



CITY OF WILSON  
Planning & Design Review Board Agenda Session

Agenda Item #: \_\_\_\_\_  
City Council Meeting: September 19, 2024

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**TO:** Planning & Design Review Board  
**FROM:** Land Development Staff  
**SUBJECT:** ZONING CHANGE REQUEST (Project #24-258)

REQUESTED ZONE: SR6 (Single Family Residential)  
PRESENT ZONE: AR – Wilson County (Agricultural Residential)  
APPLICANT: Bartlett Engineering & Surveying – Steve Oliverio  
PROPERTY OWNER(S): Theodore & Ramona Desmith/Desmith Family Trust  
PETITIONER: Donna Kinard  
PROPERTY ADDRESS: 4488 Merck Road W  
PROPERTY SIZE: 9.9 acres  
SPECIFIC DESCRIPTION: PINs 2792-88-9633 and 2792-99-7470  
PRESENT USE OF PROPERTY: Vacant/Undeveloped

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**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, FVN-2, FVN-4, FVN-5, and CGP-1**

**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, GI-5, CPP-2, CPP-5, FVN-1, and CPG-1**

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**BACKGROUND: 1)** In Primary Growth Area and Primary Service Area. **2)** Outside city limits. Application for annexation has been received. Annexation will be completed before rezoning is

approved. **3)** Property is located within the Contentnea Creek Watershed Protected Area (WS4-P). **4)** A small portion of the property to the east is located within the 100-year flood zone and the 500-year flood zone. **5)** The property consists of two lots that are currently in Wilson County jurisdiction. The lots were deeded to Theodore and Ramona Desmith in December 2013 in DB 2559 PG 354 and May 2015 in DB 2614 PG 899. **6)** A single family residential development is proposed with direct access through the adjacent development of Bellingham Subdivision. **7)** The proposed development is located along the 5-lane corridor of Merck Road that separates the Wilson Corporate Park to the west and residential development to the east. **8)** The proposed SR6 (Residential - Medium/High Density) has County AR (Agricultural Residential) to the North and West, SR6 (Residential-Medium/High Density) to the East and South, and RA (Rural/Agricultural) to the South. **9)** The SR6 designation is our medium/high density residential zoning classification with 6 units/acre. **10)** The City's "Future Land Use Map" in our 2043 Comprehensive Plan is shown as Mixed Use Commercial is 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)** The proposed SR6 designation within the 2043 Comprehensive Plan is a Medium-High Residential classification as 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 the water supply watersheds and other environmentally significant features such as protected open space.

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

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**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 # 24-258**

## APPLICATION FOR ZONING AMENDMENT

**Owner & Petitioner Information:**

Name of Property Owner (s) Theodore & Ramona Desmith (Desmith Family Trust)

Address of Property Owner 5620 Champions Drive

City Pace State FL Zip 32571

Name of Petitioner: Donna Kinard

Address of Petitioner P.O. Box 57

City Knightdale State NC Zip 27545

Phone 252-205-1852 Email donnakinard@aol.com

**CONTACT PERSON:** Steve Oliverio

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

Email: steve@bartletteng.com

**PROPERTY INFORMATION:**

Address/Location 4488 Merck Road W.

City: Wilson State: NC Zip: 27893

Property Identification Number (PIN) 2792-88-9633, 2792-99-7470

Current Zoning District(s) Wilson County AR

Proposed Zoning District(s) SR 6

Total Acreage Included in Rezoning: 9.9

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:

This market-driven rezoning request will provide an additional housing opportunity to meet the consumers preferences.

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2. Explain how this rezoning will conform to the comprehensive plan, or, if it won't, explain why the comprehensive plan should be changed to allow the rezoning:

This rezoning is a product of keeping up with the evolving housing market along with the wants and needs of the potential homebuyers. This proposal will also add another needed housing choice for the growing nearby corporate park.

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

The proposed rezoning will definately add to the local traffic counts on Merck Road W. (SR 1157). We will be reuired to work with NCDOT to ensure their requirements are met. along with all local, state & federal requirements.

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

As stated in responses to #1 & #2 above, this rezoning request will meet the needs of the current housing market in this growing region.

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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

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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

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CERTIFICATION

I (We) request the foregoing 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)

D. Edward  
Signature

6/25/24  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

Property Owner(s)

Stephen J. Dednits  
Signature

6/25/24  
Date

\_\_\_\_\_  
Treasury J. Dednits (Dednits Family Trust)

\_\_\_\_\_  
Print Name

Ramona M. Dednits  
Signature

6-25-24  
Date

\_\_\_\_\_  
Ramona M. Dednits (Dednits Family Trust)

\_\_\_\_\_  
Print Name

## 4488 Merck Road, W – COMP PLAN ANALYSIS

**Current land use classification:** Agricultural/Residential (County)

**Requested land use classification:** Medium/High Density Residential

**Future Land Use Map land use classification:** Mixed – Use Commercial

### **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 FVN-2

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

#### Policy FVN-4

Establish a neighborhood planning and implementation process.

