



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 #24-190)**
REQUESTED ZONE: UR (Urban Residential)
PRESENT ZONE: GC (General Commercial) and NC (Neighborhood Commercial)
APPLICANT: RBV Investments, LLC
PROPERTY OWNER(s): Jobe Properties, LLC
PROPERTY ADDRESS: 4073 NC Hwy 42 W
PROPERTY SIZE: 22.5 acres
SPECIFIC DESCRIPTION: 3701-18-4872.000 (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: GI-1, GI-3, GI-5, and FVN-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: GI-2, FVN-1, CGP-1, and CGP-3

BACKGROUND: 1) In Primary Growth Area and Primary Service Area. **2)** Outside city limits but within the ETJ. Annexation will be required to receive city services. **3)** Located within the WS4-P Contentnea Creek Watershed Protected Area. Development shall meet the watershed

standards. **4)** Not located within the 100-year flood zone and the 500-year flood zone. **5)** The property was deeded to Jobe Properties, LLC in March 2011 in DB 2173 PG 712. The property was originally a portion of the Cedar Ridge Subdivision approved in 2004 with revisions until 2012. The project included single-family detached lots and outparcels for commercial development. **6)** The proposed property will become a new residential community. **7)** The proposed UR (Urban Residential) has R/A (Rural/Agriculture) and ICD (Institutional Campus Development) to the North. The property to the East is SR6 (Residential – Medium Density) and UR (Urban Residential). **8)** The UR designation is a medium density residential classification. **9)** The City’s “Future Land Use Map” in our 2043 Comprehensive Plan is shown as Low Density Residential and defined as follows:

Low Density Residential – This classification allows for primarily low-density single-family residential development at a density of 4 dwellings per acre or less. Typical uses include detached single-family dwellings, some accessory dwelling units (ADU’s), and rural agricultural uses. 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 UR designation with the 2043 Comprehensive Plan is a Medium-High Residential classification as defined as:

Medium 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.

11) Staff recommends approval of the request.

COORDINATION:

Kathy Bangle, Director, Development Services, 252.206.5289, kbangle@wilsonnc.org.
Janet Holland, Land Development Manager, 252.399.2215, 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 # 24-190

APPLICATION FOR ZONING AMENDMENT

Owner & Petitioner Information:

Name of Property Owner (s) Jobe Properties, LLC

Address of Property Owner 4073 NC Hwy 42 W

City Wilson State NC Zip 27896

Name of Petitioner: RBV Investments, LLC

Address of Petitioner 3434 Kildaire Farm Rd., Ste. 135

City Cary State NC Zip 27518

Phone 919-868-4924 Email rvick@windjamdevelopment.com

CONTACT PERSON: Steve Oliverio

Phone Number (Day) 252-399-0704 Mobile 520-850-4665

Email: steve@bartletteng.com

PROPERTY INFORMATION:

Address/Location 4073 NC Hwy 42 W

City: Wilson State: NC Zip: 27896

Property Identification Number (PIN) 3701-18-4872

Current Zoning District(s) GC & NC

Proposed Zoning District(s) UR

Total Acreage Included in Rezoning: 22.5

Other Description _____

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:

The property is located adjacent to existing residential subdivisions and well suited to meet market-driven demands for additional housing while also offering a diversity of housing type to address consumer needs and preferences.

This downzoning is requested to more appropriately allow a use of the property that is more compatible with the surrounding adjoining residential use and to meet the needs of a growing Wilson.

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:

The rezoning requested will meet the stated goals of the comprehensive plan in several ways. The requested zoning is more compatible with the existing uses of adjacent properties which will help maintain the character and integrity of the current uses. The rezoning will allow a diversity of housing type to increase home ownership opportunity in the Wilson area, helping to foster the sense of pride that comes with home ownership. The new development to be proposed will offer up-scale and attractive new homes with restrictions to preserve aesthetics and common spaces, all meeting the needs of the evolving housing market and homebuyer demands.

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

The proposed rezoning will comport with the uses of the immediate neighborhood and the plans to be proposed will eliminate the prior proposed connection to keep the properties distinct. Other than meeting the state and local requirements of NCDOT to address any traffic impacts, we assert that the rezoning will more closely align with the expectations of the immediate neighbors as the residential use will have less adverse impact on current conditions.

