



Town of Jamestown
Planning Board

Welcome to the Town of Jamestown Planning Board meeting. We appreciate your interest and we encourage public participation in our meeting. Your comments are important to our decision making process. Please note that there will be opportunities during the meeting for you to address the Board members. The first opportunity will come if there is a public hearing on the agenda, when the Chairman declares the hearing open for comment. The second opportunity to address the Board will come near the end of the agenda with the Chairman will inquire if anyone wishes to address the members of the Board. Anyone addressing the Board will approach the podium; give your first and last name and your complete physical address. Comments may be limited to three minutes.

TO: Planning Board Members

FROM: Matthew Johnson, AICP; Director of Planning

RE: **Regular Meeting**
Monday, July 9, 2018 – 6:30 PM
Jamestown Town Hall, Council Chambers

Items on the agenda:

1. Call to Order – Art Wise, Chair of the Planning Board
2. Roll Call – Matthew Johnson, Director of Planning
3. Approval of minutes from May 14, 2018, meeting – Art Wise, Chair of the Planning Board

4. Public Hearings:

*Procedure: Staff will present the case to the Board, followed by commentary from the applicant. The Chair will open the public hearing and request to hear from both those in favor and those opposed. If you wish to address the Board during the public hearing, please come to the podium and state your name and address for the record. Speakers may have up to 3 minutes to address the Board. Please note, this is not a time for dialogue or discussion and the Board may or may not engage with you at this time, even if direct questions are asked. **Once the public hearing is closed, no one may speak on the issue unless specifically requested by the Board Chair.***

A. Ordinance Update 2018-03 – Updates to General Permitted Uses Table of the Land Development Ordinance.

5. Public Comment Period:

Procedure: The Board Chair will ask the Town Clerk if anyone has signed up to speak to the Board. It is advisable that if you wish to address the Board that you see the Town Clerk prior to the start of the meeting. Once you have been recognized by the Chair, please come to the podium and state your name and address for the record. Speakers may have up to 3 minutes to address the Board. Please note, this is not a time for dialogue or discussion and the Board may or may not engage with you, even if direct questions are asked.

6. Other business – Art Wise, Chair of the Planning Board.
7. Adjourn
8. Next regularly scheduled meeting will be August 13, 2018, at 6:30pm in the Council Chambers.

WORKING AGENDA

Items on the agenda:

1. **CALL TO ORDER**

- i. **Welcome to the July 9, 2018, regularly scheduled Planning Board meeting.** In order to allow for all attendees to be able to hear Board business, I would ask that at this time, members of the board and the audience please set your cell phones to “SILENT”. As a reminder, public comments are welcome during public hearings and during the “PUBLIC COMMENT” portion of the agenda. Speakers during that portion of the meeting will be limited to 3 minutes per speaker.

2. **ROLL CALL**

	Present	Absent
Art Wise	<input type="checkbox"/>	<input type="checkbox"/>
Sarah Glanville	<input type="checkbox"/>	<input type="checkbox"/>
Eddie Oakley	<input type="checkbox"/>	<input type="checkbox"/>
Ed Stafford	<input type="checkbox"/>	<input type="checkbox"/>
Russ Walker	<input type="checkbox"/>	<input type="checkbox"/>
Richard Newbill, ETJ	<input type="checkbox"/>	<input type="checkbox"/>
Steve Monroe, ETJ	<input type="checkbox"/>	<input type="checkbox"/>
Robert Lichauer, ETJ	<input type="checkbox"/>	<input type="checkbox"/>
Sherrie Richmond, ETJ	<input type="checkbox"/>	<input type="checkbox"/>
Rebecca Rayborn, Council Rep.	<input type="checkbox"/>	<input type="checkbox"/>

3. **Approval of Minutes: May 14, 2018, regular meeting – Art Wise, Chair of the Planning Board**

- a. **Request from Staff: Staff requests approval of minutes from May 14, 2018, regular meeting as presented.**

- i. **Motion:**
- ii. **Second:**
- iii. **VOTE:**

4. **Public Hearings**

A. Ordinance Update 2018-03 – Updates to General Permitted Uses Table of the Land Development Ordinance.

- a. **Board Chair will *OPEN* the public hearing and ask the staff to present the case.**
- b. **Staff will present the case**

