



CITY OF WILSON
Planning & Design Review Board Agenda Session

Agenda Item #: 2
City Council Meeting: November 21, 2024

TO: Planning & Design Review Board

FROM: Land Development Staff

SUBJECT: **ZONING CHANGE REQUEST (Project #24-355)**
REQUESTED ZONE: SR6 (Single Family Residential)
PRESENT ZONE: R/A (Rural/Agricultural)
APPLICANT: O’Kane and Associates, PLLC, Brian O’Kane, for Desco
Investment Co., Inc.
PROPERTY OWNER(s): Scott Family Farms, LLC
PROPERTY ADDRESS: 2048 London Church Road, NE
PROPERTY SIZE: 121.92 acres
SPECIFIC DESCRIPTION: 3722-68-9978.000 (PIN)
PRESENT USE OF PROPERTY: Vacant

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-4, GI-5, CPP-1, FVN-1, 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, GI-3, CPP-2, CPP-5, FVN-3, FVN-6, FVN-7, PEP-5, CGP-1, and CGP-3

BACKGROUND: 1) In Primary Growth Area and Primary Service Area. **2)** Outside of the city limits and annexation will be required for city water and sewer services. **3)** Is not located within a Watershed Protected Area. **4)** A portion of the property is within the 100-year flood zone, the

Special Flood Hazard Conservation Area and the 500-year flood zone. **5)** The property was deeded to Scott Family Farms, LLC in January 2007 in DB 2225 PGs 501-503. **6)** The proposed SR6 (Single family residential) has R/A (Rural/Agriculture) zones to the North, LI (Light Industrial) and Wilson County M-2 (Heavy Industrial) and AR (Agricultural Residential) zones to the East, and the property to the South and West is zoned OS (Open Space) and SR6 (Medium density residential). **7)** The SR6 designation is a medium density residential classification. **8)** 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.

9) The proposed SR6 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.

10) 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)** Aerial – Adjacent Flood Areas. **8)** Chapter 2 – Use Table.

PROJECT # 24-355

Trinity Park – COMP PLAN ANALYSIS

Current land use classification: Residential

Requested land use classification: Residential

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-4

Support development of sustainable and resilient designs

Policy GI-5

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

Policy CPP-1

Connect residents to key local and regional destinations

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.

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-3

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

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-3

Develop projects or programs and establish funding to address housing affordability

Policy FVN-6

Reduce social and economic barriers to affordable housing and create equitable and inclusive housing opportunities

Policy FVN-7

Work with educational institutions to identify, prioritize, and initiate mutually beneficial area projects

