



CITY OF WILSON  
Planning & Design Review Board Agenda Session

Agenda Item #: \_\_\_\_\_  
City Council Meeting: July 18, 2024

---

**TO:** Planning & Design Review Board

**FROM:** Land Development Staff

**SUBJECT:** **ZONING CHANGE REQUEST (Project #24-178)**  
REQUESTED ZONE: GC (General Commercial)  
PRESENT ZONE: UR (Urban Residential)  
APPLICANT: Herring-Sutton & Associates – Richard Herring  
PROPERTY OWNER(s): John and Linda Ellis  
PROPERTY ADDRESS: Airport Boulevard  
PROPERTY SIZE: 2.8 acres  
SPECIFIC DESCRIPTION: PINs 3713-13-2885, 3713-14-3083, and  
3713-14-4163  
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: GI-1, GI-2, GI-5, PEP-1, PEP-3, and PEP-4**

**I MOVE THAT THE PROPOSED AMENDMENT IS NOT REASONABLE DUE TO ITS INCONSISTENCY WITH THE FOLLOWING COMPREHENSIVE PLAN POLICIES AND THAT IT BE DENIED: FVN-1 and FVN-2**

---

**BACKGROUND: 1) In Primary Growth Area and Primary Service Area. 2) Inside city limits. 3) Property is not located within a Watershed Protected Area. 4) Not located within the 100-year flood zone and the 500-year flood zone. 5) The property was deeded to John and Linda**

Ellis in September 1999 in DB 1736 PG 703. The property is Lots 3, 4, & 5 of the Stoneybrook Business & Office Subdivision Section 2 in PB 24 PG 124. **6)** A specific development plan is not proposed at this time. **7)** The proposed GC (General Commercial) has NC (Neighborhood Commercial) and RA (Rural/Agricultural) to the North, GR6 (Residential-Medium Density) to the South and East and GC (General Commercial) and RA (Rural/Agricultural) to the West. **8)** The GC designation is our general commercial zoning classification. **9)** The City's "Future Land Use Map" in our 2043 Comprehensive Plan is shown as Medium High Residential is defined as:

***Medium-High Density Residential*** - This classification allows for higher density residential development which can accommodate a variety of dwelling types. Density will typically be greater than 4 dwellings per acre. Typical uses include single-family dwellings, accessory dwelling units (ADU's), duplexes, triplexes, quadplexes, and townhomes. Development may be clustered with higher density for the purpose of setting aside land within the water supply watersheds and other environmentally significant features such as protected open space.

**10)** The proposed GC designation within the 2043 Comprehensive Plan is a Medium-High Residential classification as defined as:

***Mixed Use Commercial*** - This classification allows for a combination of commercial and office uses. Residential development, when included as an integral part of a larger mixed-use project may also be allowed. Commercial includes both retail and service uses. Office uses include space for employees such as medical, financial, legal, or similar professions.

**11)** Staff recommends approval of the request.

---

**COORDINATION:**

Kathy Bangley, Director, Development Services, 252.206.5289, [kbangley@wilsonnc.org](mailto:kbangley@wilsonnc.org).  
Janet Holland, Land Development Manager, 252.399.2215, [jholland@wilsonnc.org](mailto:jholland@wilsonnc.org).

**ATTACHMENTS:** **1)** Application. **2)** Comp Plan Analysis. **3)** List of those receiving notice. **4)** Area Zoning Map. **5)** Future Land Use Map. **6)** Aerial. **7)** Survey of Property. **8)** Chapter 2 – Use Table.

**PROJECT # 24-178**

**APPLICATION FOR ZONING AMENDMENT**

**Owner & Petitioner Information:**

Name of Property Owner (s) John and Linda Ellis

Address of Property Owner 6070 Haywood Dr.

City Rocky Mount State N C Zip 27803-8834

Name of Petitioner: John and Linda Ellis

Address of Petitioner 6070 Haywood Dr.

City Rocky Mount State N C Zip 27803-8834

Phone \_\_\_\_\_ Email \_\_\_\_\_

CONTACT PERSON: Richard Herring

Phone Number (Day) 252 291-8887 Mobile 252-399-1858

Email: rherring@herring-sutton.com

**PROPERTY INFORMATION:**

Address/Location Airport BLVD.