#### Policy FVN-5

Address current housing issues related to extreme weather and climate events.

#### Policy CGP-1

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

### **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 GI-5

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

Policy CPP-2

Increase opportunities for multi-modal movement in and around Wilson.

Policy CPP-5

Integrate a Complete Streets approach for transportation decision-making and plan implementation.

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 .



RODRIGUEZ JOSE  
DOMINGUEZ ZENAIDA CARBAJAL  
6976 BRUCE RD  
SIMS NC 27880-9209

HAYNES JAMES ROBERT  
4511 MERCK RD W  
WILSON NC 27893-9611

MERCER RYAN MERCER BRITTNEY  
4472 MERCK RD W  
WILSON NC 27893-9608

WILEY CRYSTAL  
4513 PEABODY ST  
WILSON NC 27896

GORE DAVID MATTHEW  
BIASETTI KORRINNE ELYSSE  
4515 PEABODY ST W  
WILSON NC 27896

TEZA GEOFFREY S  
TEZA GAYLE  
4519 PEABODY ST W  
WILSON NC 27893

VICUS DEVELOPMENT LLC  
PO BOX 3353  
GREENVILLE NC 27836

HINES MARY H  
HINES WILLIAM EDWARD  
4510 MERCK RD W  
WILSON NC 27893-9610

LIPPERT KENNETH G  
LIPPERT MADELYN  
4600 FAIRHAVEN DR NW  
WILSON NC 27896

DESMITH THEODORE J  
DESMITH RAMONA M  
5620 CHAMPIONS DR  
PACE FL 32571

TIGERS PROPERTIES LLC  
803 CORBETT AVE N  
WILSON NC 27893-2541

BRANHAM AARON  
MAYO BRITTANY K  
4507 PEABODY SR  
WILSON NC 27896

ALLEN JAMES E JR  
4517 PEABODY ST W  
WILSON NC 27893

DOVE HOMES LLC  
2300 SANCTUARY DR  
RALEIGH NC 27606-8161

BARNES ANEESHA JEANAE  
4511 PEABODY ST  
WILSON NC 27896

HEWETT WILLIAM STEVEN  
HEWETT MARY W  
4523 PEABODY ST  
WILSON NC 27893

DESMITH FAMILY TRUST  
5620 CHAMPIONS DR  
PACE FL 32571

MIMS EDDIE R JR  
MIMS DELMA  
4503 PEABODY ST  
WILSON NC 27896

PAREDES ALEXANDER HUMBERTO  
TYSON ALANA LYNN  
4509 PEABODY ST  
WILSON NC 27893

TURNER KATHRYN ANNE  
RANKIN ELIZABETH NICOLE  
4521 PEABODY ST  
WILSON NC 27896

APPLEWHITE GAYLE B  
EPES VINCENT  
4525 PEABODY ST W  
WILSON NC 27893-3774

NEWTON WILLIAM PRESTON II  
NEWTON TEREASA JUDITH  
4527 PEABODY ST W  
WILSON NC 27896

REDEMPTION CHURCH OF WILSON INC  
3317 AIRPORT BLVD NW STE B  
WILSON NC 27896-8849

SOUTHBURY DEVELOPMENT LLC  
20 COCHRANE CASTLE CIR  
PINEHURST NC 28374

**Rezoning Request**

**PINS: 2792-88-9633  
& 2792-99-7470**

**(9.9 acres)**

**From AR (Wilson Co.) to SR6**

 Proposed Rezoning

 Parcels

County Zoning

 AR

 M2

City Zoning

 GC

 HC

 LI

 HI

 RA

 SR6

 GR6

**Date: 7/25/2024**

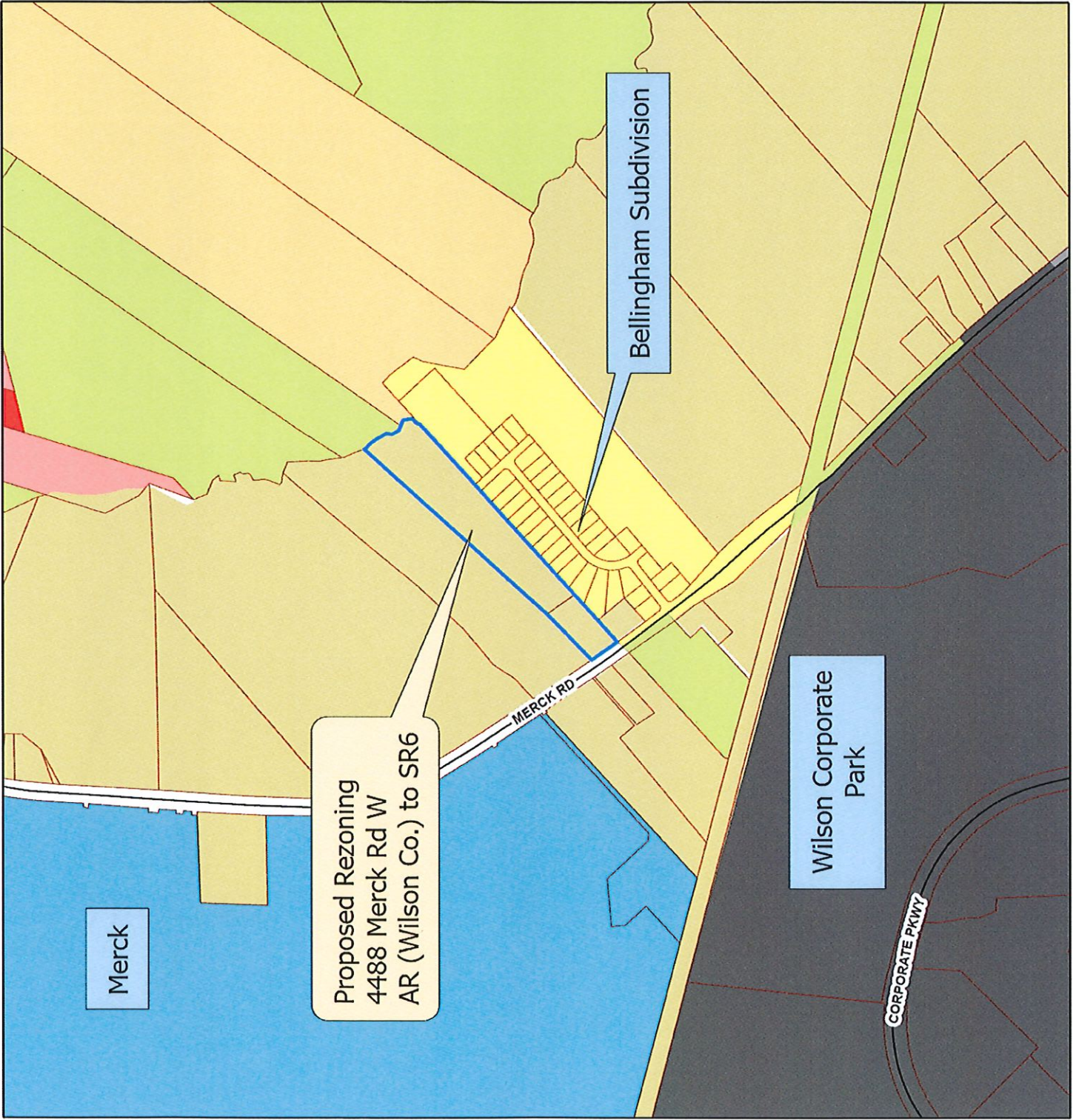
**Map Disclaimer:**

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.

