet signage, and limited hours of operation.
- **Policy 28.1:** Encourage the development of land to its highest and best use where public infrastructure currently exists.
- **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.

SHARPE 58 WEST FARM LLC 1000 WOODLAND DR NW

WILSON NC 27893-2120

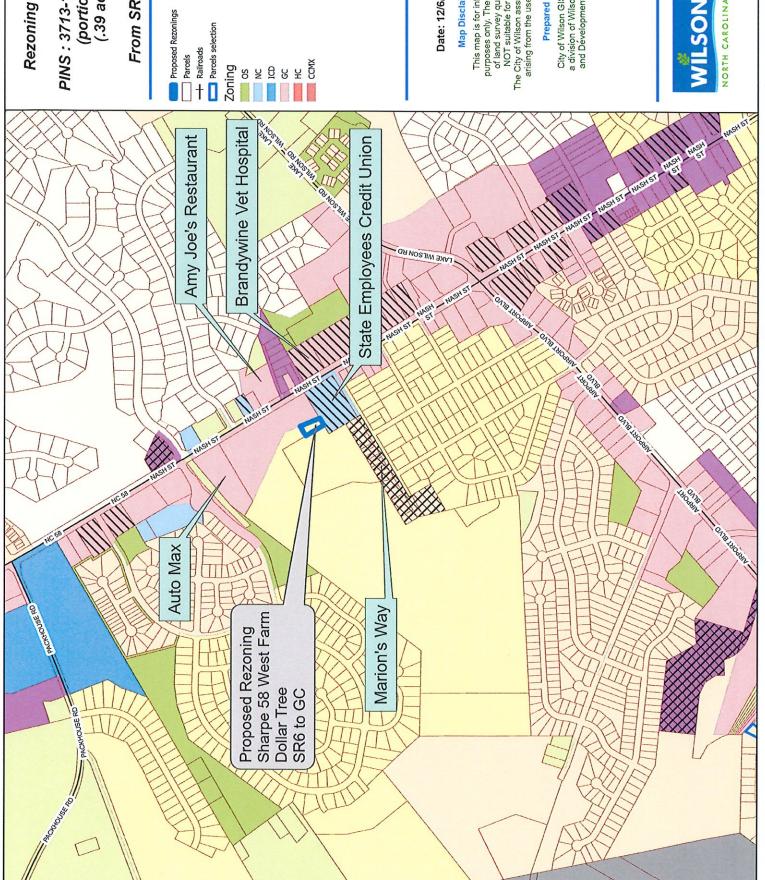
SHARPE 58 WEST FARM LLC 1000 WOODLAND DR NW WILSON NC 27893-2120 T G W OF WILSON LLC 4851 NASH ST NW WILSON NC 27896-7941

STATE EMPLOYEES CREDIT UNION

PO BOX 26807

RALEIGH NC 27611

Sharpe 58 West Farm, LLC Property SR6 to GC



Rezoning Request

PINS: 3713-17-7627.000 (portion of) (.39 acres)

From SR6 to GC

RMX IMX

Proposed Rezonings

H A SR4 SR6 SR6 GR6

Date: 12/6/2023

Map Disclaimer:

This map is for informational purposes only. The map is NOT of land survey quality and is NOT suitable for such use.