City: Wilson State: N C Zip: 27896

Property Identification Number (PIN) 3713-13-2885, 3713-14-3083, 3713-14-4163

Current Zoning District(s) UR

Proposed Zoning District(s) G-C

Total Acreage Included in Rezoning: 2.8

Other Description DB 1736 P 703



**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:

**This property is located on the South side of Airport BLVD. approximately 300 feet Northeast of the intersection of Airport BLVD. and Chase Rd. Property has 300 feet of frontage along Airport BLVD. Commercial development continues to occur in this area and at the present time there is almost 50 acres zoned GC between Airport BLVD. and N C 58**

---

---

---

---

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:

**This request conforms with the commercial/mixed use projections as outlined in the Comprehensive Plan. This rezoning will benefit the community and the City of Wilson.**

---

---

---

---

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

**Since commercial /mixed use development already exist along Airport BLVD. between Raleigh RD. Parkway and N.C. 58, this request will not have a negative impact on the immediate neighborhood**

---

---

---

---

**APPLICATION FOR ZONING AMENDMENT**

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

---

---

**No major impact on the City is expected if this rezoning request is granted.**

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

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      Date      4-29-24

John and Linda Ellis

Print Name      John L. Ellis

  
Signature      Date

Print Name      Linda Ellis

 4-29-24  
Property Owner(s):

Signature      Date

John and Linda Ellis

## Airport Boulevard – 2043 COMP PLAN ANALYSIS

**Current land use classification:** Medium Density Residential

**Requested land use classification:** Mixed Use Commercial

**Future Land Use Map land use classification:** Medium-High Density Residential

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

Policy GI-1

Target growth and redevelopment through the 2043 Framework

Policy GI-2

Continue to support community reinvestment efforts in established neighborhoods, commercial centers and corridors, and employment locations

Policy GI-5

Manage public infrastructure, facilities, and services to achieve levels of service and support development and redevelopment in targeted areas

Policy PEP-1

Expand Wilson's economic base

Policy PEP-3

Support the development of new employment-centered sites and reinvestment in existing areas

Policy PEP-4

Continue to foster development of small businesses and support local entrepreneurs

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

Policy FVN-1

Maintain and improve upon the existing housing stock

Policy FVN-2

Expand the existing housing stock in Wilson, including the number and types of housing units available to rent or own.