1 inch equals 0.15 miles

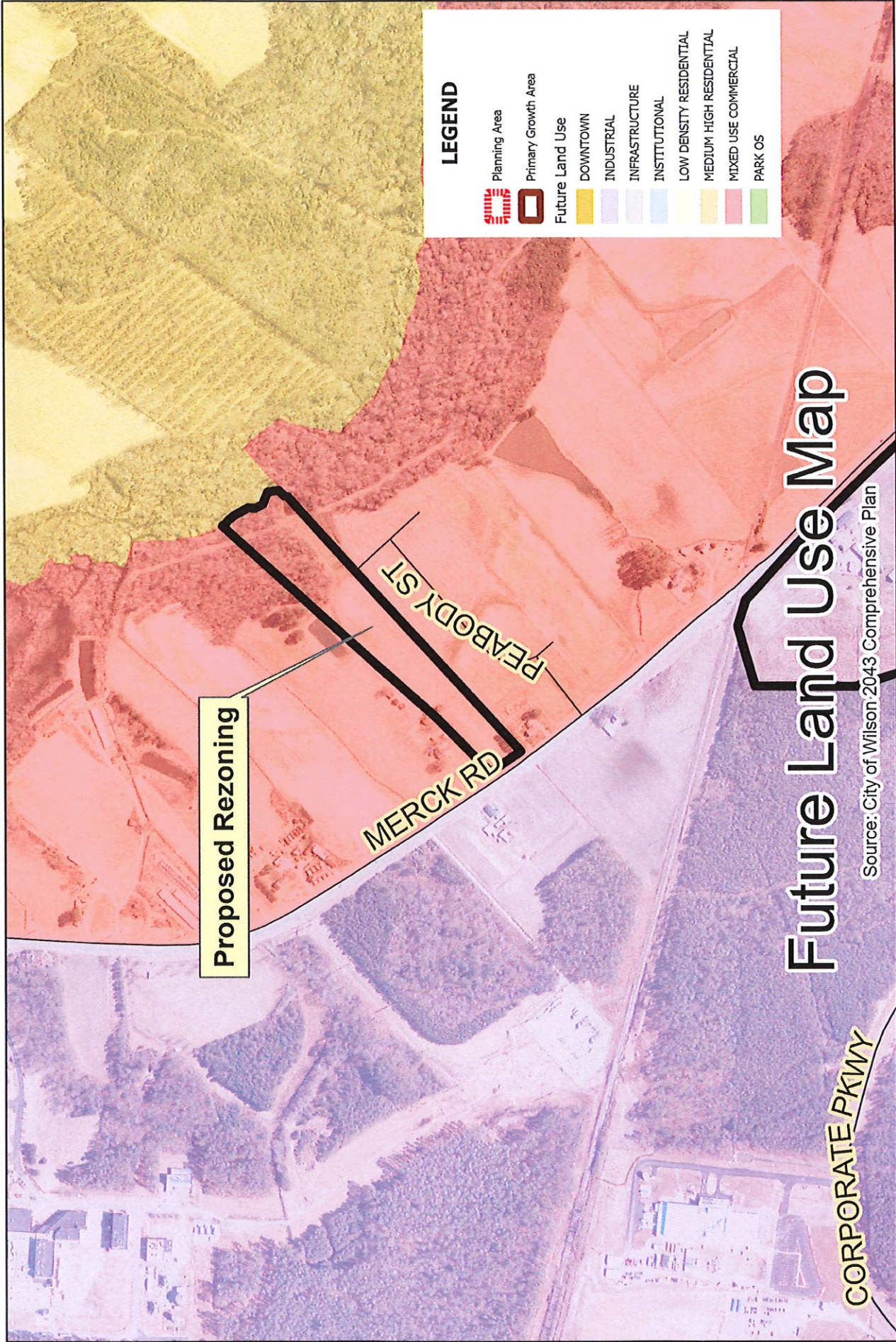


**REZONING: Wilson Co. Tax Parcels:**

**4488 Merck Road W**

**PINs: 2792-88-9633.000 & 2792-99-7470.000**

**AR (Wilson Co.) to SR6 (Single