Policy PEP-5

Support strategic economic development catalyst projects

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

GRAVES ELIZABETH FARMER-HEIRS
4709 GLEN FOREST DR
RALEIGH NC 27612

PRINCE JENNIFER C
CREECH SANDRA K
3572 VAN SLYKE RD
ELM CITY NC 27822

SPEIGHT ELIZABETH W
3346 LONDON CHURCH RD
ELM CITY NC 27822

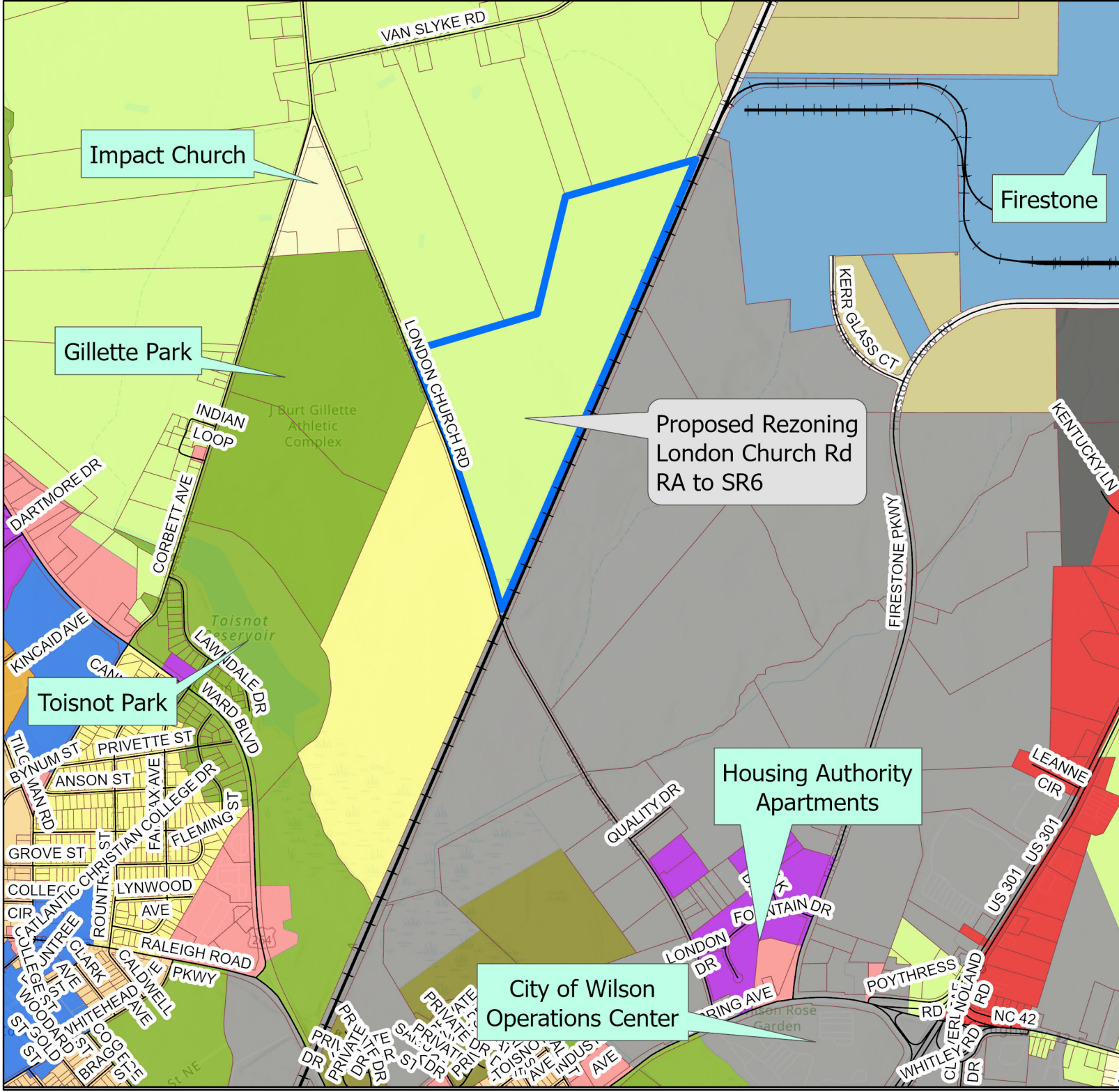
CITY OF WILSON
PO BOX 10
WILSON, NC 27894

PRIDGEN MARION LAFAYETTE JR
PO BOX 1553
WILSON NC 27893-1553

Rezoning Request

PIN: 3722-68-9978.000

From RA to SR6



- Proposed Rezoning
- Parcels
- City Zoning**
- OS
- ICD
- GC
- HC
- RMX
- LI
- HI
- RA
- SR4
- SR6
- GR6
- UR
- MHR
- County Zoning**
- AR
- M2