- c. Board Chair will ask if there is anyone who wishes to speak in favor of the request.
- d. Board Chair will ask if there is anyone who wishes to speak in opposition to the request.
- e. Board Chair will then ***CLOSE*** the public hearing.
- f. Board Chair will ask the Board members for any further discussion. Once discussion is concluded, the Chair will entertain a motion on the item for recommendation to the Town Council.
- g. **Request from Staff: Staff requests Planning Board recommend approval to the Town Council as presented.**
 - i. Motion:
 - ii. Second:
 - iii. VOTE:

5. Public Comment

- a. *Reminder from Board Chair to audience: The Board Chair will ask the Town Clerk if anyone has signed up to speak to the Board. It is advisable that if you wish to address the Board that you see the Town Clerk prior to the start of the meeting. Once you have been recognized by the Chair, please come to the podium and state your name and address for the record. Speakers may have up to 3 minutes to address the Board. Please note, this is not a time for dialogue or discussion and the Board may or may not engage with you, even if direct questions are asked.*

6. Other business

7. Adjourn

- a. **Motion to adjourn:**
- b. **Second:**
- c. **VOTE:**

- 8. Next regularly scheduled meeting will be August 13, 2018, at 6:30pm in the Council Chambers.

**Planning Board Meeting
5-14-18
Council Chambers
6:30 pm
Minutes & General Account**

Planning Board Members Present: Art Wise, Chair; Sarah Glanville; Vice Chair; Eddie Oakley, Russ Walker, Lawrence Straughn (Alternate), Steve Monroe (ETJ), Robert Lichauer (ETJ), & Sherrie Richmond (ETJ)

Planning Board Members Absent: Ed Stafford & Richard Newbill (ETJ)

Town Council Representative: Council Member Rayborn

Staff Present: Kenny Cole, Matthew Johnson, and Sharen Apple

Visitors Present: Ronnie Hancock, Sandra Rodgers, Dennis Rodgers, Martha Wolfe, Jason Spangler, & Carol Brooks

1. **Call to Order-** Wise called the meeting to order.

2. **Roll Call-** Johnson took roll call as follows:

Art Wise- Present
Sarah Glanville-Present
Eddie Oakley-Present
Ed Stafford- Absent
Lawrence Straughn (Alternate)- Present
Russ Walker- Present
Richard Newbill- Absent
Steve Monroe- Present
Robert Lichauer- Present
Sherrie Richmond- Present
Council Member Rayborn- Present

3. **Approval of minutes from the April 9, 2018 meeting-** Lichauer made a motion to approve the minutes from the April 9, 2018 meeting. Monroe made a second to the motion. The motion passed by unanimous vote.

4. **Public Hearings:**

- Ordinance Update 2018-01- Updates to Article 2; Sec. 2.20-2 "Sidewalks along New Streets" of the Land Development Ordinance- Johnson presented the details of his staff report. He stated that it could be burdensome to require that new developments have sidewalks along both sides of the street. He noted that they were expensive to construct and it could be difficult to find enough available land. He had consulted with other municipalities to determine how they addressed the issue. Johnson stated that most of

them only required sidewalks along at least one side of newly constructed streets. He said that he was proposing that as the new standard.

He also stated that he had put language within the amendment to address issues related to watershed areas. The provision would allow the Technical Review Committee (TRC) to apply some discretion to projects built within the watershed critical area. It would allow them to forgo sidewalks in exchange for more storm water control items. He asked the Board if they had any questions.

The Board discussed the details of the amendment with Johnson.

Wise opened the public hearing to anyone that would like to speak in favor of the amendment. There was no one. Wise closed that portion of the public hearing.

Wise opened the public hearing to anyone that would like to speak in opposition of the amendment. There was no one. Wise closed that portion of the public hearing.

Wise asked if the Board needed any further discussion.

Straughn made a motion that the proposed zoning amendment be approved based on the following:

1. "The proposed zoning amendment is consistent with the adopted comprehensive plan of the Town of Jamestown. The Planning Board further finds that the proposed zoning amendment is consistent with the comprehensive plan because it continues the ease of movement of pedestrians. And
2. The proposed zoning amendment is reasonable. The Planning Board considers the proposed zoning amendment to be reasonable because:
 - a. The report of the Town staff finding the proposed zoning amendment to be reasonable is adopted by reference.
 - b. The Planning Board further finds that the proposed zoning amendment is reasonable because there are areas that we need to adjust the pedestrian movement based on obstacles or other rules and laws. And
3. The proposed zoning amendment is in the public interest. The Planning Board considers the proposed zoning amendment to be in the public interest because:
 - a. The report of the Town staff finding the proposed zoning amendment to be in the public interest is adopted by reference.
 - b. The Planning Board further finds that the proposed zoning amendment is in the public interest because safety of pedestrians is paramount"

Walker made a second to the motion.