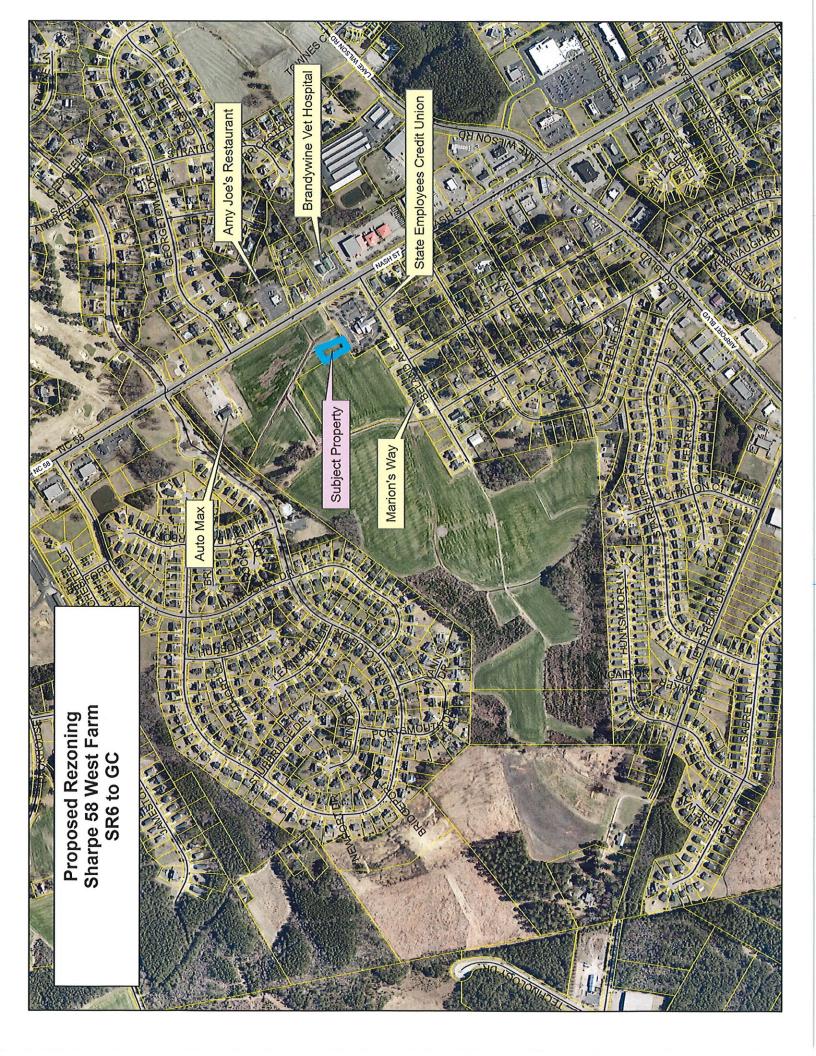
The City of Wilson assumes no liability arising from the use of the map.

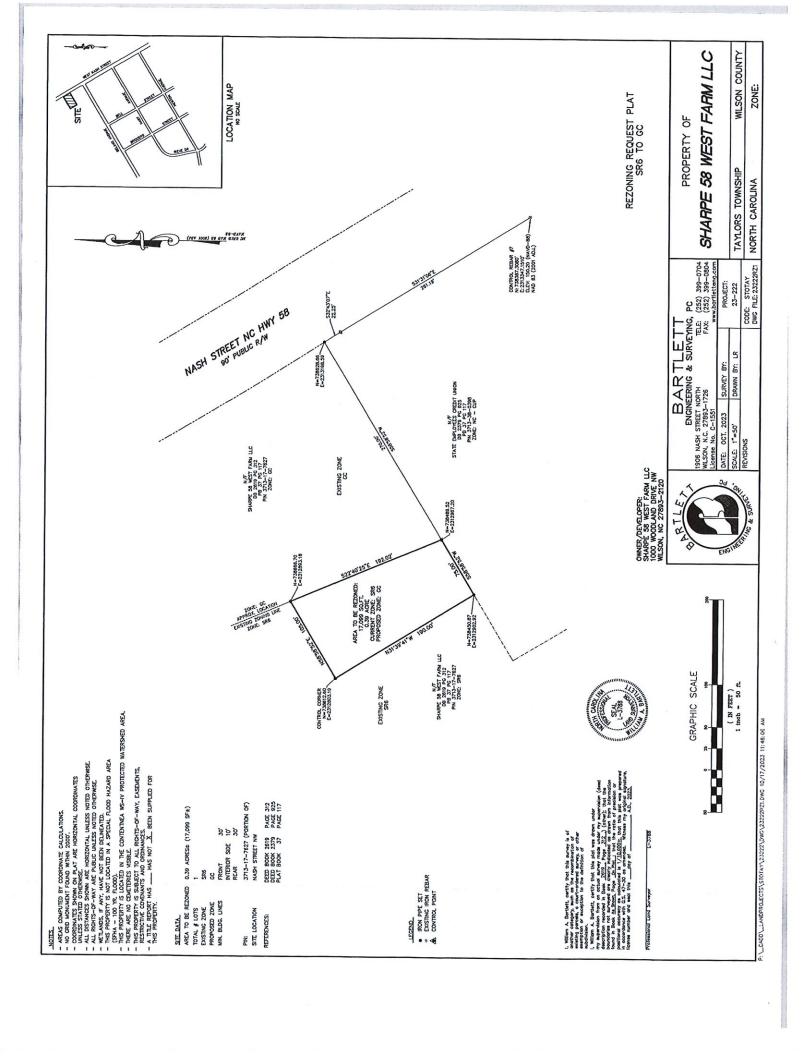
Prepared by:

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



COUNCS HAN SANT COGNILLOR Downtown Development District Industrial Aixed-Use Office/Employment Medium-Density Residentia ligh-Density Residential arks and Open Space **Auti-family Residential** Primary Growth Area LEGEND Cluster Residential chivity Center turai Residentia GEORGETOWNIE Planning Area uture Land Use Commercial Ad REZONING: Wilson Co. Tax Parcels: WINGATE SR6 (Suburban Residential) to **(1) D** GC(General Commercial PINs: 3713-17-7627.000 Source: City of Wilson 2030 Comprehensive Plan STARSHIP **MG**[58] BARHARBOR Area of Proposed DR Rezoning GC HUDSON CLUB OF AONNO STANKE Feet MILSON Graming Togelber ASOTONHO.





NAL RIA OS MHR		NC GC	35 F	<u>O</u>	П	豆	GR6	胀	RMX	¥	IMX CCMX	X References
RRSIDENTIAL RIA OS WHR Sing-Single Family				The Control of the Park Street			and the second second		1		MODOCOM INSPESSE OUR	
RESIDENTIAL RIA OS MHR ling-Single Family P P P ling-Two Family - - - - ling-Two Family - - - - - ling-Multifamily - - - - - - ling-Accessory - <												
ling-Single Family P — P ling-Two Family — — — ling-Multifamily — — — ling-Multifamily — — — ling-Multifamily — — — ling-Multifamily PS — — ling-Multifamily PS — — ling-Multifamily PS — — ling-Accessory PS — — ling-Accessory PS — — ling-Accessory PS — — ling-Accessory PS — — Mork Units — — — PS Iffectured House Residents P — — — Iffectured House Residents P — — — Lential/Family Care Home (6 or fewer residents) P — — — Lential/Family Care Home (6 or fewer residents) P — — —		NC GC	유	CD	П	Ħ	GR6	UR	RMX	NMX III	IMX CCMX	X References
Inig-Two Family		1	-	۵	1	1	۵.	<u>م</u>	<u>a</u>	۵	-	
Inig-Townhome		1	1	۵	1	1	PS	PS	۵	1	1	3.2.1
Inig-Accessory		- PS	S	۵.	1	1	۵.	۵.	۵.	۵.	<u>а</u>	3.2.2
Ing-Accessory		- PS	S.	a.	1	1	PS & CD	PS	PS	PS S	PS PS	3.2.2
PS	2	- PS	S.	PS	1	1	S.	PS	PS	PS	PS PS	3.2.3
Mork Units Credit Unions, Financial Services Support Services PS	1	- SUP	1	SUP	1	1	1	1	1	SUP	1	3.2.4
International Control of Park	1	PS Sd	S.	SA	ı	í	S.	PS	PS	۵.	<u>а</u>	3.2.5
CDGING	1	1	1	1	ı	ı	1	ı	1	1	1	3.2.6
LODGING	1	1	1	1	1	1	1	1	1	1	1	3.2.6
LODGING	1	PS PS	S.	S	1	1	PS S	PS S	PS	PS PS	PS PS	3.2.7
CODGING	<u>а</u>	ı	ட	௳	1	1	۵.	ட	a .	PS B	PS PS	3.2.8