Family Residential - Medium Density)**



**Proposed Rezoning**

**MERCK RD**  
**PEABODY ST**

**Future Land Use Map**

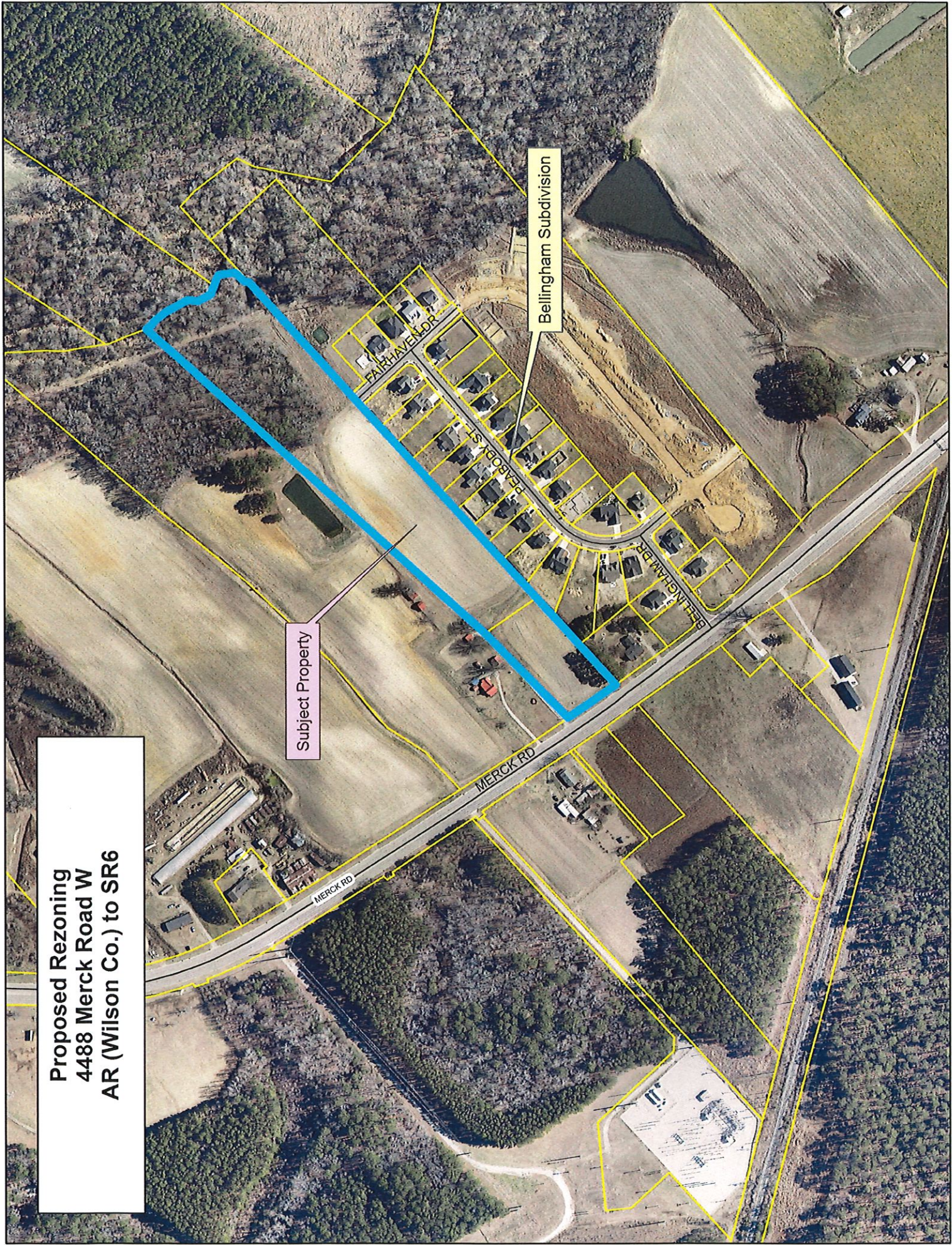
Source: City of Wilson 2043 Comprehensive Plan