Rezoning Proj#24-178 – Ellis Property – 3406, 3410, & 3418 Airport Blvd NW

AHMED MOHAMMED NEHAL  
4300 FOXFIRE LN N  
WILSON NC 27896-9132

WINSTEAD COLEY G HEIRS C/O  
BARBARA WRIGHT  
MILTON DE 19968

WILKINS N T  
3217 AIRPORT BLVD NW  
WILSON NC 27896-8809

HEATHERTON GROVE LLC  
1220 ARBORETUM DR  
LEWISVILLE NC 27023-8658

BLAKENEY AVIS O  
3504 CHRISTOPHER DRIVE  
WILSON NC 27896

HESTER NICOLE  
3502 B CHRISTOPHER DR NW  
WILSON NC 27896

FITZGERALD DON V  
3502 CHRISTOPHER DR NW APT C  
WILSON NC 27896-1173

DIVERSIFIED DEVELOPMENT INC  
1503 GROVE ST N  
WILSON NC 27893-2343

WILLIAMS DEONDRA S  
3515 PROVIDENCE LN NW  
WILSON NC 27896-7302

AHMED MOHAMMED NEHAL  
4300 FOXFIRE LN N  
WILSON NC 27896-9132

WESCOTT VILLAGE HOMEOWNERS  
ASSOCIATION INC  
703 NASH ST W  
WILSON NC 27893-3058

ELLIS JOHN L ELLIS LINDA  
6070 HAYWOOD DR  
ROCKY MOUNT NC 27803-8834

BALLARD DONITRA  
3402 WESCOTT DR NW  
WILSON NC 27896

OKWARAOGOMA JOSEPHINE  
NKEMJIKA  
3502 CHRISTOPHER DR NW APT D  
WILSON NC 27896-1173

BAKER CORDIE L  
BAYAN MARTHA R  
3402 WESCOTT DR NW APT D  
WILSON NC 27896-1188

PIERCE BROOKS RANDALL  
1311 E6 FOREST HILLS RD NW  
WILSON NC 27896-1507

SINGH BALVIR  
3326 JENNINGS FARM DR NW  
WILSON NC 27896

BATCHELOR RICHARD RAY  
BATCHELOR ANNE MARLOWE  
3506 PROVIDENCE LN  
WILSON NC 27896-7301

ELLIS JOHN L ELLIS LINDA  
6070 HAYWOOD DR  
ROCKY MOUNT NC 27803-8834

COLEMAN RONALD FLOYD JR HEIRS  
C/O LISSIE BROWN  
NASHVILLE NC 27856

DAVIS TOMMIE S  
3518 PROVIDENCE LN NW  
WILSON NC 27896-7301

CARLESS DONOVAN ANDREW JR  
CARLESS JENICKE HOBBS  
502 REDFORD PLACE DR  
ROLESVILLE NC 27571-0015

LAFFERTY BRUCE STEWART LAFFERTY  
LESLIE JADE  
3510 CHRISTOPHER DR NW  
WILSON NC 27896-1160

BENNETT LINDA ROBBINS  
3519 PROVIDENCE LN NW  
WILSON NC 27896-7302

SMITH MICHAEL E SMITH SHERRY O  
3507 PROVIDENCE LN NW  
WILSON NC 27896-7302

ELLIS JOHN L ELLIS LINDA  
6070 HAYWOOD DR  
ROCKY MOUNT NC 27803-8834

NEW HOPE COMMONS INVESTMENTS  
LLC  
PO BOX 1544  
WILSON NC 27894

DUKE CHRISTOPHER L  
3510 PROVIDENCE LN NW  