and Breakfast Homes (up to 8 rooms) and Breakfast Inn (up to 12 rooms) and Breakfast Inn (up to 12 rooms) Siling or Rooming House itory itory mity/Sorority House Motel OFFICE/SERVICE SCRAMR SWA WHR SWA OFFICE/SERVICE Strain Unions, Financial Services storia atoria Trail Homes PS Ital Homes	SR4 SR6	NC	Ξ	5	=	Ξ	GR6	<u>a</u>	- XMX	MIX	IMX	CCMX References
and Breakfast Inn (up to 12 rooms) - - - Jing or Rooming House - - - Igony - - - Itory - - - Inity/Sorority House - - - Motel - - - Motel - - - OFFICE/SERVICE R/A OS MHR OFFICE/SERVICE - - - Increase Support Services - - - - Increase Support Services - - - - - Including & Laundry Services - - - - - - Including & Laundry Services - - - - - -	-	DA STATE OF		a	1	-	۵	_	l			
Jing or Rooming House —	1	ا م	1	ட	1	1	. 1	<u>a</u>	<u>a</u>			
gground SUP SUP - itory - - - mity/Sorority House - - - Motel - - - OFFICE/SERVICE R/A OS MHR OFFICE/SERVICE - - - ess Support Services - - - atoria PS - - rathoria R Laundry Services - - - rathoria PS - - - rathoria PS - - - rathoria PS - - -	1	1	1	PS	1	1	1	PS	1	1	1	3.3.1
Itiony - <td>1</td> <td>3.3.2</td>	1	1	1	1	1	1	1	1	1	1	1	3.3.2
Motel - <td>1</td> <td>1</td> <td>1</td> <td>۵.</td> <td>1</td> <td>1</td> <td>1</td> <td>ı</td> <td>1</td> <td>1</td> <td></td> <td></td>	1	1	1	۵.	1	1	1	ı	1	1		
Motel - <td>1</td> <td>1</td> <td>1</td> <td>PS</td> <td>1</td> <td>1</td> <td>SUP</td> <td>SUP</td> <td>SUP</td> <td>1</td> <td>1</td> <td>3.3.3</td>	1	1	1	PS	1	1	SUP	SUP	SUP	1	1	3.3.3
OFFICE/SERVICE R/A OS MHR s, Credit Unions, Financial Services - - - ess Support Services - - - atoria PS - - ral Homes P - -	1	<u>а</u>	а.	۵.	1	1	1	1	1	۵	<u>а</u>	
OFFICE/SERVICE R/A OS MHR s, Credit Unions, Financial Services - - - - - ess Support Services -			1000						100,450			
s, Credit Unions, Financial Services	SR4 SR6	NC GC	오	<u>ප</u>	ı	豆	GR6	uR	RMX	NMX	IMX CCMX	X References
	-	<u>а</u>	Д.	Д.	۵.	۵.	1	1	۵.	а.	д.	
	1	д д	Д	Д.	Д.	۵.	1	1	Д.	Д	д	2
1 1 1 8 1 1 0 8	1	А	<u>a</u>	۵	۵	۵.	1	1	<u>a</u>	а.	а.	
1 1 6	1		PS	1	PS	PS	1	1	1	1	1	3.4.1
I 6		Ь	а.	۵.	۵.	۵	1	1	۵	۵	<u>а</u>	
CCC		Ь	Д	۵	ı	1	1	1	۵	а.	В	
nome Occupation – PS – PS	PS Sd	-	А	PS	1	1	PS	PS	PS	PS P	PS PS	3.4.2
Kennels, Indoor – – – – – – – – – – – – – – – – – –	-	PS -	PS	1	PS	PS	1	1	PS	PS P	PS PS	3.4.3
Kennels, Outdoor – – – – –	1	1	PS	1	PS	PS	1	1	1	1	1	3.4.4
Medical Clinic	1	<u>а</u>	Д.	ď	ı	1	1	SUP	۵.	۵.	<u>а.</u>	3.4.5

P – Permitted by Right PS – Permitted with Special Standards CD – Permitted as part of an Approved Conditional District Only