**CORPORATE PKWY**

**Proposed Rezoning  
4488 Merck Road W  
AR (Wilson Co.) to SR6**

**Subject Property**

**Bellingham Subdivision**



- NOTES:**
- AREAS CURVED BY COORDINATE CALCULATIONS
  - NO CURVE MONUMENT FOUND WITHIN 200'
  - ALL DISTANCES SHOWN ARE HORIZONTAL
  - ALL RIGHT-OF-WAYS ARE PUBLIC UNLESS NOTED OTHERWISE
  - ALL DISTANCES ARE HORIZONTAL
  - NO DISTANCES MEAS. ON THIS PROPERTY
  - NO BOUNDARY MONUMENTS FOUND ON THIS PROPERTY
  - A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA
  - THE FLOOD HAZARD AREA IS SHOWN ON THE ATTACHED FLOOD HAZARD MAP
  - THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND
  - RIGHTS-OF-WAY OF RECORD MADE TO THE DATE OF THIS PLAT
  - A TITLE REPORT HAS BEEN OBTAINED AND IS BEING SUPPLIED FOR THIS
  - PROPERTY
  - COORDINATES SHOWN ON PLAT ARE HORIZONTAL COORDINATES

**DEEDS:**

TOTAL AREA 8.43 ACRES

TOTAL # LOTS 2

EXISTING ZONE: R

PROPOSED ZONE: SR

PROPOSED ZONE FRONT 30'

DEED BOOK 2014 PAGE 899

DEED BOOK 2029 PAGE 234

PLAT BOOK 40 PAGE 75

PLAT BOOK 28 PAGE 208

**SITE LOCATION:** 4488 MERCK RD #

**PN:** 2792-80-8133

2792-80-7470

**REFERENCES:**

**LEGEND:**

○ EXISTING MONUMENT

□ COMPUTED POINT

I, William A. Bartlett, certify that this plat is a true and correct copy of the original as shown to me by the owner or his duly authorized representative and that the same is a true and correct copy of the original as shown to me by the owner or his duly authorized representative.

I, William A. Bartlett, certify that this plat is a true and correct copy of the original as shown to me by the owner or his duly authorized representative and that the same is a true and correct copy of the original as shown to me by the owner or his duly authorized representative.

I, William A. Bartlett, certify that this plat is a true and correct copy of the original as shown to me by the owner or his duly authorized representative and that the same is a true and correct copy of the original as shown to me by the owner or his duly authorized representative.