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

The rezoning requested will allow the property to be developed pursuant to the stated goals of the comprehensive plan toward meeting the demand for new and upscale housing of a diverse type while enhancing community character and maintaining the general integrity of the specific area. Attractive development along the corridors entering Wilson will improve the City as a whole.

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).

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 are allowable. All other requirements of the corresponding district shall be met. List such permitted uses below. (attach additional sheets if necessary).

N/A

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):

Rex Vick
Signature

4-30-2024
Date

Rex Vick, Jr., Manager of RBV Investments, LLC
Print Name

Property Owner(s):

James B. Gowan, Jr.
Signature

4-30-24
Date

James B. Gowan, Jr., Manager of Jobe Properties, LLC
Print Name

Job Properties – COMP PLAN ANALYSIS

Current land use classification: GC and NC

Requested land use classification: UR

Future Land Use Map land use classification: Low Density Residential

POLICIES THAT COULD BE INTERPRETED TO SUPPORT THE REQUEST:

Policy GI-1

Target growth and redevelopment through the 2043 Framework

Policy GI-3

Facilitate placemaking through the design and preservation of quality places and enhancing the visual and functional experience of the City

Policy GI-5

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

Policy FVN-2

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

POLICIES THAT COULD BE INTERPRETED TO OPPOSE THE REQUEST:

Policy GI-2

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

Policy FVN-1

Maintain and improve upon the existing housing stock

Policy CGP-1

Serve as responsible stewards of environmental resources, protect environmentally sensitive areas, and conserve farmland and agricultural working lands