s SUP – Special Use Permit Required ND – Permitted in New Development Only

		RURAL					SUBURBAN	BAN						URBAN	SAN			
USE TYPES	R/A	So	MHR	SR4	SR6	S	ဗ္ဗ	오	<u> </u>	5	豆	GR6	뽔	RIMX	NIMX	ğ	CCMX	CCMX References
Personal Services	1	1	-	ı	1	۵	۵	۵.	а.	۵	1	-	1	۵.	a	۵.	۵	
Personal Services, Restricted	1	1	1	1	1	1	1	۵	1	1	1	1	1	ı	1	1	1	
Post Office	1	1	1	1	1	а	Д	<u>С</u>	а.	1	1	1	1	Ф	a.	Д.	a.	
Professional Services	1	1	1	1	1	Д.	Д	Ф	Д	۵	1	1	۵	Д.	Д	Д	Ф	
Support Services, Commercial				-	,	,	PS	PS	1	۵		,	1	1		Sd	1	3.4.6
Small Equipment Repair/Rental	1	1	ı	1	1	1	۵	۵	ī	۵	۵	1	1	1	а.	۵	۵	
Veterinary Clinic	PS	1	ı	1	1	PS	PS	PS	1	PS	S.	1	1	PS	PS	PS	PS	3.4.3
D. COMMERCIAL/ENTERTAINMENT	R/A	so	MHR	SR4	SR6	NC	၁၅	오	<u>O</u>	П	Ħ	GR6	R	RMX	NMX	IMX	CCMX	References
Adult Establishment	ı	1	1	-	1	1	1	SUP	1	1	1	1	1	1	ı	1	ı	3.5.1
Alcoholic Beverage Sales Store	ı	1	1	1	1	1	Д.	Д	1	1	1	1	1	ı	Д.	1	۵.	
Amusements, Indoor	1	1	- 1	1	1	1	۵	۵	1	۵	1	1	1	1	۵	۵	۵	
Amusements, Outdoor	1	1	1	1	1	ı	1	PS	1	PS	1	1	1	1	ı	1	1	3.5.2
Billiard/Pool Hall	1	-	ı	1	1	ı	1	۵.	1	1	-	L	1	1	1	ı	Ĺ	
Bar/Tavem/Night Club	1	1	ı	1	1	ı	SUP	SUP	î	1	1	1	1	ı	1	1	SUP	3.5.3
Food Truck Court							PS	PS	PS	PS					PS	PS	PS	3.5.13
General Commercial	1	1	1	I	1	PS	PS	PS	1	1	1	1	1	PS	PS	۵.	Δ.	3.5.4
Sweepstakes Facilities/Adult Arcade	1	ı	1	1	-	1	1	ı	-	ı	SUP	ı	1	ı	-	ı	1	3.5.5
Outside Sales	I	I	ı	1	-	1	PS	PS	PS	1	1	ı	1	PS	PS	PS	PS	3.5.6
Outside Sales, Sidewalk Sales	1	1	1	ī	1	ı	1	1	PS	1	1	1	1	PS	PS	PS	PS	3.5.7
Pawnshops	1	1	1	1	1	_	1	PS	1	1	_	I	ı	1	1	1	1	3.5.8
Racetrack	1	1	1	1	1	1	1	1	1	1	Д	1	1	1	1	1	1	
Restaurant	1	1	1	ı	1	SUP	Д	۵.	Д.	1	1	1	1	۵.	Ь	Д	۵.	3.5.9
Riding Stables	Д	Д	1	1	1	-	1	1	1	ı	ı	1	ı	ı	1	ı	ı	
Shooting Range, Indoor	PS	1	1	1	1	1	PS	PS	ı	PS	Sd .	ı	ι	1	1	1	1	3.5.10
Shooting Range, Outdoor	SUP	1	1	1	-	1	ı	-	1	SUP	SUP	1	1	1	-	1	ı	3.5.11
Smoke/Vape Shops							PS	PS										3.5.12
Theater, Indoor Movie or Live Performance	1	1	1	1	1	1	Д	Д.	Д	1	1	1	1	ı	Д.	Ф	Д.	
Theater, Outdoor	PS	PS	1	ı	1	.1	1	PS	ı	ı	ı	ı	ı	ſ	PS	PS	PS	3.5.13
100		8																
E. CIVIC	R/A	SO	MAR	SR4	SR6	S	ပ္ပ	오	<u>3</u>		☶	GR6	AN .	RMX	NMX	XW	CCIMX	References
Cemetery	S	PS	S	S	۳ د د	PS	PS	S	PS	1	ı	PS	PS	PS	PS	S	PS	3.6.1
Civic Meeting Facilities	I	PS	PS/ND	PS/ND	DS/ND	PS	۵	۵	۵.	۵.	1	SUP/ND	SUP/ND	PS	PS	PS	PS	3.6.2
Conference/Convention Center	ı	Ф	1	1	1	1	۵.	۵.	۵.	ı	1	1	1	1	1	۵	۵.	

