

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

Meeting Date: April 17, 2008

Subject: Rezoning Application #R-2008-02

Staff Contact: Parker Sloan, Planner

Attachments:

1. Staff Report
2. Aerial Photo Map
3. Subject Area Photos
4. Residential One (R1) District Text
5. Community Commercial (CC) District Text
6. Comparison Table of Permitted Uses

SUMMARY OF REQUEST:

Rezoning Application #R-2008-02, which was submitted on February 26, 2008, requests that the County rezone approximately 1.83 acres of land, located off Upward Road, from Residential One (R1) zoning district to a Community Commercial (CC) zoning district. The Subject Area is composed of eight (8) parcels identified in four (4) tracts. Subject Area owners are Chris and Natalie Kiefer, Walter John Maki, Joseph Franklin Swain, and Mark White (Wild Hare Investments LTD).

According to Chapter 200A, Land Development Code, applications involving more than one (1) parcel not under common ownership by the applicant shall be forwarded to the Planning Board at its first regularly scheduled monthly meeting. The Planning Board will review the application and determine if it should proceed or, due to the size of the area, number of parcels or number of property owners, if the scope of the application will require a *Small Area Zoning Study*. If the Planning Board agrees that the application calls for a *Small Area Zoning Study*, then the application will be tabled and the request is forwarded to the Commissioners for direction on how to proceed with the amendment application (Chapter 200A, LDC §200A-314 (C) 2c). Staff does not feel that this rezoning request merits a small area zoning study.

The Planning Board has 45 days from its first consideration of a rezoning application to make a recommendation to the Board of Commissioners. Thus, the deadline for a Planning Board recommendation to the Board of Commissioners regarding this application is Monday, June 2, 2008. If no recommendation is made by June 2, 2008, the application proceeds to the Board of Commissioners with an automatic favorable recommendation. Upon request of the Planning Board, the Applicant may choose to grant a 45-day extension, at which time the deadline for a Planning Board recommendation would become Thursday, August 17, 2008.

Planning Board action to recommend that the Board of Commissioners approve, approve with modifications, table, or deny rezoning action #R-2008-02 would be appropriate.

Suggested Motion:

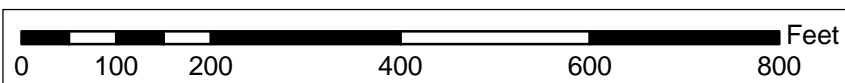
I move that the Board recommend approval of rezoning application #R-2008-02 to rezone the Subject Area from a Residential One (R1) zoning district to a Community Commercial (CC) zoning district based on the recommendations of the Henderson County 2020 Comprehensive Plan.



Legend

- Subject Area
- Streets
- Parcels

Rezoning Application
R-2008-02
Chris and Natalie Kiefer, Walter John Maki,
Joseph Franklin Swain, and Mark White
(Wild Hare Investments LTD), owners



Henderson County Planning Department Staff Report**Rezoning Application #R-2008-02 (R1 to CC)**

Chris and Natalie Kiefer, Walter John Maki, and Joseph Franklin Swain, Applicants
William Carl Swain and Mark White, Agents

1. Rezoning Request

- 1.1. **Date of Application:** February 26, 2008
- 1.2. **Property Owners/Applicants:** Chris and Natalie Kiefer, Walter John Maki, Joseph Franklin Swain, and Mark White (Wild Hare Investments LTD)
- 1.3. **Applicants' Agents:** William Carl Swain (represents Maki and Swain) and Mark White (Wild Hare Investments LTD)
- 1.4. **Request:** Rezone Subject Area from an R1 (Residential One) zoning district to a CC (Community Commercial) zoning district.
- 1.5. **Subject Area** (See Map A & Table 1)