WILSON NC 27896-7301

WESCOTT VILLAGE HOMEOWNERS  
ASSOCIATION INC  
703 NASH ST W  
WILSON NC 27893-3058

VICK JAMES M  
2509 B NASH STREET NW  
WILSON NC 27896-1311



Rezoning Proj#24-178 – Ellis Property – 3406, 3410, & 3418 Airport Blvd NW

EDMONDSON JERREMY M  
BOOSE SAMANTHA J  
3512 CHRISTOPHER DR NW  
WILSON NC 27896-1160

LOPEZ HUGO IVAN  
SALINAS SALINAS MARIBEL  
3508 CHRISTOPHER DR NW  
WILSON NC 27896-1160

PINES HOMEOWNERS ASSOC INC THE  
PO BOX 3371  
WILSON NC 27893-3371

ALLEN MONTIE EARL  
3506 CHRISTOPHER DR NW  
WILSON NC 27896-1160

HAYES ANNETTE M  
3402 WESCOTT DR NW UNIT A  
WILSON NC 27896-1188

HARMON BRIAN LEE  
HARMON DIANE S  
3502 CHRISTOPHER DR NW APT A  
WILSON NC 27896-1173

EATMON ROBERT MICHAEL  
3301 NASH ST N STE E  
WILSON NC 27896

LOUISE S DEANS FAMILY LLC  
C/O FRANCES GOODMAN  
455 AIRLIE ROAD  
WILMINGTON NC 28403

BANNISTER DANIEL GEORGE  
BANNISTER AGNES HANNAH  
4901 LAKE WILSON RD  
ELM CITY NC 27822

HELMS ELIZABETH POWELL  
1109 LAKESIDE DR NW  
WILSON NC 27896-1933

GREEN JASON L WOODARD MARILYN N  
616 ROSE MALLOW DR  
ZEBULON NC 27597-5407

FLECK SCOTT BRUCE  
FLECK SUSAN LYNN  
4221 WINGATE DR N  
WILSON NC 27896-8209

KIMBALL DONALD JACK  
3500 PROVIDENCE LN NW  
WILSON NC 27896-7301

SINGH BALVIR  
3326 JENNINGS FARM DR NW  
WILSON NC 27896

WINSTEAD GLENWOOD  
PO BOX 1961  
COLUMBIA SC 29202-1961

WILLIAMS QUINCY  
WILLIAMS LATASHA  
3514 PROVIDENCE LN NW  
WILSON NC 27896-7301

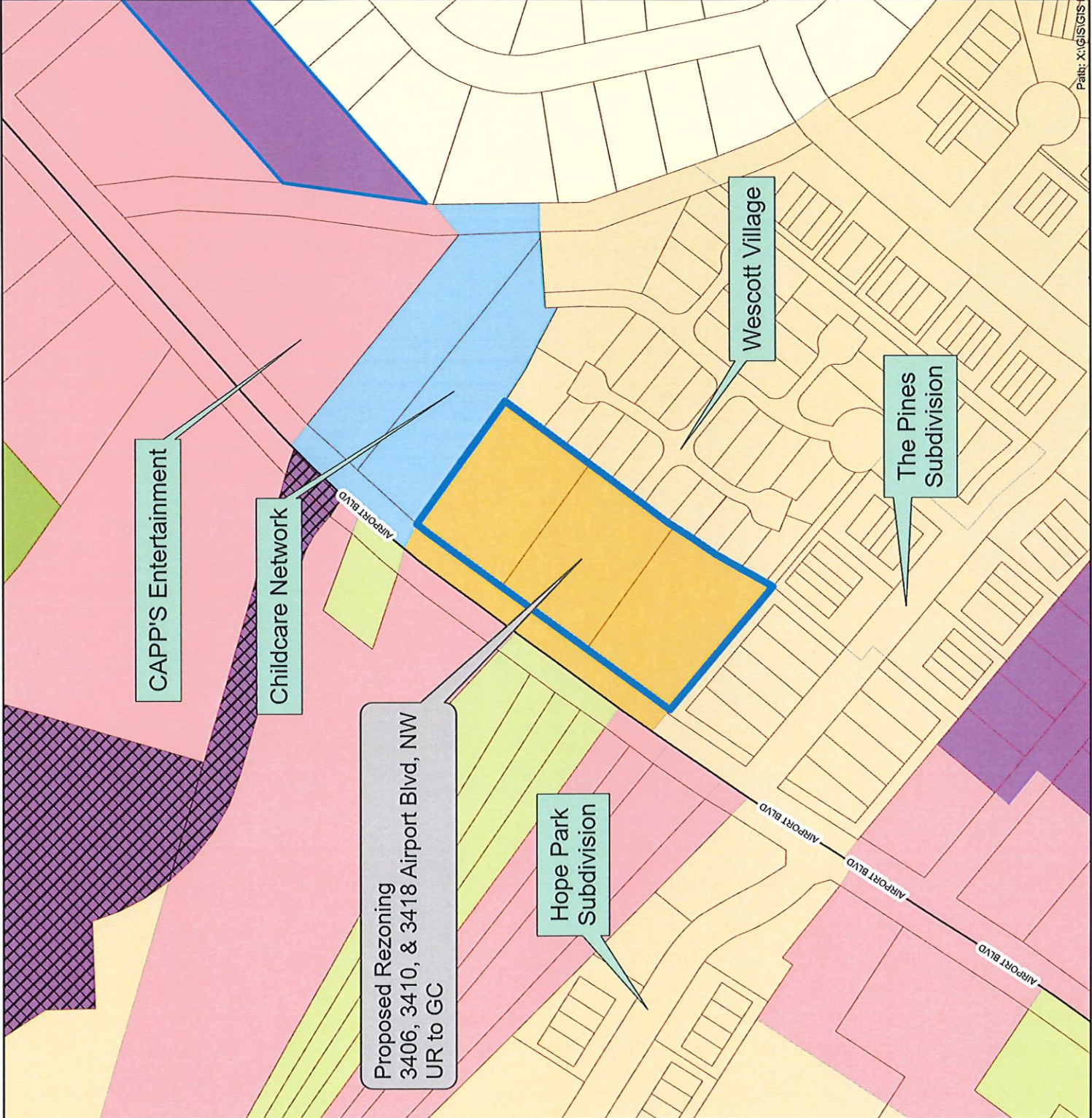


# Rezoning Request

**PIN: 3713-13-2885**  
**3713-14-3083**  
**3713-14-4163**

## From UR to GC

- Proposed Rezoning: NMX (Orange), RMX (Purple), IMX (Grey), LI (Light Grey), HI (Dark Grey), RA (Light Green), SR4 (Light Yellow), SR6 (Yellow), GR6 (Light Orange), UR (Orange), MHR (Dark Orange)
- Parcels: (White outline)
- Railroads: (Black line with cross-ticks)
- Parcels selection: (Blue outline)
- Zoning: OS (Green), NC (Light Blue), ICD (Blue), GC (Light Green), HC (Red), CCMX (Dark Red)



Date: 5/8/2024

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.