Apple took a roll call vote as follows:

Sarah Glanville- Aye
Eddie Oakley- Aye
Lawrence Straughn- Aye
Russ Walker- Aye
Steve Monroe- Aye
Robert Lichauer- Aye
Sherrie Richmond- Aye

The motion passed by unanimous vote.

Straughn made a motion to recommend the approval of the amendment to the Town Council. Richmond made a second to the motion. The motion passed by unanimous vote.

- Ordinance Update 2018-02- Updates to Article 2; Sec. 2.23 “Regulations for Residential Detached Accessory Structures”- Johnson gave an overview of his staff report. He stated that the amendment had resulted from some issues that the Town had been faced with recently. He said that the purpose of the amendment was to promote orderly development of residential properties. He presented the details of the amendment to the Board.

Board Members discussed the details of the amendment with Johnson. There was some concern about the specific definition of “Detached Accessory Structures” and whether citizens with existing structures would be required to bring them into compliance with the new amendment.

Several of the Planning Board Members were concerned about the detached structures being used for commercial use.

Wise opened the public hearing to anyone that would like to speak in favor of the amendment. There was no one. Wise closed that portion of the public hearing.

Wise opened the public hearing to anyone that would like to speak against the amendment. There was no one. Wise closed that portion of the public hearing.

Walker made a motion to strike “Section H” of the amendment that stated, “No accessory structure may be used as the location of a business, commercial enterprise, or otherwise non-residential use.”

Glanville made a second to the motion. There were 7 votes in the affirmative. There was one vote in opposition (Richmond).

Straughn made a motion that the proposed zoning amendment, with the deletion of section H, be approved based on the following:

1. “The proposed zoning amendment is consistent with the adopted comprehensive plan of the Town of Jamestown. The Planning Board further

finds that the proposed zoning amendment is consistent with the comprehensive plan because it will enhance the existing residential uses and neighborhoods. And

2. The proposed zoning amendment is reasonable. The Planning Board considers the proposed zoning amendment to be reasonable because:
 - a. The report of the Town staff finding the proposed zoning amendment to be reasonable is adopted by reference.
 - b. The Planning Board further finds that the proposed zoning amendment is reasonable because it maintains individual property rights. And
3. The proposed zoning amendment is in the public interest. The Planning Board considers the proposed zoning amendment to be in the public interest because:
 - a. The report of the Town staff finding the proposed zoning amendment to be in the public interest is adopted by reference.
 - b. The Planning Board further finds that the proposed zoning amendment is in the public interest because it maintains our small-town feel.”

Monroe made a second to the motion.

Apple took a roll call vote as follows:

Sarah Glanville- Aye
Eddie Oakley- Aye
Lawrence Straughn- Aye
Russ Walker- Aye
Richard Newbill- Aye
Steve Monroe- Aye
Robert Lichauer- Aye
Sherrie Richmond- Aye

The motion passed by unanimous vote.

Straughn made a motion to recommend the approval of the amendment to Town Council. Glanville made a second to the motion. The motion passed by unanimous vote.

5. **Update on previous month’s discussion of short-term rentals-** Johnson stated that he and the Town Manager had attended a discussion led by the League of Municipalities that focused on short-term rentals. He stated that through the course of the conversation, they learned that there was no clear, definitive answer to the problem at that time. He noted that the League of Municipalities planned to provide a model ordinance to address the issue in the future.

Johnson stated that he would like for the Planning Board to make a recommendation to Council on the issue even if it is to take no action on the issue until a later time.

Straughn made a motion to table the issue until the Planning Board had more information on how to address short-term rentals.

There was some discussion about addressing the specific issues faced by the Town of Jamestown with an ordinance in the future.

Straughn withdrew his motion.

There was discussion between Planning Board Members about tabling the issue.