**PRELIMINARY PLAN**  
**NOT FOR RECORDATION,**  
**SALES OR CONVEYANCES**

DATE: JULY 2024



**BARTLETT ENGINEERING & SURVEYING, PC**

1008 NASH STREET, NORTH WILSON, N.C. 27704  
 TEL: (336) 399-0704  
 FAX: (336) 399-0804  
 License No. C-1253 www.bartlettsurvey.com

DATE: JULY 2024 SURVEY BY: DRUMM BY: LR PROJECT: 24-204  
 SCALE: 1"=150' DRAWN BY: LR CODE: KNOWN  
 REVISIONS: DMC FILE: 24204R021

**BARTLETT ENGINEERING & SURVEYING, PC**

1008 NASH STREET, NORTH WILSON, N.C. 27704  
 TEL: (336) 399-0704  
 FAX: (336) 399-0804  
 License No. C-1253 www.bartlettsurvey.com

**REZONING REQUEST PLAT**  
**AR TO SR6**

PROPERTY OF  
**THEODORE J DESMITH**  
**RAMONA M DESMITH**  
**& DESMITH FAMILY TRUST**

WILSON TOWNSHIP WILSON COUNTY  
 NORTH CAROLINA ZONE:

**OWNERS/DEVELOPERS:**  
 THEODORE J. DESMITH  
 RAMONA M. DESMITH  
 DESMITH FAMILY TRUST  
 5622 CHAMPIONS DRIVE  
 WILSON, NC 27704  
 PAGE: FL 32371

**Line Table**

Line #	Length	Description
L1	70.62	144°56'20.74"E
L2	102.21	144°56'20.74"E
L3	20.40	100°00'00.00"E
L4	46.52	270°00'00.00"E
L5	73.84	270°00'00.00"E
L6	29.25	270°00'00.00"E
L7	46.52	100°00'00.00"E
L8	64.54	100°00'00.00"E
L9	20.40	100°00'00.00"E
L10	20.40	100°00'00.00"E
L11	20.40	100°00'00.00"E
L12	20.40	100°00'00.00"E
L13	16.36	100°00'00.00"E
L14	78.50	247°26'25.78"E