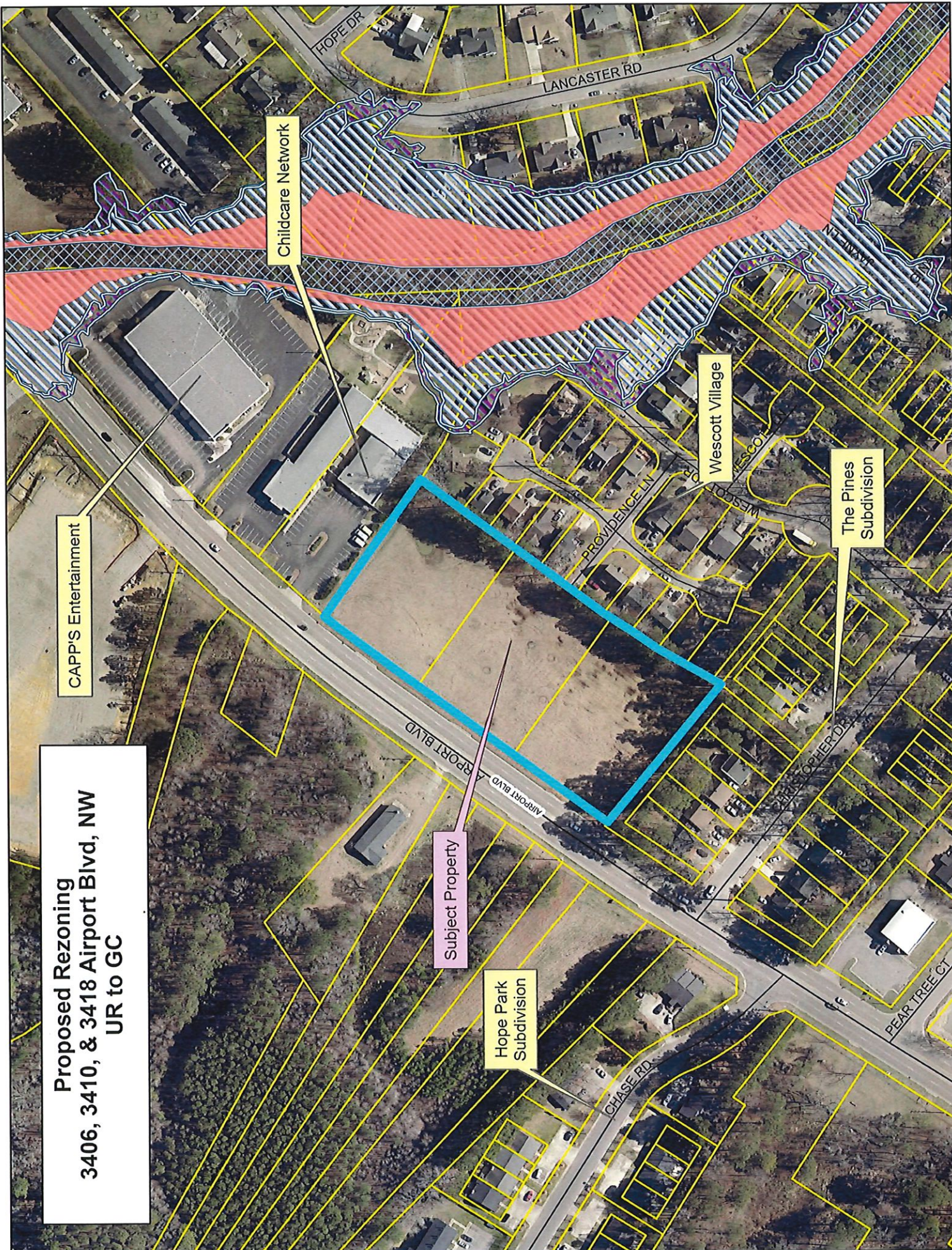




**REZONING: Wilson Co. Tax Parcels:  
3406, 3410, & 3418 Airport Blvd., NW  
PINS: 3713-13-2885.000, 3713-14-3083.000, & 3713-14-4163.000  
UR (Urban Residential) to GC (General Commercial)**







**Proposed Rezoning  
3406, 3410, & 3418 Airport Blvd, NW  
UR to GC**

Childcare Network

Wescott Village

The Pines Subdivision

CAPP'S Entertainment

Subject Property

Hope Park Subdivision

HOPE DR

LANCASTER RD

PROVIDENCE LN

AIRPORT BLVD

CHASE RD

PEAR TREE CT



- ① MDC NC2 LP  
DB 2862 PG 204  
PIN: 3713-14-5221  
CURRENT ZONE: NC
- ② TOMMIE S. DAVIS  
DB 2850 PG 146  
PIN: 3713-14-6130  
CURRENT ZONE: GR6
- ③ JAMES M. VICK  
DB 1596 PG 78  
PIN: 3713-14-5084  
CURRENT ZONE: GR6
- ④ QUINCY & LATASHA WILLIAMS  
DB 2256 PG 145  
PIN: 3713-14-5061  
CURRENT ZONE: GR6
- ⑤ BROOKS R. PIERCE  
DB 1393 PG 816  
PIN: 3713-13-5947  
CURRENT ZONE: GR6
- ⑥ CHRISTOPHER L. DUKE  
DB 2747 PG 331  
PIN: 3713-13-5903  
CURRENT ZONE: GR6
- ⑦ NEW HOPE COMMONS  
INVESTMENTS, LLC  
DB 2305 PG 953  
PIN: 3713-13-4877  
CURRENT ZONE: GR6
- ⑧ ELIZABETH P. HELMS  
DB 2810 PG 891  
PIN: 3713-13-4844  
CURRENT ZONE: GR6

- ⑨ DEONDRA S. WILLIAMS  
DB 2905 PG 908  
PIN: 3713-13-4810  
CURRENT ZONE: GR6
- ⑩ ROBERT M. EATMON  
DB 2272 PG 192  
PIN: 3713-13-3796  
CURRENT ZONE: GR6
- ⑪ LINDA R. BENNETT  
DB 1602 PG 709  
PIN: 3713-13-3781  
CURRENT ZONE: GR6
- ⑫ DIVERSIFIED DEVELOPMENT, INC.  
DB 1188 PG 664  
PIN: 3713-13-4605  
CURRENT ZONE: GR6
- ⑬ PINES HOMEOWNERS  
ASSOCIATION, INC.  
DB 1259 PG 890  
PIN: 3713-13-2588  
CURRENT ZONE: GR6
- ⑭ WESCOTT VILLAGE HOMEOWNERS  
ASSOCIATION, INC.  
DB 1259 PG 890  
PIN: 3713-13-2588  
CURRENT ZONE: GR6