Straughn made a motion to table the issue until the Planning Board had more information on the regulation of short-term stays. Walker made a second to the motion. The motion passed by unanimous vote.

6. Public Comment-

- Ronnie Hancock, 605 Havershire Drive- Hancock stated that Sherrie Richmond was the only one that seemed to be on the homeowner's side. He said that he was disappointed and frustrated that his neighbor was renting his home on a daily basis. Hancock stated that the Planning Board was not considering the homeowner in their decisions.

7. Other Business-

Glanville stated that she would like the minutes to reflect that there was an incorrect description of the Planning Board's recent meeting in the Jamestown News. The newspaper had stated that all the Planning Board Members owned rental properties in regard to their previous discussion on short-term rentals. Glanville said that was inaccurate and that all of the Members did not own rental properties.

Walker stated that he would also like to address something that was said during public comment. He noted that the citizen renting the Airbnb was also a homeowner. He stated that it was important to remember that there were homeowners on both sides of the issue.

Richmond said that she was concerned about how the short-term rentals were impacting the character of the neighborhoods in Jamestown.

Oakley told Johnson that there was a structure in Town that was dilapidated. Johnson told him that he would follow up on the complaint.

Glanville stated that the sidewalks that were maintained by NCDOT were in poor condition.

8. Adjourn- Straughn made a motion to adjourn. Lichauer made a second to the motion. The motion passed by unanimous vote.

The meeting ended at 7:45 pm.



Planning Board Meeting Date: July 9, 2018

REQUEST:

From time to time, it becomes necessary to suggest edits to the Land Development Ordinance. Currently, there is one suggested update (2018-03) which is attached to this staff report. The staff respectfully request that the Planning Board recommend approval of the update to the Town Council at their August 21, 2018, meeting.

2018-03

This ordinance update would add permission for restaurants (without drive thru), bars and retail sales to be uses that are considered "Permitted by Right" within the Industrial zoning district. In 2009, the Land Development Ordinance update included the addition of new zoning districts. The area between Guilford Memorial Cemetery and the easternmost corporate limits of the Town includes an area that is somewhat 'industrial' by nature. The area includes several car repair businesses, gas stations, telecommunications towers, and other businesses with outdoor storage that appears to fit within the Industrial zoning district. However, there are a few parcels with retail sales and restaurants located on them. Rather than create a zoning anomaly by rezoning that specific location to a different zoning district, it seems more logical to simply allow such uses (restaurants without drive thrus, bars, and retail sales) to be "Permitted by Right" within the current zoning district. This ordinance amendment would allow such uses in these locations. Any specific use would still be required to meet other applicable components of the Land Development Ordinance.

RECOMMENDATIONS OF THE 2020 LAND DEVELOPMENT PLAN:

2018-03

The 2020 LDP (Comp Plan) encourages us to carefully manage growth and to make smart decisions that maintain and enhance Jamestown's community characteristics and heritage. Having clear directions for property owners regarding land uses which are permitted or not permitted is the key purpose of the Land Development Ordinances. Specifically, the following Land Development Goals and Policies may apply:

Growth Management:

GOALS:

- A. Carefully manage growth, making smart growth decisions that maintain and enhance Jamestown's special community characteristics and heritage.
- B. Strategically locate new land development in the most appropriate places.
- C. Use infrastructure investments as efficiently as possible.
- D. Attract new businesses and jobs and a more diverse tax base.
- E. Preserve our natural, cultural & historic resources and open space as we grow.

Policies:

- 1.3 Carefully plan for appropriate land development along interchanges of the future Jamestown Bypass (TIP#: U-2412), preventing automobile oriented strip development at interchanges of Vickery Chapel, Harvey and Dillon Road.
- 1.5 Carefully manage land development patterns along existing and planned major roads (e.g. Guilford College Road, High Point Road, future Bypass) to maintain their safety and function and create welcoming, aesthetically pleasing entranceways that reflect our small-town character.
- 1.7 Encourage the development of new commercial uses within designated activity centers to be energy efficient, aesthetically pleasing and pedestrian-friendly and the renovation, maintenance and creative re-use of existing commercial buildings to provide more retail, business and office uses in convenient locations.
- 1.8 Encourage industrial uses which are environmentally friendly and generally limited to specific areas along High Point Road and Scientific Street. The renovation and adaptive reuse of empty industrial buildings is strongly encouraged.