Policy CGP-3

Enhance beautification efforts and increase green and natural elements

Proj#24-190 – Rezoning – Jobe Properties – Airport Blvd & NC 42 W

MOORE DAVID ROBERT
PO BOX 3445
WILSON NC 27895-3445

JOBE PROPERTIES LLC
563 BARRINGTON PLACE SW
OCEAN ISLE BEACH NC 28468

BEAUDREAU TODD M
BEAUDREAU SARAH R
4404 MAPLE LEAF LN
WILSON NC 27893-3884

PAYNE KEVIN GERALD PAYNE
KIMBERLEY BRIDGES
9922 BLUFF RD
EMERALD ISLE NC 28594

HIGH AMY
4308 MAPLE LEAF LN SW
WILSON NC 27893-3881

ALLEN ANTONIO RAMSEY WILLAYNA
4307 MAPLE LEAF LN
WILSON NC 27893-3883

BURKE JANE BRITT
4303 MAPLE LEAF LN
WILSON NC 27893-3883

LILES BRIDGETTE B
4300 MAPLE LEAF LN SW
WILSON NC 27893-3881

WILLIAMSON FAMILY TRUST
ATTN: DAVID K WILLIAMSON
EMERALD ISLE NC 28594

MCCULLEN MAGDALENE DILDA
4136 A NC 42 W
WILSON NC 27893

MORRIS CARLYLE JR (LER)
4100 OLD RALEIGH RD
WILSON NC 27893-8311

LOWE JENNIFER R
4402 MAPLE LEAF LN
WILSON NC 27893-3884

POOLE ABBY FOSTER
4409 MAPLE LEAF LN
WILSON NC 27893-3891

SIMPSON SHARON H
4302 MAPLE LEAF LN
WILSON NC 27893

CRUMPLER ALLIE SUE PITT
4309 MAPLE LEAF LN
WILSON NC 27893

SINGER GULL BRITT V
SINGER ERIK MICHAEL
4301 MAPLE LEAF LN
WILSON NC 27893

WATSON RONALD R
WATSON LOUISE B
1639 AIRPORT BLVD W