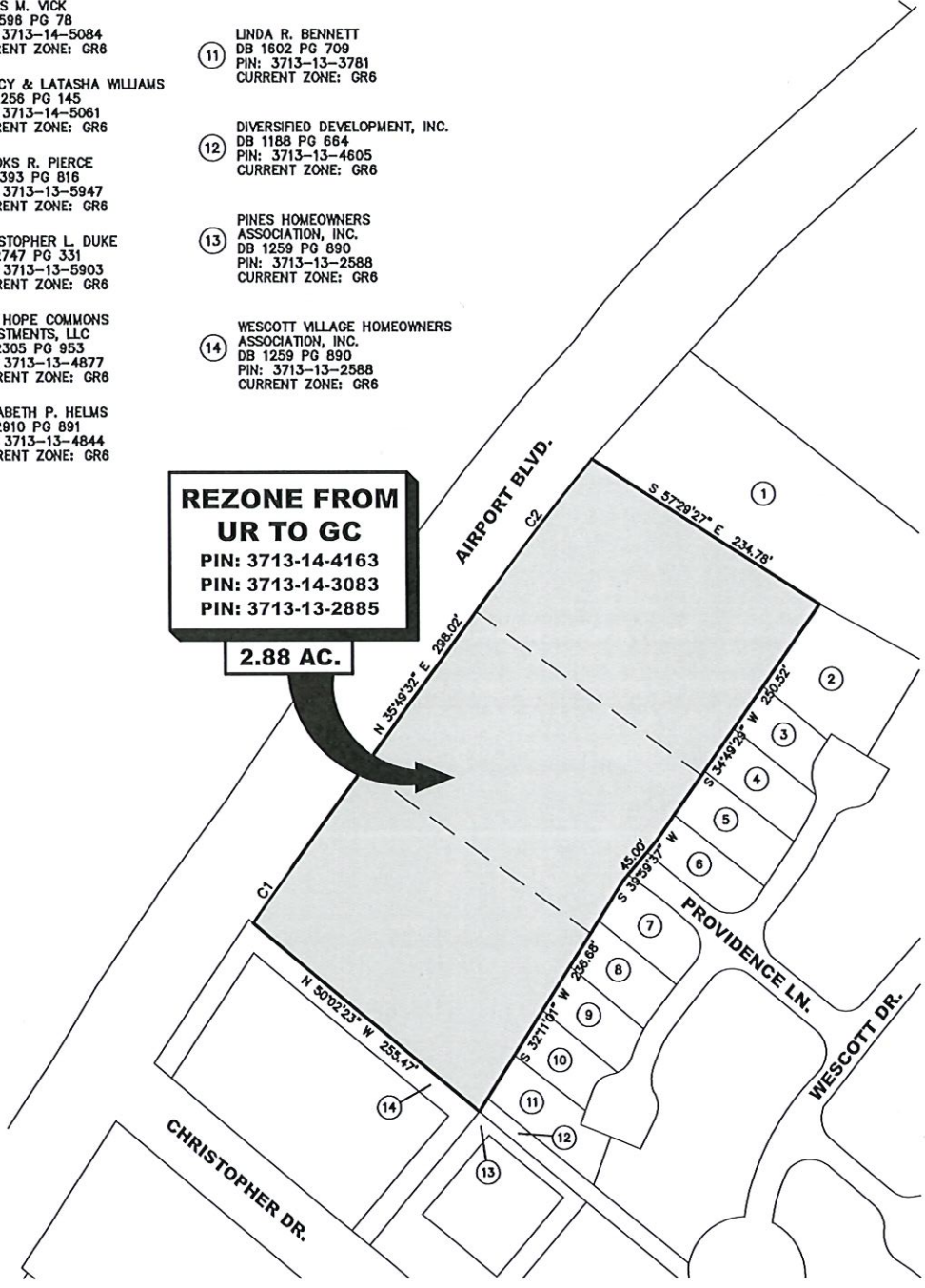
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	4548.43'	56.98'	56.98'	N 35°28'00" E
C2	2256.60'	144.66'	144.64'	N 37°39'43" E



**REZONE FROM  
UR TO GC**

PIN: 3713-14-4163  
PIN: 3713-14-3083  
PIN: 3713-13-2885

**2.88 AC.**



Rezoning Request for  
**John & Linda Ellis**

Scale: 1"=100'