Community Appearance:

GOALS:

Carefully preserve and enhance Jamestown's small-town character and community appearance as it grows.

Policies:

- 3.3 Maintain a strong sense of place and community pride as each new land use fits into our vision for the future – adding quality and value and enhancing our community character and quality of life.
- 3.4 Carefully consider the appearance and design of new buildings and site development, to insure a good fit, and to maintain and improve the appearance of our community, and to create a greater sense of harmony and compatibility among various uses throughout our community.

SUMMARY & STAFF RECOMMENDATION:

2018-03

This is a minor ordinance update to allow historically commercial-style uses to be permitted in the "Industrial" zoning district. Staff respectfully request that the Planning Board and Town Council consider adopting the language as proposed.

WRITTEN RECOMMENDATION ADDRESSING COMPREHENSIVE LAND USE PLAN CONSISTENCY:

Effective October 1, 2017, state law has changed regarding the adoption of "consistency statements" when amending zoning ordinances. I have attached the UNC School of Government's blog on the topic for your review. However, I thought I would pull some of the pertinent information out and place it below in a bulleted format:

- Boards are not required to take action that is consistent with an adopted Land Development Plan (aka – Comprehensive Plan or "Comp" Plan). They only need to consider what it says.
- The Council and Planning Board **must** adopt a statement that addresses plan consistency when considering zoning ordinance amendments.
- The adopted statement **may not be** something simple like "we find the request to be consistent/inconsistent with adopted policies". Rather, it must say **how/why** the Council feels as it does.
- The consistency statement must include some modest discussion and explanation about the Planning Board and Council's feelings on their actions. In other words, the statement should not be crafted beforehand by staff.
- The new law states that the Council must make their statement conform to one of three forms:
 - A statement approving the proposed zoning amendment and describing its consistency with the plan;
 - A statement rejecting the proposed zoning amendment and describing its inconsistency with the plan; or
 - A statement approving the proposed amendment and declaring that this also amends the plan, along with an explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment.
- Each consistency statement **must** include an **explanation of why the board deems the action to be reasonable and in the public interest.**

All amendments must now follow this approach:

- 1) Consideration of the proposed zoning amendment and public hearing.
- 2) Deliberation by the Board.
- 3) Motion on consistency/inconsistency with the Land Development Plan (Comp Plan).
 - a. ***If the Board finds that the proposed amendment is inconsistent with the Comp Plan, but wishes to approve the amendment, it must also make a motion (separately) to amend the Comp Plan to***

conform to the amendment. The same is true if the Board finds that a proposed amendment is consistent with the Plan, yet wishes to deny the amendment.

4) Motion to approve/deny the zoning amendment.

A sample format is provided on the following pages.

MOTION

FINDING PROPOSED AMENDMENT CONSISTENT WITH COMP PLAN

I make a motion that the proposed zoning amendment **be approved** based on the following:

1. *The proposed zoning amendment is consistent with the adopted comprehensive plan of the Town of Jamestown.* The Planning Board further finds that the proposed zoning amendment is consistent with the comprehensive plan because:_____.

AND

2. *The proposed zoning amendment is reasonable.* The Planning Board considers the proposed zoning amendment to be reasonable because:

A. The report of the Town staff finding the proposed zoning amendment to be reasonable is adopted by reference.

B. The Planning Board further finds that the proposed zoning amendment is reasonable because:_____.

AND

3. *The proposed zoning amendment is in the public interest.* The Planning Board considers the proposed zoning amendment to be in the public interest because:

A. The report of the Town staff finding the proposed zoning amendment to be in the public interest is adopted by reference.

B. The Planning Board further finds that the proposed zoning amendment is in the public interest because:_____.

[Call for second etc .]

MOTION

FINDING PROPOSED AMENDMENT INCONSISTENT WITH COMP PLAN

I make a motion that the proposed zoning amendment **be rejected** based on the following:

1. *The proposed zoning amendment is not consistent with the adopted comprehensive plan of the Town of Jamestown.* The Planning Board finds that the proposed zoning amendment is inconsistent with the comprehensive plan because:_____.