WILSON NC 27893-9281

BLACK STONE ENTERPRISE LLC
PO BOX 2712
WILSON NC 27894-2712

SMITH WILLIAM C
4408 MAPLE LEAF LN SW
WILSON NC 27896

GODWIN CHRISTOPHER J
GODWIN ELIZABETH M
4310 MAPLE LEAF LN
WILSON NC 27893

PROCTOR CHRISTY D
3513 S MEADE PL NW
WILSON NC 27896-9611

AGOSTINI MARCO VALENTINO
4405 MAPLE LEAF LN SW
WILSON NC 27893

BRYANT WILLIAM JEFFREY
4306 MAPLE LEAF LN
WILSON NC 27893

DOROTHY JANE CHIPMAN
LIVING TRUST
4304 MAPLE LEAF LN SW
WILSON NC 27893-3881

PIPPIN FREDRICK LANCE
PIPPIN ERIN HUDSON
4401 MAPLE LEAF LN SW
WILSON NC 27893

HARRIS JEFFREY HARRIS LAURA
5027 COUNTRY CLUB DR N
WILSON NC 27896-9123

HOWELL MARY KATHRYN W
4423 LAMM RD
WILSON NC 27893

HOLLER MICHELLE
4406 MAPLE LEAF LN
WILSON NC 27893

CIAFFONE-FERRANTE RICK STEVEN
FERRANTE DANIELA M A
4400 MAPLE LEAF LN SW
WILSON NC 27893-3884

MAHAN MICHAEL LLOYD
MAHAN ARLENA GAIL
4403 MAPLE LEAF LN
WILSON NC 27893

Proj#24-190 – Rezoning – Jobe Properties – Airport Blvd & NC 42 W

DALE JACKIE B
4311 MAPLE LEAF LN
WILSON NC 27893

SIMPSON SHARON H
4302 MAPLE LEAF LN
WILSON NC 27893

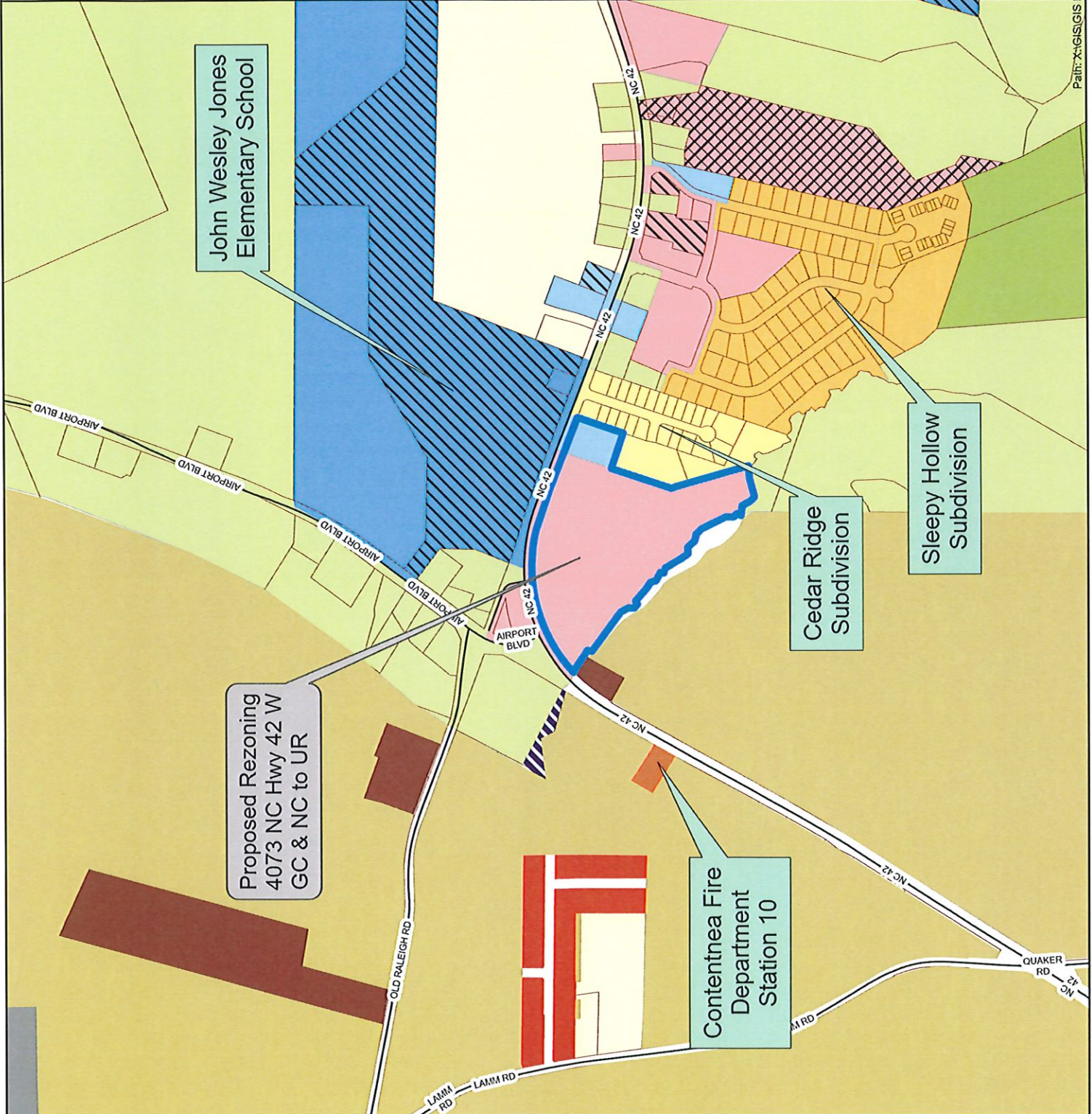
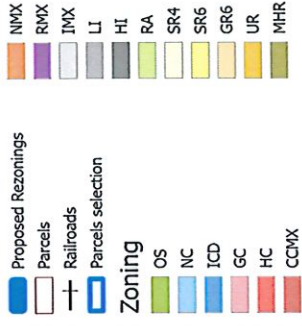
WILSON COUNTY BOARD OF EDUC
PO BOX 2048
WILSON NC 27894-2048