P – Permitted by Right PS – Permitted with Special Standards CD – Permitted as part of an Approved Conditional District Only

SUP – Special Use Permit Required ND – Permitted in New Development Only

		RURAL					SUBURBAN	BAN						URBAN	AN			
USE TYPES	RIA	so	MHR	SR4	SR6	SC	၁၅	고 도	CD	7	Ξ	GR6	NR.	RMX	NMX	IMX	CCMX	References
Cultural or Community Facility	1	S	-	1	1	S	۵	۵.	а.	1	1	PS	S	S	PS	PS		3.6.3
Private Recreation Facilities	1	PS	1	1	1	PS	PS	PS	۵.	PS	1	1	1	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
Government Facility/Public Safety Station	SUP	ı	SUP	SUP	SUP	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.6.6
Religious Institution	Ф	۵.	PS	PS	PS	Д	Д	۵	Д.	PS	1	PS	PS	PS	PS	PS	PS	3.6.7
Sports Arena/Stadium (4,000 or more seats)	1	SUP	1	ì	1	1	1	SUP	SUP	SUP	1	1	1	1	1	SUP	1	3.6.8
- 8																STATE STATE STATE		
F. EDUCATIONAL/INSTITUTIONAL	R/A	SO	MHR	SR4	SR6	Š	ည္ပ	오	<u>당</u>	=	Ξ	GR6	H.	RMX	NMX	XM	CCMX	References
Child/Adult Day Care Home (8 or less persons)	PS	1	PS	PS	PS	PS	PS	PS	PS	ī	1	PS	PS	PS	PS	PS	PS	3.7.1
Child/Adult Day Care Center (More than 8 persons)	1	1		1	_	PS	PS	PS	PS	-	1	SUP	SUP	PS	PS	PS	PS	3.7.2
College/University	1	1	1	1	1	1	1	1	<u>а</u>	I	1	1	1	1	1	Ф	۵.	
Community Support Facility	ı	1	1	ı	1	ı	PS	PS	PS	1	ı	ı	ı	PS	PS	PS	SUP	3.7.3
Correctional Institution	1	1	-	1	-	ı	1	1	1	SUP	SUP	1	1	1	1	1	SUP	3.7.4
Day Treatment Center	1	1	1	1	-	1	PS	PS	PS	PS	1	1	1	PS	PS	PS	1	3.7.5
Hospital	1	1	_	1	1	1	1	۵	Д	Ф	1	1	1	1	1	1	1	
Schools - Elementary & Secondary	PS	1	1	PS	PS	PS	PS	PS	PS	1	1	PS	PS	PS	PS	PS	PS	3.7.6
Schools - Vocational/Technical	ı	ı	t	I	1	Ф	۵	۵	Ġ.	۵.	Д	1	1	<u>а</u>	Д.	Д	۵.	
Studio – Art, dance, martial arts, music	۵	1	ı	I	1	Ф	<u>а</u>	Ф	Ф	۵	1	1	1	Ф	۵	۵	<u>α</u>	
															8			
G. AUTOMOTIVE	R/A	so	MHR	SR4	SR6	NC	29	유	CD		HI	GR6	UR	RMX	NMX	IMX	CCMX	References
Drive-Thru/Drive-In/Pick-Up/Drop-Off Facility	1	1	1	1	1	ı	PS	PS	PS	PS	PS	ı	ı	PS	SUP	SUP	SUP	3.8.1
Heavy Equipment/Manufactured Home Rental/Sales/Repair	1	1	1	1	1	, I	1	SUP	1	۵	۵.	1	1	1	ì	1	1	3.8.2
Parking Lot/Structure - Principal Use	1	1	1	1	1	1	۵	<u>а</u>	Ф	۵	۵	-	ı	۵	۵.	а.	SUP	3.8.3
Theater, Drive-In	ı	ı	ı	1	1	1	1	PS	1	PS	Ĭ	1	ı	ſ	I	ſ	ı	3.8.4
Vehicle Rental/Leasing/Sales	1	1	1	1	1	1	PS	PS	1	PS	1	1	1	1	PS	PS	PS	3.8.5
Vehicle Services – Minor Maintenance/Repair	1	1	1	1	1	1	PS	Д	-	Ф	Д	1	1	1	SUP	PS	SUP	3.8.6
Vehicle Services – Major Repair/Body Work	Т	1	1	1	1	ı	SUP	SUP	1	۵.	Δ.	1	1	1	1	1	1	3.8.7
H. INDUSTRY/WHOLESALE/STORAGE	R/A	so	MHR	SR4	SR6	N S	၁ဗ	皇	<u>3</u>	1	II.	GR6	UR	RMX	NMX	XMI	CCMX	References
Nt S	PS	-	1	1	1	-	a.	<u>a</u>	1	а.	۵	1	1	а.	а.	а.	-	3.9.7
Landfills and Junkyards	1	1	1	1	1	1	1	1	1	1	PS	1	1	1	1	1	1	3.9.1
Industry, Light	t	1	1	1	1	I	1	1	ı	Δ.	۵.	ı	1	-	ı	1	1	
Industry, Heavy	1	ı	1	1	1	ı	1	1	1	1	۵.	1	1	1	1	1	1	