AND/OR

2. *The proposed zoning amendment is not reasonable.* The Planning Board considers the proposed zoning amendment to be unreasonable because:

A. The report of the Town staff finding the proposed zoning amendment to be unreasonable is adopted by reference.

B. The Board further finds that the proposed zoning amendment is unreasonable because:_____.

AND/OR

3. *The proposed zoning amendment is in the public interest.* The Board considers the proposed zoning amendment to be against the public interest because:

A. The report of the Town staff finding the proposed zoning amendment to be against the public interest is adopted by reference.

B. The Board further finds that the proposed zoning amendment is against the public interest because:_____.

[Call for second etc.]

MOTION
TO APPROVE
ZONING AMENDMENT
(EVEN IF INCONSISTENT WITH COMP PLAN)

I make a motion that the proposed zoning amendment **be approved** based on the following:

1. *Even though the proposed zoning amendment is inconsistent with the adopted comprehensive plan of the Town of Jamestown, a change in conditions in meeting the development needs of the community has occurred since plan adoption.* These changes include:

_____.

Furthermore, the Board finds that the proposed zoning amendment meets the development needs of the community because:_____

AND

2. *The proposed zoning amendment is reasonable.* The Board considers the proposed zoning amendment to be reasonable because:

A. The report of the Town staff finding the proposed zoning amendment to be reasonable is adopted by reference.

B. The Board further finds that the proposed zoning amendment is reasonable because:_____.

AND

3. *The proposed zoning amendment is in the public interest.* The Council considers the proposed zoning amendment to be in the public interest because:

A. The report of the Town staff finding the proposed zoning amendment to be in the public interest is adopted by reference.

B. The Board further finds that the proposed zoning amendment is in the public interest because:_____.

AND

4. By approving this motion, the Board also recommends that the Town Council also hereby amend s the Town of Jamestown Land Development Plan (comprehensive plan) to reflect the approved zoning amendment.

[Call for second etc .]

AN ORDINANCE AMENDING THE LAND DEVELOPMENT ORDINANCE
OF THE TOWN OF JAMESTOWN, NORTH CAROLINA

Text Amendment 2018-03

WHEREAS, the Town of Jamestown, North Carolina pursuant to the authority conferred by the North Carolina General Statute §160A-364 enacted an Official Zoning Ordinance, also referred to as the Land Development Ordinance, for the Town of Jamestown, North Carolina;

WHEREAS, the Town of Jamestown, North Carolina pursuant to the authority conferred by the North Carolina General Statutes §160A-364 through §160A-366 and §160A-381 through §160A-392 may from time to time as necessary amend, supplement, change, modify or repeal certain of its zoning regulations and restrictions and zoned boundaries; and

WHEREAS, the Town Council of the Town of Jamestown, North Carolina pursuant to the authority conferred by the North Carolina General Statutes §160A-381 through §160A-394 does hereby recognize a need to amend the text of certain articles of the Town of Jamestown Land Development Ordinance.

WHEREAS, the Town Council finds that it is necessary to update the Land Development Ordinance to correct inconsistencies between permitted uses and permitted building types.

NOW, THEREFORE, IN ORDER TO PROTECT THE PUBLIC HEALTH, SAFETY AND WELFARE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JAMESTOWN, NORTH CAROLINA:

Part 1. That the "General Permitted Uses Table" is hereby amended by adding the following language in that section:

Adding a "P" (for 'Permitted by Right') to the General Permitted Uses table for the following uses to be permitted by right in the **Industrial (IND)** zoning district:

Restaurants without Drive-Thru
Retail Sales Not Otherwise Listed
Bars

Part 3. This Ordinance shall be effective immediately upon its adoption.

Adopted this the _____ day of _____, 2018.

Attest:

Town Council
Town of Jamestown, North Carolina

Lynn Montgomery, Mayor

Katie McBride, Town Clerk

Use Type	SIC	Agriculture	Parks & Recreation	Single Family Residential	Multi Family Residential	Residential Main Street Transitional	Cluster Development Overlay	Scenic Corridor Overlay	Main Street	Main Street Periphery	Commercial Main Street Transitional	Commercial	Bypass	TND	Civic	Campus Overlay	Industrial
ABC Store (liquor)	5921								P	P	P	P	P	P			
Accessory Dwelling		S		S		S	S			S				S			
Accessory Structures, See Note 1	0	P		P		P	P		P	P	P	P	P	P	P	P	P
Accounting, Auditing or Bookkeeping Services	8721								P	P	P	P	P	P			
Administrative or Management Services	8740								P	P	P	P	P	P			
Adult Uses	0																C
Advertising Agency	7310								P	P	P	P	P	P			
Agricultural Facilities		P						C									
Agricultural, Limited Uses		S		S		S											
Agricultural Production (Crops & Livestock)	0	P						P						P			
Alteration, Clothing Repair	0								P	P	P	P	P	P			
Ambulance, Fire, Rescue Station	0	P							P	P	P	P	P	P	P	P	P
Amusement/Water Parks, Fairgrounds	7996										C	C	C	C	C	C	
Antique Store	5932								P	P	P	P	P	P			
Apparel Sales (Clothing, Shoes, Accessories)	5600								P	P	P	P	P	P			
Appliance Repair, Refrigerator or Large Repair	7623									P	P	P	P	P			P
Appliance Store	5722								P	P	P	P	P	P			
Architect, Engineer or Surveyor's Office	8710								P	P	P	P	P	P			
Arts and Crafts Store	0								P	P	P	P	P	P			
Asphalt Plant	2951																C
Athletic Fields	0	P		P		P	P	P		P				P	P	P	
Auditorium Coliseum or Stadium	0												P	P	P	P	
Auto Supply Sales	5531								P	P	P	P	P	P			
Automobile Dealers	5571											P	P				
Automobile Rental or Leasing	7510											P	P	P			
Automobile Repair Services	0									S	S	S	S	S			P
Automobile Towing and Storage Services	7549																S
Bakery	5461								P	P	P	P	P	P			
Bank, Savings and Loan, or Credit Union	6000								S	S	P	P	P	S			
Banquet Facility or Speical Events Facility									S	S	S	S	S	S			
Barber Shop	7241								P	P	P	P	P	P			
Bars	5813								P	P	P	P	P	P			P
Batting Cage, Indoor												P	P	P			
Batting Cages, Outdoor	7999											S	S	S			
Beauty Shop	7431								P	P	P	P	P	P			
Bed and Breakfast (Tourist Home, Boarding House)	7011	S		C		S			P	P	P	P	P	P			
Bicycle Assembly (Bike Shop)	3751								P	P	P	P	P	P			P
Billiard Parlors, Bingo Games, etc	7999								P	P	P	P	P	P			
Boat and Ship Building	3730																P
Boat Repair	3730																P
Boat Sales	5551											P	P				P
Bookstore	5942								P	P	P	P	P	P			

Use Type	SIC	Agriculture	Parks & Recreation	Single Family Residential	Multi Family Residential	Residential Main Street Transitional	Cluster Development Overlay	Scenic Corridor Overlay	Main Street	Main Street Periphery	Commercial Main Street Transitional	Commercial	Bypass	TND	Civic	Campus Overlay	Industrial
Bowling Lanes	7933									P	P	P	P	P			
Building Supply Sales (no storage yard)	5211								P	P	P	P	P	P			P
Building Supply Sales (with fenced storage yard)	5211											P	P	P			P
Bulk Mail and Packaging Facility	4212									P	P	P	P	P			P
Bus Terminal	4100									P	P	P	P	P	P	P	
Camera Store	5946								P	P	P	P	P	P			
Candy Store	5441								P	P	P	P	P	P			
Car Wash	7542											S	S	S			
Cemetery or Mausoleum	0	S		S		S	S	S				S		S	S	S	
Church, Synagogue, Place of Worship	8661			S		S	S		P	P	P	P	P	S	P	P	
Cigar Bar														S			S
Clothing, Shoe and Accessory Store	5600								P	P	P	P	P	P			
Club or Lodge	8640								P	P	S	P	P	P	P	P	
Coin Operated Amusement	7993								P	P	P	P	P	P			
College or University	8220														P	P	
Communication or Broadcasting Facility, without Tower	4800								P	P	P	P	P	P	P	P	P
Computer Sales and Service	0								P	P	P	P	P	P			
Contractors Offices with Fenced Outside Storage	0											P					P
Convenience Store (with gasoline pumps)	5411										P	P	P	P			P
Convenience Store (without gasoline pumps)	5411								P	P	P	P	P	P			P
Correctional Institution (RESERVED)	9223																
Country Club with Golf Course	7997			S		S	S										
Dance School	7911								P	P	P	P	P	P	P	P	
Day Care Center for Children or Adults (6 or more)	8322								S	S	S	S	S	P	S	S	
Day Care Center, Home Occupation for less than 6 children	0	S		S		S	S			S	S			S			
Dental, Medical or Related Office	8000								P	P	P	P	P	P			
Department, Variety or General Merchandise Store	5300								P	P	P	P	P	P			
Dormitories															S	S	
Drive Through Window as Accessory Use										S	S	S	S	S			
Drugstore	5912								P	P	P	P	P	P			
Dwelling, Duplex	0				P	P	P			P				P	P		
Dwelling, Multifamily 8 Units or Less																	
Dwelling, Multifamily (apartments or condominiums)	0				P	P	P			P				P	P		
Dwelling, Single Family Detached	0	P		P	P	P	P	P		P	P			P			
Dwelling, Townhouse	0				P	P	P	P	P	P				P	P		
Electronic Gaming Operation																	C
Employment Agency, Personnel Agency	7360								P	P	P	P	P	P			
Equestrian Facility	7999	P		P	P			C					C	C			