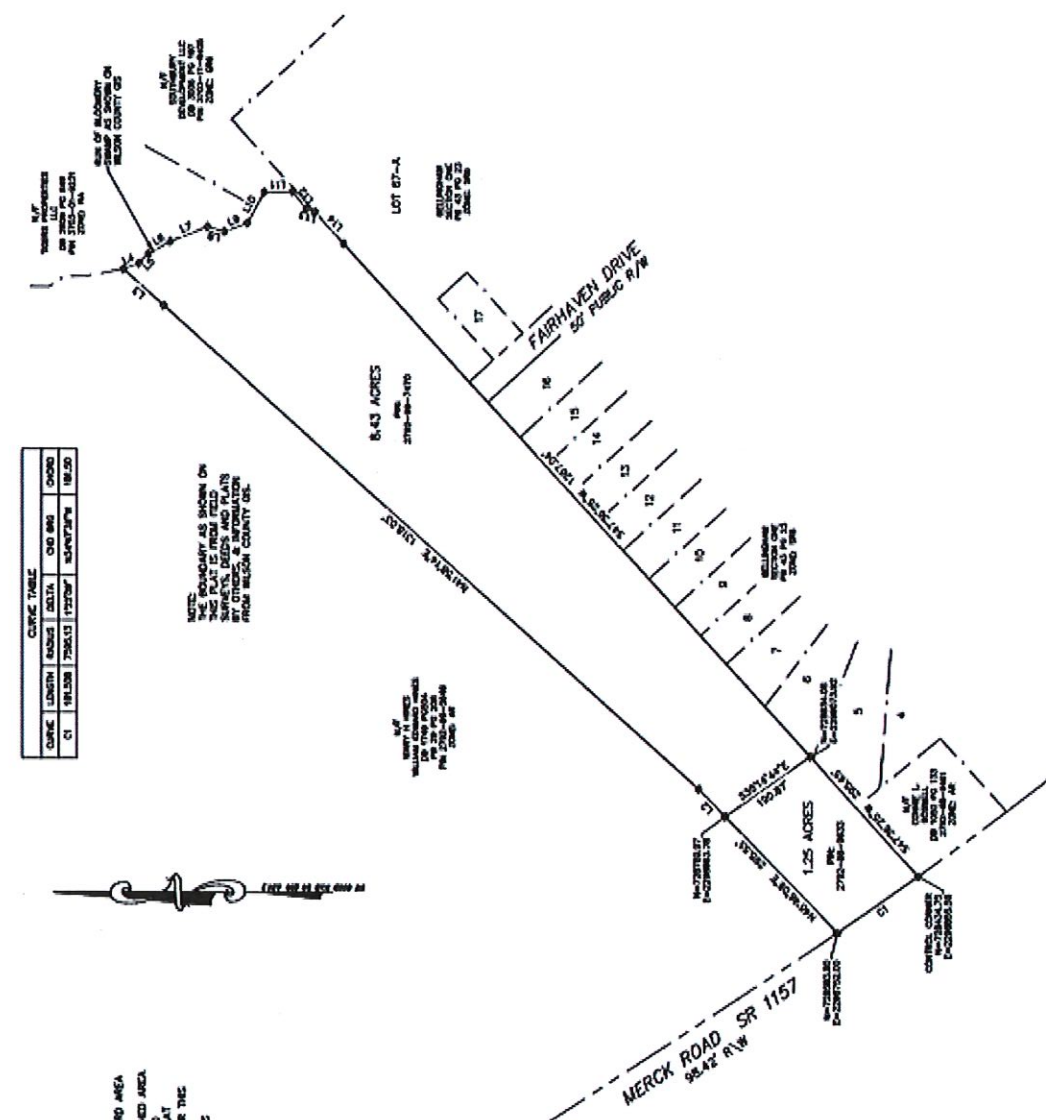
LOCATION MAP  
 SEE PAGE



**CURVE TABLE**

CURVE	LENGTH	CHORD	DELTA	CHORD BEG	CHORD END
C1	194.508	759.013	172°00'	342°07'39"	181.310

NOTE: THE BOUNDARY AS SHOWN ON THIS PLAT IS FROM FIELD MEASUREMENTS AND IS NOT TO BE CONSIDERED AS A SUBSTITUTE FOR A SURVEY BY OTHER COUNTY USE.



USE TYPES	RURAL					SUBURBAN					URBAN							
	R/A	OS	MHR	SR4	SR6	NC	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	-	-	-
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	PS	PS	PS	3.2.8
<b>B. LODGING</b>																		
Bed and Breakfast Homes (up to 8 rooms)	P	-	-	-	-	P	-	-	P	-	-	P	P	P	P	P	P	-
Bed and Breakfast Inn (up to 12 rooms)	-	-	-	-	-	P	-	-	P	-	-	-	P	P	P	P	P	-
Boarding or Rooming House	-	-	-	-	-	-	-	-	PS	-	-	-	PS	-	-	-	-	3.3.1
Campground	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.3.2
Dormitory	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-
Fraternity/Sorority House	-	-	-	-	-	-	-	-	PS	-	-	SUP	SUP	SUP	-	-	-	3.3.3
Hotel/Motel	-	-	-	-	-	-	P	P	P	-	-	-	-	P	P	P	P	-
<b>C. OFFICE/SERVICE</b>																		
ATM	-	-	-	-	-	P	P	P	P	P	P	-	-	P	P	P	P	-
Banks, Credit Unions, Financial Services	-	-	-	-	-	P	P	P	P	P	-	-	-	P	P	P	P	-
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	-
Event Center	-	-	-	-	-	-	PS	PS	-	-	-	-	-	-	-	-	-	3.4.7
Funeral Homes	P	-	-	-	-	P	P	P	P	-	-	-	-	P	P	P	P	-
Home Occupation	PS	-	PS	PS	PS	-	P	P	PS	-	-	PS	PS	PS	PS	PS	PS	3.4.2
Kennels, Indoor	PS	-	-	-	-	-	PS	PS	-	PS	-	-	-	PS	PS	PS	PS	3.4.3
Kennels, Outdoor	PS	-	-	-	-	-	PS	PS	-	PS	-	-	-	-	-	-	-	3.4.4

R/A    
  SR6    
  Does not meet requirements

**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	RMX	NMX	IMX	CCMX	References
Medical Clinic	-	-	-	-	-	P	P	P	P	-	-	-	SUP	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	
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	RURAL					SUBURBAN					URBAN							
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	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	3.5.14
General Commercial	-	-	-	-	-	PS	PS	PS	-	-	-	-	-	PS	PS	P	P	3.5.4
Sweepstakes Facilities/Adult Arcade	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.5.5
Outside Sales	-	-	-	-	-	-	PS	PS	PS	-	-	-	-	PS	PS	PS	PS	3.5.6
Outside Sales, Sidewalk Sales	-	-	-	-	-	-	-	-	PS	-	-	-	-	PS	PS	PS	PS	3.5.7
Pawnshops	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	-	-	-	3.5.8
Racetrack	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	
Restaurant	-	-	-	-	-	SUP	P	P	P	-	-	-	-	P	P	P	P	3.5.9
Riding Stables	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Shooting Range, Indoor	PS	-	-	-	-	-	PS	PS	-	PS	PS	-	-	-	-	-	-	3.5.10
Shooting Range, Outdoor	SUP	-	-	-	-	-	-	-	-	SUP	SUP	-	-	-	-	-	-	3.5.11
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