WILSON COUNTY
PO BOX 1728
WILSON NC 27893

Rezoning Request

PIN: 3701-18-4872

From GC & NC to UR



Proposed Rezoning
4073 NC Hwy 42 W
GC & NC to UR

John Wesley Jones
Elementary School

Cedar Ridge
Subdivision

Sleepy Hollow
Subdivision

Contentnea Fire
Department
Station 10

Date: 5/29/2024

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.

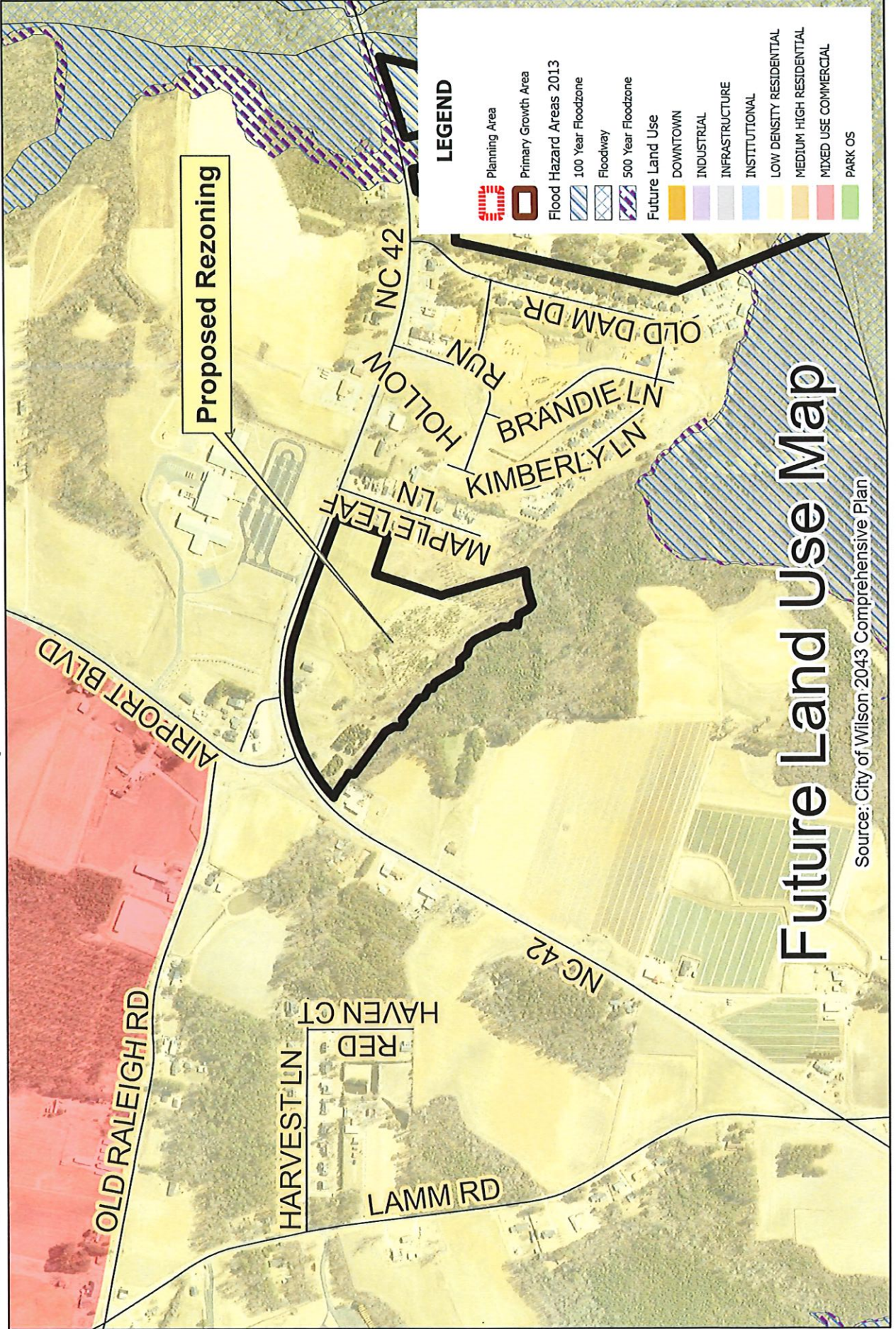


REZONING: Wilson Co. Tax Parcels:

4073 NC Hwy 42 W

PIN: 3701-18-4872.000

**GC (General Commercial) & NC (Neighborhood Commercial)
to UR (Urban Residential)**



**Proposed Rezoning
4073 NC Hwy 42 W
GC & NC to UR**

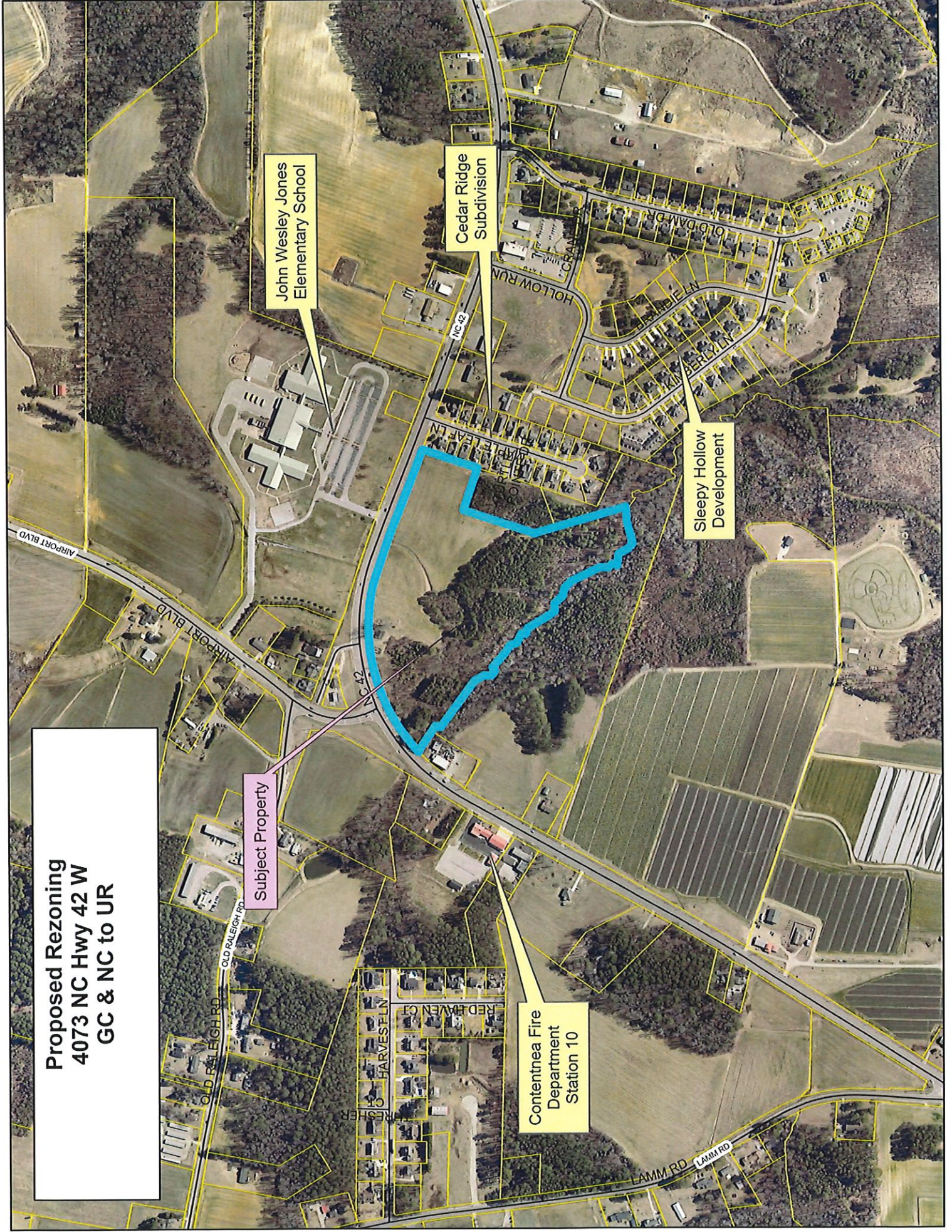
Subject Property

**John Wesley Jones
Elementary School**

**Cedar Ridge
Subdivision**

**Sleepy Hollow
Development**

**Contentnea Fire
Department
Station 10**



NOTES:

- AREAS COMPUTED BY COORDINATE CALCULATIONS.
- NO GRID MONUMENT FOUND WITHIN 2000'.
- COORDINATES SHOWN ON PLAT ARE HORIZONTAL COORDINATES UNLESS STATED OTHERWISE.
- ALL RIGHTS-OF-WAY ARE HORIZONTAL UNLESS NOTED OTHERWISE.
- ALL RIGHTS-OF-WAY ARE PUBLIC UNLESS NOTED OTHERWISE.
- WETLANDS, IF ANY, HAVE NOT BEEN DELINEATED.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA - 100 YR. FLOOD).
- THIS PROPERTY IS LOCATED IN THE CONTINENTAL MS-IV PROTECTED WATERSHED AREA.
- THERE ARE NO CEMETERIES VISIBLE.
- THIS PROJECT IS SUBJECT TO ALL APPLICABLE STATE AND LOCAL ORDINANCES.
- A TITLE REPORT HAS BEEN SUPPLIED FOR THIS PROPERTY.

SITE DATA:
 TOTAL AREA 24.6 ACRES
 AREA TO BE REZONED 22.5 ACRES
 SITE LOCATION NC HWY 42 W
REFERENCES:
 DEED BOOK 2173 PAGE 712
 DEED BOOK 2470 PAGE 812
 PLAT BOOK 38 PAGE 140
 PLAT BOOK 38 PAGE 144
 PLAT BOOK 38 PAGE 171

EXISTING LAND USAGE: AGRICULTURE/WOODS
PIN: 3701-18-4872
OWNER: JOBE PROPERTIES, LLC
 8007 WILSON BLVD
 OCEAN ISLE BEACH NC, 28549

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD
C1	929.128	832.04	90°26'01"	N75°18'45"E	891.27

PROPERTY LINE ALONG BRANCH "A" TO "B"

LINE #	LENGTH	DIRECTION
L1	117.08	S18°46'30"W
L2	60.00	S18°46'30"W
L3	60.00	S18°46'30"W
L4	60.00	S18°46'30"W
L5	60.00	S18°46'30"W
L6	60.00	S18°46'30"W
L7	60.18	S17°15'47"W
L8	74.24	S18°46'30"W
L9	60.00	S18°46'30"W

PROPERTY LINE ALONG BRANCH "A" TO "B"

BEARING	LENGTH
S74°54'45"W	116.27
S72°18'23"W	25.88
S69°53'17"W	81.02
S67°29'46"E	29.37
S65°03'13"W	105.82
S62°39'52"W	45.91
S60°16'44"W	44.19
S57°53'12"W	39.45
S55°29'40"W	47.84
S53°06'08"W	116.27
S50°42'36"W	116.27
S48°19'04"W	21.44
S45°55'32"W	55.23
S43°32'00"W	45.08
S41°08'28"W	35.28
S38°44'56"W	3.80
S36°21'24"W	100.08
S33°57'52"W	25.28
S31°34'20"W	24.49
S29°10'48"W	24.49
S26°47'16"W	29.07
S24°23'44"W	32.18
S21°59'12"W	27.54



OWNER/DEVELOPER:
 JOBE PROPERTIES LLC
 PO BOX 7175
 OCEAN ISLE BEACH NC 28549

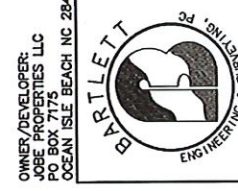
BARTLETT ENGINEERING & SURVEYING, PC
 1906 NASH STREET NORTH
 WILSON, N.C. 27893-1726
 License No. C-1551