Use Type	SIC	Agriculture	Parks & Recreation	Single Family Residential	Multi Family Residential	Residential Main Street Transitional	Cluster Development Overlay	Scenic Corridor Overlay	Main Street	Main Street Periphery	Commercial Main Street Transitional	Commercial	Bypass	TND	Civic	Campus Overlay	Industrial
Photocopying and Duplicating Services	7334								P	P	P	P	P	P	P	P	P
Photofinishing Laboratory	7384								P	P	P	P	P	P	P	P	P
Photography, Commercial	7335								P	P	P	P	P	P	P	P	P
Photography Studio	7221								P	P	P	P	P	P	P	P	P
Physical Fitness Center, Health Club	7991								P	P	P	P	P	P	P	P	
									S			S	S	S			
Police Station	0								P	P	P	P	P	P	P	P	P
Portable Storage Unit (POD)	0	P		P	P	P	P		P	P	P	P	P	P	P	P	P
Post Office	0								P	P	P	P	P	P	P	P	
Printing and Publishing Operation	2700								P	P	P	P	P	P			P
Real Estate Office	6500								P	P	P	P	P	P			
Record, CD, tape store	5735								P	P	P	P	P	P			
Recreational Vehicle Sales	5561									P	P	P	P	P			P
Restaurant (with drive-thru)	5812																
Restaurant (without drive-thru)	5812								P	P	P	P	P	P			P
Retail Sales Not Otherwise Listed	0								P	P	P	P	P	P			P
Retreat Center	0						P	P						P	P	P	
Satellite Dish As Accessory Use	0	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P
Sewer Treatment Plant	4952																C
School, Elementary or Secondary	8211			S	S	S	S			S				S	P	P	
Service Station	5541									P	P	P	P	P			P
Shelter for the Homeless RESERVED	0																
Shoe Repair or Shoeshine Shop	7251								P	P	P	P	P	P			
Shooting Range, Outdoor	7999												C				
Shopping Center										P	P	P	P	P			
Signs (As permitted by Article)	0	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P
Sign fabricating	7312									P	P	P	P	P			P
Single Family Detached Dwelling	0	P		P	P	P	P	P						P			
Skating Rink	7999									P	P	P	P	P			
Solid Waste Disposal (non-hazardous) RESERVED	4953																
Sporting Goods Store	5941								P	P	P	P	P	P			
Sports and Recreation Clubs, Indoor	7997								P	P	P	P	P	P	P	P	
Stationery Store	5943								P	P	P	P	P	P			
Stock, Security or Commodity Broker	6200								P	P	P	P	P	P			
Swim and Tennis Club	7998			S	S	S	S							S			
Swimming Pool As Accessory Use	0	P		P	P	P	P	P						P	P	P	
Tattoo & Body-Piercing												S					S
Taxidermist	7699								P	P	P	P	P	P			
Telecommunications Towers										C		C	C		C	C	C
Television, Radio or Electronics Sales & Repair	0								P	P	P	P	P	P			
Temporary Construction, Storage or Office;																	
Temporary Health Care Structure (Granny Pod)				S													
Real Estate Office (with building permit for permanent building)	0	P		P	P	P	P	P	P	P		P	P	P	P	P	P
Theater (indoor)	7832								P	P	P	P	P	P			