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USE TYPES	RURAL					SUBURBAN					URBAN							
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
<b>E. CIVIC</b>	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	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	P	-
Cultural or Community Facility	-	PS	-	-	-	PS	P	P	P	-	-	PS	PS	PS	PS	PS	PS	3.6.3
Private Recreation Facilities	-	PS	-	-	-	PS	PS	PS	P	PS	-	-	-	PS	PS	PS	PS	3.6.4
Public Recreation Facilities	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.6.5
Government Facility/Public Safety Station	SUP	-	SUP	SUP	SUP	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.6.6
Religious Institution	P	P	PS	PS	PS	P	P	P	P	PS	-	PS	PS	PS	PS	PS	PS	3.6.7
Sports Arena/Stadium (4,000 or more seats)	-	SUP	-	-	-	-	-	SUP	SUP	SUP	-	-	-	-	-	SUP	-	3.6.8
<b>F. EDUCATIONAL/INSTITUTIONAL</b>	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
Child/Adult Day Care Home (8 or less persons)	PS	-	PS	PS	PS	PS	PS	PS	PS	-	-	PS	PS	PS	PS	PS	PS	3.7.1
Child/Adult Day Care Center (More than 8 persons)	-	-	-	-	-	PS	PS	PS	PS	-	-	SUP	SUP	PS	PS	PS	PS	3.7.2
College/University	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	P	P	-
Community Support Facility	-	-	-	-	-	-	PS	PS	PS	-	-	-	-	PS	PS	PS	SUP	3.7.3
Correctional Institution	-	-	-	-	-	-	-	-	-	SUP	SUP	-	-	-	-	-	SUP	3.7.4
Day Treatment Center	-	-	-	-	-	-	PS	PS	PS	PS	-	-	-	PS	PS	PS	-	3.7.5
Hospital	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-
Schools – Elementary & Secondary	PS	-	-	PS	PS	PS	PS	PS	PS	-	-	PS	PS	PS	PS	PS	PS	3.7.6
Schools – Vocational/Technical	-	-	-	-	-	P	P	P	P	P	P	-	-	P	P	P	P	-
Studio – Art, dance, martial arts, music	P	-	-	-	-	P	P	P	P	P	-	-	-	P	P	P	P	-
<b>G. AUTOMOTIVE</b>	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
Drive-Thru/Drive-In/Pick-Up/Drop-Off Facility	-	-	-	-	-	-	PS	PS	PS	PS	PS	-	-	PS	SUP	SUP	SUP	3.8.1
Heavy Equipment/Manufactured Home Rental/Sales/Repair	-	-	-	-	-	-	-	SUP	-	P	P	-	-	-	-	-	-	3.8.2
Parking Lot/Structure – Principal Use	-	-	-	-	-	-	P	P	P	P	P	-	-	P	P	P	SUP	3.8.3
Theater, Drive-In	-	-	-	-	-	-	-	PS	-	PS	-	-	-	-	-	-	-	3.8.4
Vehicle Rental/Leasing/Sales	-	-	-	-	-	-	PS	PS	-	PS	-	-	-	-	PS	PS	PS	3.8.5
Vehicle Services – Minor Maintenance/Repair	-	-	-	-	-	-	PS	P	-	P	P	-	-	-	SUP	PS	SUP	3.8.6
Vehicle Services – Major Repair/Body Work	-	-	-	-	-	-	SUP	SUP	-	P	P	-	-	-	-	-	-	3.8.7

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<b>H. INDUSTRY/WHOLESALE/STORAGE</b>	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References	
Artist Studio/Light Manufacturing Workshops	PS	-	-	-	-	-	P	P	-	P	P	-	-	P	P	P	P	3.9.7	PS	-	-	-	-	-	P	P	-	P	P	-	-	P	P	P	P	3.9.7	
Distillery	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Landfills and Junkyards	-	-	-	-	-	-	-	-	-	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Industry, Light	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Industry, Heavy	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Materials Recovery & Waste Transfer Facilities	-	-	-	-	-	-	-	-	-	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Recycling Collection Stations	-	-	-	-	-	-	-	-	-	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Research and Development Facilities	-	-	-	-	-	-	P	P	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	
Storage – Outdoor Storage Yard	-	-	-	-	-	-	-	PS	-	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS	PS	-	-	-	-	-	-	-	-	-	
Storage – Self-Service	-	-	-	-	-	-	PS	PS	-	PS	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PS	PS	-	-	-	-	-	-	-	-	-	
Storage – Warehouse, Indoor Storage	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Wholesaling and Distribution	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>I. AGRICULTURE</b>	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References	
Animal Production/Possession	SUP	-	-	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	-	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Backyard Pens/Coops/Beekeeping	P	-	PS	PS	PS	-	-	-	PS	-	-	PS	PS	PS	PS	PS	PS	3.10.1	P	-	PS	PS	PS	-	-	-	PS	PS	PS	PS	PS	PS	PS	PS	3.10.2		
Crop Production	P	P	-	-	-	-	-	P	-	P	P	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Farmer's Markets	P	P	-	-	-	P	P	P	P	P	-	-	-	P	P	P	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	P	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
<b>J. INFRASTRUCTURE</b>	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References	
Airstrip/Airport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wireless Communications Facility	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.11.1	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	-	-	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	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Utilities – Class 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>K. OTHER</b>	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References	
Temporary Uses	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.12	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	3.12	

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