Date: April 2024

**Herring-Sutton & Associates, P.A.**

Engineers - Surveyors - Planners  
Firm License #C-2310

2201 Nash Street NW  
Wilson, NC 27898

Tel. (252) 291-8887  
Fax (252) 291-5900

City of Wilson: Unified Development Ordinance – Use Table – Revision 5.16.2024

USE TYPES	RURAL						SUBURBAN						URBAN																															
	RIA	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References						
<b>A. RESIDENTIAL</b>																																												
Dwelling-Single Family	P	-	P	P	P	-	-	-	P	-	-	P	P	P	-	-	-	-	P	-	-	P	P	P	-	-	-	-	P	-	-	-	-	-	P	-	-	-	-	-	-	-	-	3.2.1
Dwelling-Two Family	-	-	-	-	PS	-	-	PS	P	-	-	PS	-	-	-	-	-	PS	P	-	-	PS	P	P	-	-	-	PS	PS	-	-	-	-	PS	PS	-	-	-	-	PS	PS	-	-	3.2.2
Dwelling-Townhome	-	-	-	-	-	-	PS	PS	P	-	-	PS & CD	-	-	-	-	PS	PS	P	-	-	PS	PS	PS	-	-	PS	PS	-	-	-	-	-	PS	PS	-	-	-	-	PS	PS	-	-	3.2.3
Dwelling-Multifamily	PS	-	PS	PS	PS	-	PS	PS	PS	-	-	PS	-	-	-	-	PS	PS	PS	-	-	PS	PS	PS	-	-	-	PS	SUP	-	-	-	-	PS	PS	-	-	-	-	PS	PS	-	-	3.2.4
Dwelling-Accessory	-	-	-	-	-	-	SUP	PS	P	-	-	PS	-	-	-	-	PS	PS	P	-	-	PS	PS	PS	-	-	PS	PS	-	-	-	-	-	PS	PS	-	-	-	-	PS	PS	-	-	3.2.5
Halfway Homes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.2.6
Live-Work Units	PS	-	PS	-	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.2.6
Manufactured Housing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.2.7
Manufactured Home Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.2.8
Residential Care Facilities (more than 6 residents)	P	-	-	-	-	PS	PS	PS	PS	-	-	PS	-	-	-	-	PS	PS	PS	-	-	PS	PS	PS	-	-	PS	PS	-	-	-	-	-	PS	PS	-	-	-	-	PS	PS	-	-	3.2.7
Residential/Family Care Home (6 or fewer residents)	P	-	P	P	P	-	P	P	P	-	-	P	-	-	-	-	P	P	P	-	-	P	P	P	-	-	P	P	-	-	-	-	-	P	P	-	-	-	-	P	P	-	-	3.2.8
<b>B. LODGING</b>																																												
Bed and Breakfast Homes (up to 8 rooms)	P	-	-	-	-	P	-	-	P	-	-	P	-	-	-	-	-	-	P	-	-	P	P	P	-	-	P	P	-	-	-	-	-	P	P	-	-	-	-	P	P	-	-	3.3.1
Bed and Breakfast Inn (up to 12 rooms)	-	-	-	-	-	P	-	-	P	-	-	P	-	-	-	-	-	-	PS	-	-	P	P	P	-	-	-	-	-	-	-	-	-	PS	PS	-	-	-	-	PS	PS	-	-	3.3.2
Boarding or Rooming House	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.3.2
Campground	SUP	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Dormitory	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fraternity/Sorority House	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS	-	-	SUP	SUP	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.3.3
Hotel/Motel	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>C. OFFICE/SERVICE</b>																																												
ATM	-	-	-	-	-	P	P	P	P	-	-	P	-	-	-	-	-	-	P	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Banks, Credit Unions, Financial Services	-	-	-	-	-	P	P	P	P	-	-	P	-	-	-	-	-	-	P	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Business Support Services	-	-	-	-	-	P	P	P	P	-	-	P	-	-	-	-	-	-	P	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Crematoria	PS	-	-	-	-	PS	PS	PS	-	PS	PS	PS	-	PS	-	-	PS	PS	-	-	-	PS	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.4.1
Dry Cleaning & Laundry Services	-	-	-	-	-	P	P	P	P	-	-	P	-	-	-	-	-	-	P	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Event Center	-	-	-	-	-	-	PS	PS	-	-	-	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.4.7
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	P	-	-	PS	PS	PS	-	-	PS	PS	-	-	-	-	-	PS	PS	-	-	-	-	PS	PS	-	-	3.4.2
Kennels, Indoor	PS	-	-	-	-	-	PS	PS	-	-	-	-	PS	PS	-	-	PS	PS	-	-	-	-	-	-	-	-	PS	PS	-	-	-	-	-	-	-	-	-	-	-	PS	PS	-	-	3.4.3

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



USE TYPES	RURAL								SUBURBAN								URBAN								CCIMX	References
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NMIX	IMX	CCIMX	References								
	Kennels, Outdoor	PS	-	-	-	-	-	-	PS	-	PS	-	-	-	-	-	-	-	-	-	3.4.4					
Medical Clinic	-	-	-	-	-	P	P	P	P	-	-	-	SUP	P	P	P	P	P	P	-	3.4.5					
Personal Services	-	-	-	-	-	P	P	P	P	-	-	-	-	P	P	P	P	P	P	-	-					
Personal Services, Restricted	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-					
Post Office	-	-	-	-	-	P	P	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	-	-	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	PS	-	3.4.3					