Date: 9/27/2024

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 0.27 miles



City of Wilson
Operations Center

Housing Authority
Apartments

Firestone

Impact Church

Gillette Park

Toisnot Park

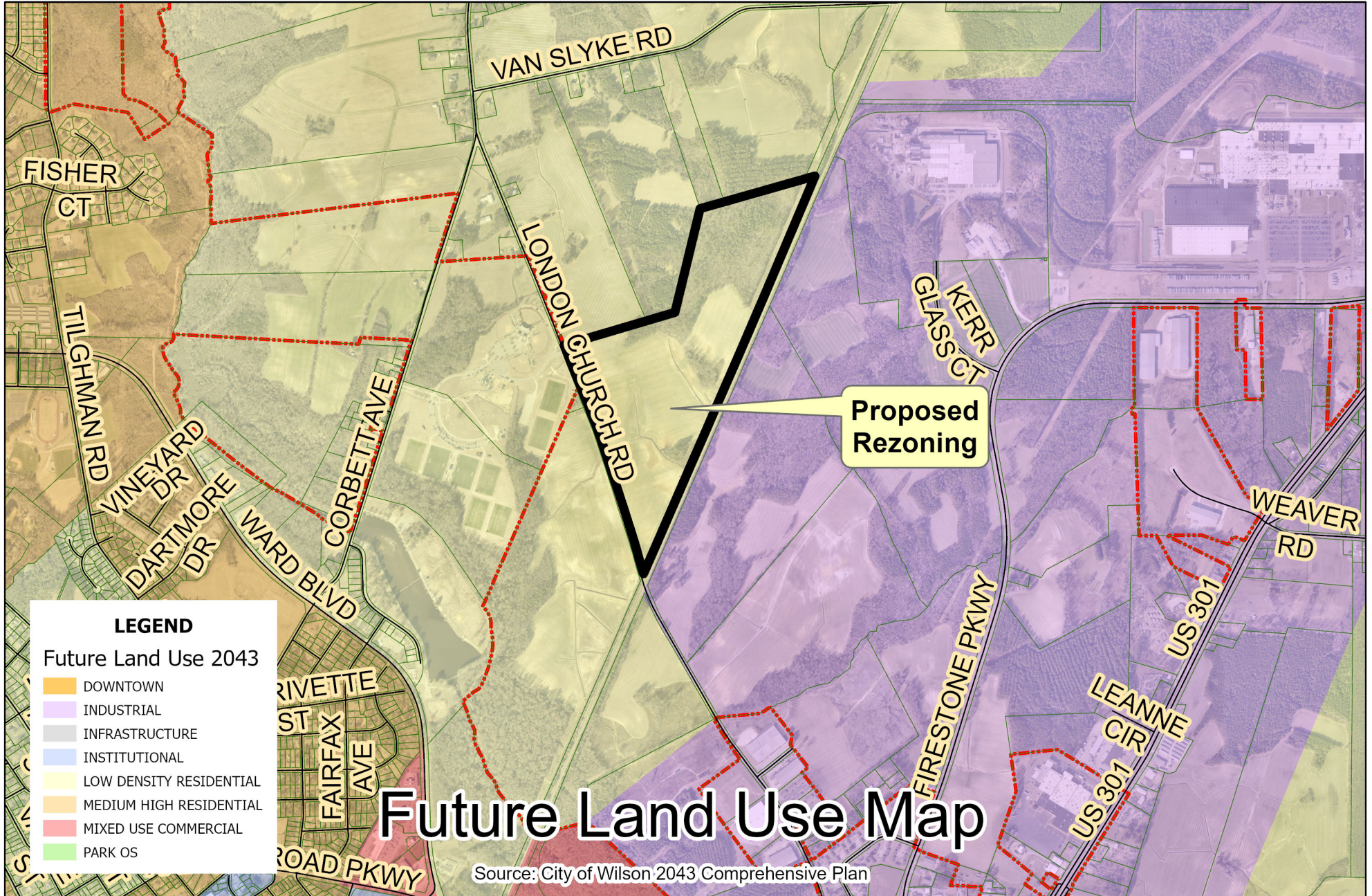
Proposed Rezoning
London Church Rd
RA to SR6

REZONING: Wilson Co. Tax Parcels:



London Church Road
RA (Rural Agricultural) to SR6 (Suburban Residential Medium Density)