DATE: APRIL 2024
SCALE: 1" = 150'
PROJECT: 24-104
REVISIONS:
 CODE: RBVNV
 DWG FILE: 24104R21

REZONING MAP

PROPERTY OF
JOBE PROPERTIES, LLC

WILSON TOWNSHIP
NORTH CAROLINA
ZONE:



WILLIAM A. BARTLETT
 PROFESSIONAL SURVEYOR
 No. 53768
 State of North Carolina
 4/30/2024

USE TYPES	RURAL						SUBURBAN						URBAN					
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMX	CCIMX	References
A. RESIDENTIAL																		
Dwelling-Single Family	P	-	P	P	P	-	-	-	P	-	-	P	P	P	P	-	-	-
Dwelling-Two Family	-	-	-	-	PS	-	-	-	P	-	-	PS	PS	P	-	-	-	3.2.1
Dwelling-Townhome	-	-	-	-	-	-	PS	PS	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	P	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	P	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	
Boarding or Rooming House	-	-	-	-	-	-	-	-	PS	-	-	-	PS	-	-	-	-	3.3.1
Campground	SUP	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.3.2
Dormitory	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	
Fraternity/Sorority House	-	-	-	-	-	-	-	-	PS	-	-	SUP	SUP	-	-	-	-	3.3.3
Hotel/Motel	-	-	-	-	-	-	P	P	P	-	-	-	-	-	P	P	P	

C. OFFICE/SERVICE																		
ATM	-	-	-	-	-	P	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
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	PS	PS	3.4.2
Kennels, Indoor	PS	-	-	-	-	PS	PS	PS	-	PS	PS	-	-	PS	PS	PS	PS	3.4.3

GC
 NC
 UR
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									
Kennels, Outdoor	PS	-	-	-	-	-	-	PS	-	PS	-	-	-	-	-	-	-	-	3.4.4								
Medical Clinic	-	-	-	-	-	P	P	P	P	-	-	-	SUP	P	P	P	P	P	3.4.5								
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	P									
Professional Services	-	-	-	-	-	P	P	P	P	-	-	-	-	P	P	P	P	P									
Support Services, Commercial	-	-	-	-	-	PS	PS	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	3.4.3								

D. COMMERCIAL/ENTERTAINMENT	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RIMX	NIMX	IMX	CCIMX	References	
	Adult Establishment	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	-	-	-
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	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	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	
Restaurant	-	-	-	-	-	-	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	-	
Theater, Outdoor	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	NIMX	IMX	CCIMX	References

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 P – Permitted by Right PS – Permitted with Special Standards SUP – Special Use Permit Required
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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	CCIMX	References	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMIX	NMIX	IMX	CCIMX	References
Cemetery	PS	PS	PS	PS	PS	PS	PS	PS	PS	-	-	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.6.1
Civic Meeting Facilities	-	PS	PS/ND	PS/ND	PS/ND	PS	P	P	P	P	-	SUP/ND	SUP/ND	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.6.2	
Conference/Convention Center	-	P	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Cultural or Community Facility	-	PS	-	-	-	PS	P	P	P	-	-	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.6.3	
Private Recreation Facilities	-	PS	-	-	-	PS	P	P	P	-	-	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.6.4	
Public Recreation Facilities	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.6.5	
Government Facility/Public Safety Station	SUP	-	SUP	SUP	SUP	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.6.6	
Religious Institution	P	P	PS	PS	PS	P	P	P	P	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.6.7	
Sports Arena/Stadium (4,000 or more seats)	-	SUP	-	-	-	-	-	SUP	SUP	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.6.8	

F. EDUCATIONAL/INSTITUTIONAL		R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMIX	NMIX	IMX	CCIMX	References	
Child/Adult Day Care Home (6 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 6 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		R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMIX	NMIX	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	SUP	3.8.3
Theater, Drive-In	-	-	-	-	-	-	-	-	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	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	RMIX	NMIX	IMX	CCIMX	References	

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USE TYPES	RURAL										SUBURBAN										URBAN					
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LJ	HI	GR6	UR	RMX	NMX	IMX	CCIMX	References								
Artist Studio/Light Manufacturing Workshops	PS	-	-	-	-	-	P	P	-	P	P	-	-	P	P	P	P	3.9.7								
Distillery	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	P	P									
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	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	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LJ	HI	GR6	UR	RMX	NMX	IMX	CCIMX	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	LJ	HI	GR6	UR	RMX	NMX	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	LJ	HI	GR6	UR	RMX	NMX	IMX	CCIMX	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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