D. COMMERCIAL/ENTERTAINMENT	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NMIX	IMX	CCIMX	References			
	Adult Establishment	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	-	-	-	-	3.5.1	
	Alcoholic Beverage Sales Store	-	-	-	-	-	P	P	-	-	-	-	-	-	-	P	-	P	-	-	
Amusements, Indoor	-	-	-	-	-	P	P	-	P	-	-	-	-	-	P	P	P	-	-		
Amusements, Outdoor	-	-	-	-	-	-	-	PS	-	PS	-	-	-	-	-	-	-	-	-	3.5.2	
Billiard/Pool Hall	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	
Bar, Tavern, or Nightclub	-	-	-	-	-	-	SUP	SUP	-	-	-	-	-	-	-	SUP	SUP	-	-	3.5.3	
Food Truck Court	-	-	-	-	-	-	PS	PS	PS	PS	-	-	-	-	PS	PS	PS	PS	-	3.5.14	
General Commercial	-	-	-	-	-	PS	PS	PS	-	-	-	-	-	PS	PS	P	P	P	-	3.5.4	
Sweepstakes Facilities/Adult Arcade	-	-	-	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	-	-	3.5.5
Outside Sales	-	-	-	-	-	-	PS	PS	PS	-	-	-	-	PS	PS	PS	PS	PS	PS	3.5.6	
Outside Sales, Sidewalk Sales	-	-	-	-	-	-	-	PS	PS	-	-	-	-	PS	PS	PS	PS	PS	PS	3.5.7	
Pawnshops	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	-	-	-	-	-	3.5.8	
Racetrack	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	
Restaurant	-	-	-	-	-	SUP	P	P	P	-	-	-	-	P	P	P	P	P	P	-	3.5.9
Riding Stables	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Shooting Range, Indoor	PS	-	-	-	-	-	PS	PS	-	PS	PS	-	-	-	-	-	-	-	-	-	3.5.10
Shooting Range, Outdoor	SUP	-	-	-	-	-	-	-	-	SUP	SUP	-	-	-	-	-	-	-	-	-	3.5.11
Smoke/Vape Shops	-	-	-	-	-	-	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	3.5.12
Theater, Indoor Movie or Live Performance	-	-	-	-	-	-	P	P	P	-	-	-	-	-	P	P	P	P	P	-	-
Theater, Outdoor	PS	PS	-	-	-	-	-	PS	-	-	-	-	-	-	PS	PS	PS	PS	PS	-	3.5.13

E. CIVIC	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NMIX	IMX	CCIMX	References	
	PS	-	-	-	-	-	-	PS	-	-	-	-	-	-	-	-	-	-	-
	PS	-	-	-	-	-	-	PS	-	-	-	-	-	-	-	-	-	-	-

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



USE TYPES	RURAL												SUBURBAN												URBAN					
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCIMX	References												
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	PS	3.6.3												
Private Recreation Facilities	-	PS	-	-	-	PS	PS	P	P	-	-	-	-	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	-	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	-	-	-	-	-	SUP	-	3.6.8												

F. EDUCATIONAL/INSTITUTIONAL	RURAL												SUBURBAN												URBAN					
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCIMX	References												
Child/Adult Day Care Home (8 or less persons)	PS	-	PS	PS	PS	PS	PS	PS	PS	-	-	PS	PS	PS	PS	PS	PS	3.7.1												
Child/Adult Day Care Center (More than 8 persons)	-	-	-	-	-	PS	PS	PS	PS	-	-	SUP	SUP	PS	PS	PS	PS	3.7.2												
College/University	-	-	-	-	-	-	-	-	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	P	-												

G. AUTOMOTIVE	RURAL												SUBURBAN												URBAN					
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCIMX	References												
Drive-Thru/Drive-In/Pick-Up/Drop-Off Facility	-	-	-	-	-	-	PS	PS	PS	PS	PS	-	-	PS	SUP	SUP	SUP	3.8.1												
Heavy Equipment/Manufactured Home Rental/Sales/Repair	-	-	-	-	-	-	-	SUP	-	P	P	-	-	-	-	-	-	3.8.2												
Parking Lot/Structure – Principal Use	-	-	-	-	-	-	P	P	P	P	P	-	-	P	P	P	SUP	3.8.3												
Theater, Drive-In	-	-	-	-	-	-	-	PS	PS	PS	-	-	-	-	-	-	-	3.8.4												
Vehicle Rental/Leasing/Sales	-	-	-	-	-	-	PS	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	RURAL												SUBURBAN												URBAN					
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCIMX	References												

UR    
  GC  
 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      Does Not Meet Requirements



USE TYPES	RURAL					SUBURBAN										URBAN				
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMX	CCIMX	References		
Artist Studio/Light Manufacturing Workshops	PS	-	-	-	-	-	P	P	-	P	-	-	-	P	P	P	P	3.9.7		
Distillery	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-		
Landfills and Junkyards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.9.1		
Industry, Light	-	-	-	-	-	-	-	-	-	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	-		
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	-	-	-	-	-	PS	-	3.9.6		
Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-		

I. AGRICULTURE	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMX	CCIMX	References
	Animal Production/Possession	SUP	-	-	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-
Backyard Pens/Coops/Beekeeping	P	-	PS	PS	PS	-	-	-	PS	-	-	PS	PS	PS	PS	PS	PS	3.10.2
Crop Production	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	-
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	RIMX	NIMX	IMX	CCIMX	References
	Airstrip/Airport	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-
Wireless Communications Facility	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	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	RIMX	NIMX	IMX	CCIMX	References
	Temporary Uses	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS

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