PIN: 3722-68-9978



Future Land Use Map

Source: City of Wilson 2043 Comprehensive Plan

**Proposed Rezoning
London Church Road
RA to SR6**

Impact Church

Gillette Park

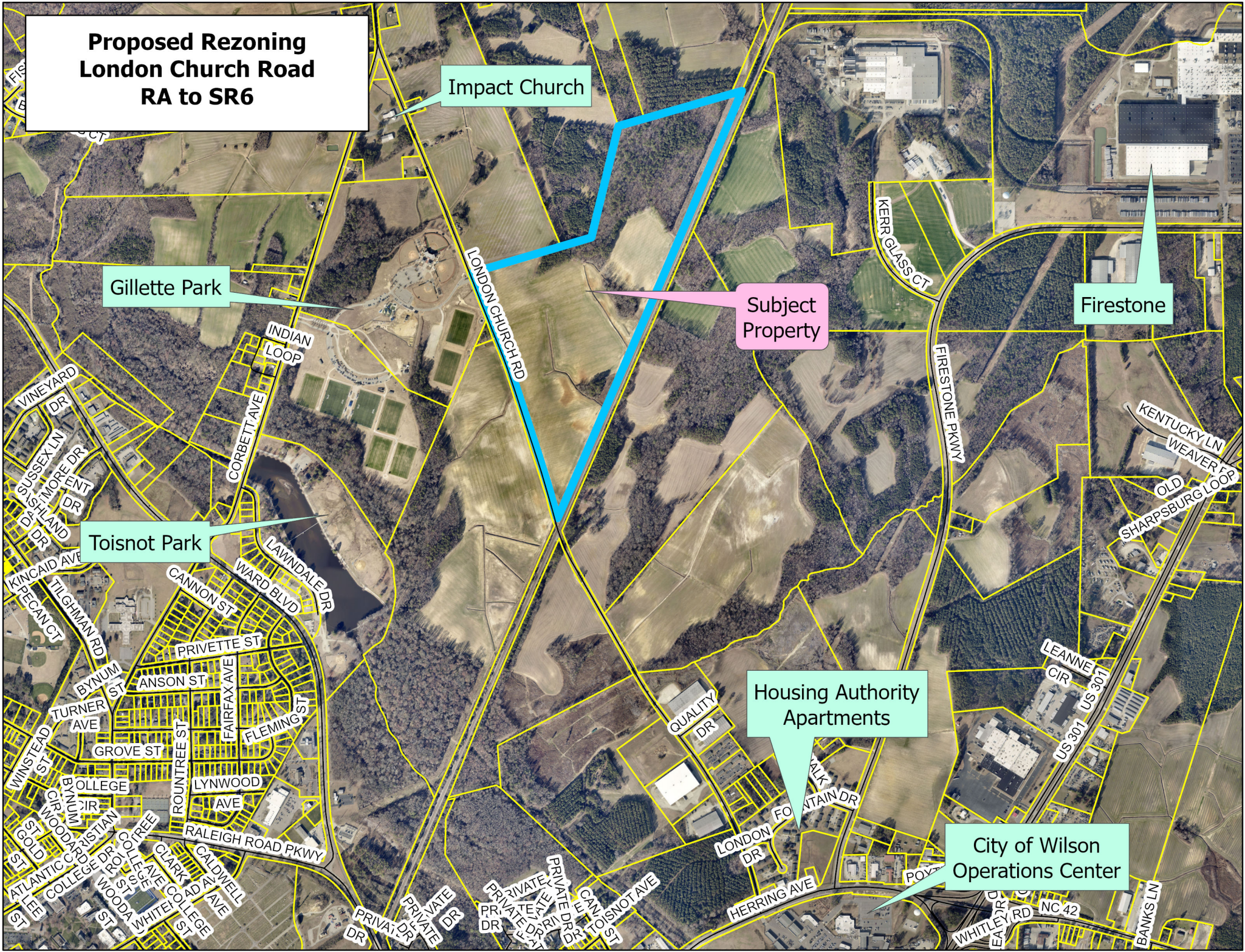
Subject Property

Firestone

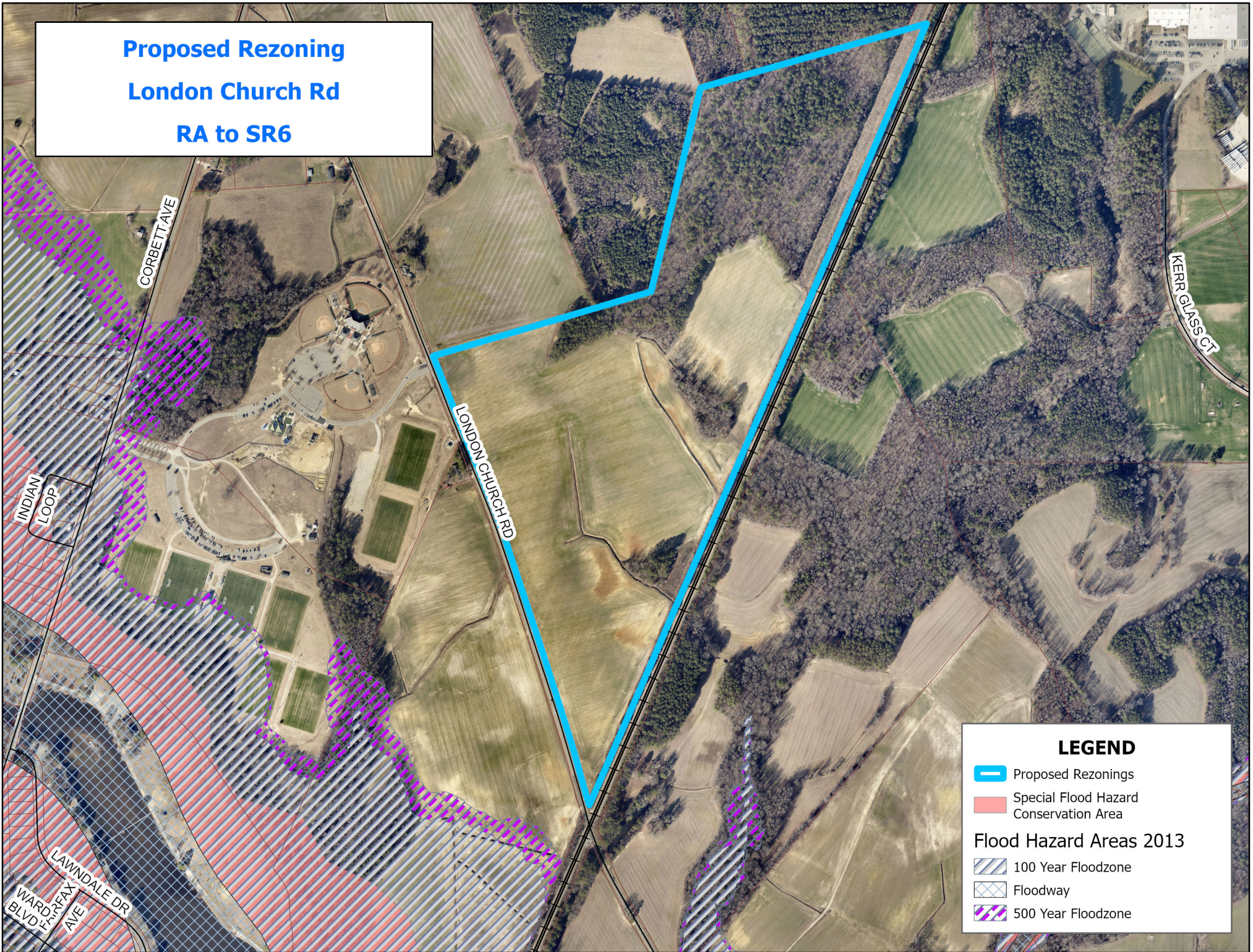
Toisnot Park

Housing Authority
Apartments



City of Wilson
Operations Center






**Proposed Rezoning
London Church Rd
RA to SR6**



LEGEND




-  Proposed Rezoning
-  Special Flood Hazard Conservation Area

Flood Hazard Areas 2013

-  100 Year Floodzone
-  Floodway
-  500 Year Floodzone

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

USE TYPES	RURAL			SUBURBAN								URBAN						References
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	
A. RESIDENTIAL	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
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	-	-	-	-	P	-	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	PS	P	P	P	3.2.5
Manufactured Housing	PS	-	PS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.2.6
Manufactured Home Park	-	-	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.2.6
Residential Care Facilities (more than 6 residents)	P	-	-	-	-	PS	PS	PS	PS	-	-	PS	PS	PS	PS	PS	PS	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. LODGING	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
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	SUP	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.3.2
Dormitory	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	
Fraternity/Sorority House	-	-	-	-	-	-	-	-	PS	-	-	SUP	SUP	SUP	-	-	-	3.3.3
Hotel/Motel	-	-	-	-	-	-	P	P	P	-	-	-	-	-	P	P	P	
C. OFFICE/SERVICE	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
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	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	-	-	-	-	-	-	-	-	-	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	PS	3.4.3




P – Permitted by Right **PS** – Permitted with Special Standards **SUP** – Special Use Permit Required  **R/A**  **SR6**
CD – Permitted as part of an Approved Conditional District Only **ND** – Permitted in New Development Only  **Does Not Meet Requirements**

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