P – Permitted by Right PS – Permitted with Special Standards CD – Permitted as part of an Approved Conditional District Only

SUP – Special Use Permit Required ND – Permitted in New Development Only

		RURAL					SUBURBAN	BAN						URBAN	N.			
USE TYPES	R/A	so	MHR	SR4	SR6	S	၁၅	升	<u> </u>			GR6	UR.	RMX	NMX	IMX	CCMX	References
Materials Recovery & Waste Transfer Facilities	1	1	1	1	1	1	1	1	1	PS	PS	1	1	1	1	1	1	3.9.2
Recycling Collection Stations	1	1	1	1	1	1	1	1	1	PS	PS	1	1	1	_	1	_	3.9.3
Research and Development Facilities	1	ı	ı	ı	1	1	Д	Д	1	Д	Д	1	1	1	ı	Д	Д.	
Storage - Outdoor Storage Yard	1	1	ı	1	1	Ĩ	1	PS	1	PS	PS	1	1	1	1	1	1	3.9.4
Storage – Self-Service	1	-	1	1	1	1	PS	PS	1	PS	PS	1	1	1	1	1	1	3.9.5
Storage - Warehouse, Indoor Storage	1	1	1	ı	1	1	1	1	1	۵.	۵.	1	1	1	1	PS	1	3.9.6
Wholesaling and Distribution	1	1	1	1	1	1	1	1	1	۵.	۵.	1	ı	ı	1	1	ı	

I. AGRICULTURE	R/A	so	MHR	SR4	SR6	NC	၁၅	유	<u>CD</u>	П	豆	GR6	N.	RMX	NMX	IMX	CCMX	References
Animal Production/Possession	SUP	1	1	1	1	1	1	1	1	1	SUP	1	1	1	1	1	1	3.10.1
Backyard Pens/Coops/Beekeeping	۵.	1	PS	PS	PS	1	1	1	PS	1	1	Sd	PS	PS	PS	PS	PS	3.10.2
Crop Production	۵.	Д	1	1	1	1	1	а.	1	۵	۵	ı	ı	1	1	1	ı	
Farmer's Markets	۵.	Д	1	1	1	۵	۵.	<u>а</u>	а.	Д	1	1	1	Д	<u>а</u> .	Ь	Д.	
Nurseries & Garden Centers	۵.	1	1	1	1	1	Д.	Д	1	Д	Д	1	1	1	1	Д.	Д.	
Gardens (Community and Private)	۵.	Д	۵.	௳	۵	ď	۵	<u>а</u> .	۵	۵.	۵.	а.	۵	Δ.	<u>а</u>	Д	Ф	

J. INFRASTRUCTURE	R/A	SO	MHR	SR4	SR6	NC	၁ဗ	오	CD	П	玉	GR6	UR	RMX	NMX	IMX	CCMX	References
Airstrip/Airport	1	1	1	1	1	1	1	1	1	1	۵.	-	1	I	1	_	ı	
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	۵	Д	۵	۵	Д	۵	۵	۵	а.	۵	۵	а.	۵	Д	<u>а</u>	А	۵	
Utilities - Class 2	Д	۵.	<u>а</u>	۵.	Д	Д	۵	۵.	Д	۵.	۵.	Ф	۵	о.	۵.	Д	۵.	
Utilities – Class 3	1	1	1	1	1	I	1	ı	1	Δ.	۵.	1	1	1	ı	1	ı	
K. OTHER	R/A	SO	MHR	SR4	SR6	NC	၁၅	HC	ICD	П	H	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