USE TYPES	RURAL			SUBURBAN								URBAN					References	
	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX		CCMX
Kennels, Outdoor	PS	-	-	-	-	-	-	PS	-	PS	PS	-	-	-	-	-	-	3.4.4
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	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	-	-	-	-	-	-	-	-	-	-	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	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

E. CIVIC	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
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P – Permitted by Right **PS** – Permitted with Special Standards **SUP** – Special Use Permit Required  **R/A**  **SR6**
CD – Permitted as part of an Approved Conditional District Only **ND** – Permitted in New Development Only  **Does Not Meet Requirements**

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	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX		CCMX
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




F. EDUCATIONAL/INSTITUTIONAL	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	

G. AUTOMOTIVE	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

H. INDUSTRY/WHOLESALE/STORAGE	R/A	OS	MHR	SR4	SR6	NC	GC	HC	ICD	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	References
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P – Permitted by Right **PS** – Permitted with Special Standards
CD – Permitted as part of an Approved Conditional District Only

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 R/A  SR6
 Does Not Meet Requirements




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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	
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	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	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	LI	HI	GR6	UR	RMX	NMX	IMX	CCMX	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	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

P – Permitted by Right **PS** – Permitted with Special Standards **SUP** – Special Use Permit Required  **R/A**  **SR6**
CD – Permitted as part of an Approved Conditional District Only **ND** – Permitted in New Development Only  **Does Not Meet Requirements**