Map A: Map of Subject Area Tracts

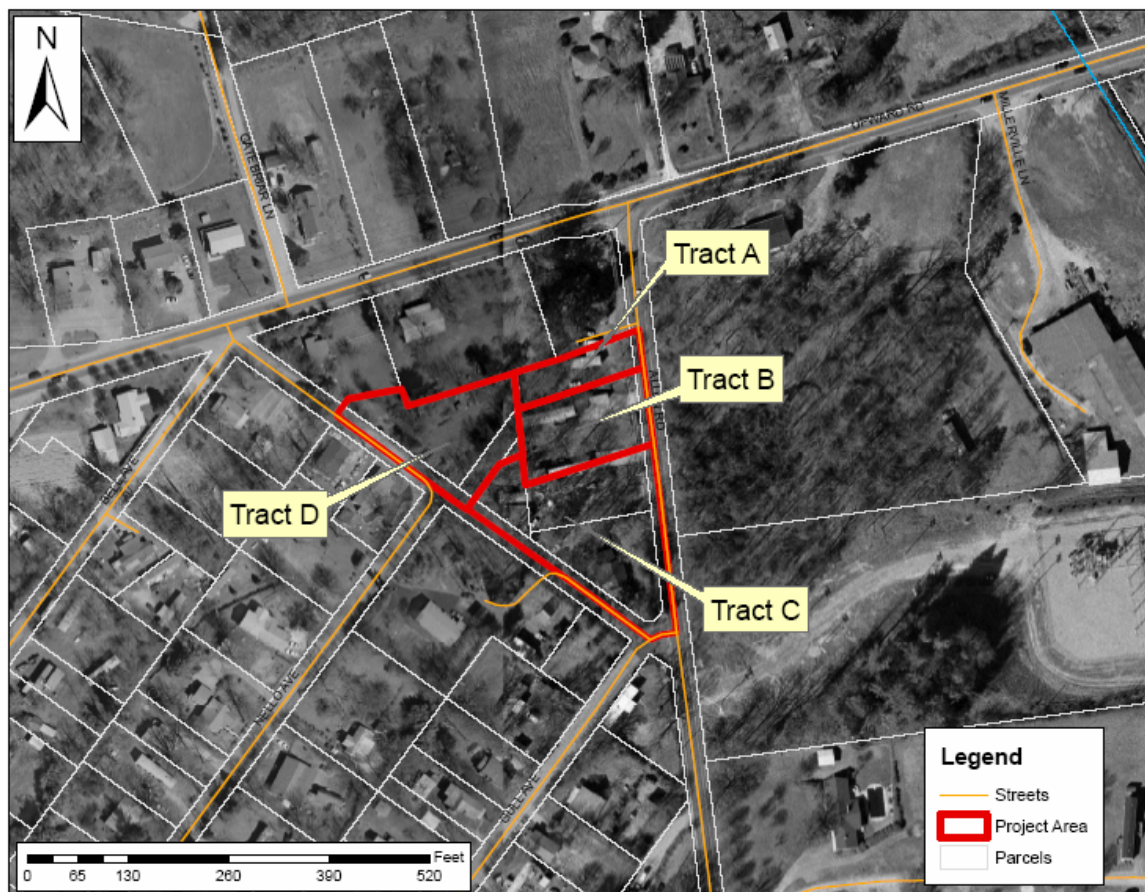


Table 1: Subject Area Tracts			
Tract	Owner	PIN	Approximate Size (acres)
A	Walter John Maki	9578-90-9092	0.16
B	Joseph Franklin Swain	9587-09-0936	0.40
C	Chris & Natalie Kiefer	9577-99-9838	0.10
		9587-09-0860	0.31
		9587-09-0857	0.26
D	Wild Hare Investments LTD	Southern portion of 9577-99-8907	0.52 of 0.71 acre tract
		9577-99-9912	0.07
		9577-99-9943	0.01
		Total Acreage	1.83

1.5.1. **Size:** Approximately 1.83 acres of land comprised of eight (8) parcels (See Map A).

1.5.2. **Location:** The Subject Area is:

1.5.2.1. Approximately 1,600 feet east of the intersection of Upward Road (SR 1783) and Old Spartanburg Road (SR 1722);

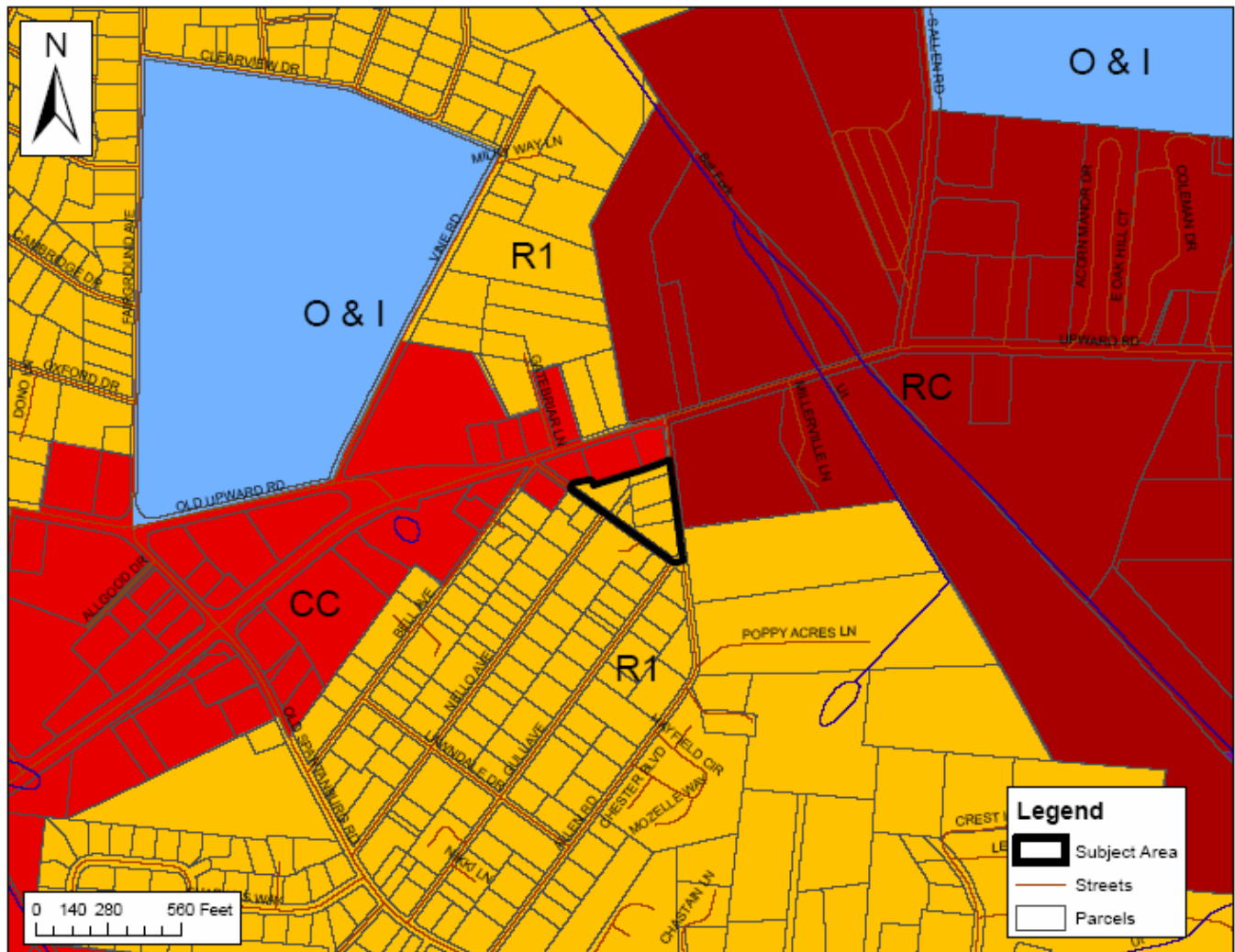
1.5.2.2. Approximately 3,300 feet west of the intersection of Upward Road (SR 1783) and Interstate 26;

1.5.2.3. Bounded and on the west by Nello Road (approximately 130 feet of frontage);

1.5.2.4. Bounded on the east by Allen Road (SR 1789).

2. Current Zoning

2.1. **Application of Current Zoning:** The Subject Area is currently zoned R1 (Residential One), which was applied on September 19, 2007, as a result of the adoption of the Land Development Code (See Map B). The Subject Area was previously (prior to LDC adoption on September 19, 2007) zoned T-15 (Medium-Density Residential).

Map B: Current Zoning

2.2. **Adjacent Zoning:** To the north Community Commercial zoning (CC), to the east Regional Commercial (RC), and to the south and west Residential One (R1) (See Map B). The surrounding areas were previously (prior to LDC adoption on September 19, 2007) zoned C-4 (Highway Commercial) to the east, west and north; R-20 (Low Density Residential) to the northeast; and T-15 (Medium-Density Residential with Manufactured Homes) to the south.

2.3. **District Comparison:**

2.3.1. **R1 Residential District One:** *“The purpose of Residential District One (R1) is to foster orderly growth where the principle use of land is residential. The intent of this district is to allow for medium to high density residential development consistent with the recommendations of the Comprehensive Plan. This general use district is typically meant to be utilized in areas designated as Urban in the Comprehensive Plan”* (Chapter 200A, Land Development Code §200A-27).

R1 requires 10 foot side and rear setbacks, maximum height 40 feet, and a standard density of four (4) units per acre (maximum density of 16 units per acre).

- 2.3.2. **CC Community Commercial Zoning District:** “The purpose of the Community Commercial District (CC) is to foster orderly growth where the principle use of land is commercial. The intent of this district is to allow for commercial development consistent with the recommendations of the Comprehensive Plan. In accordance with the Comprehensive Plan, the district will allow for and provide commercial development that: (1) includes a variety of retail sales and services, public and private administrations, offices and all other uses done primarily for sale or profit on the local and community level; (2) is directed largely to defined Community Service Centers as defined in the Comprehensive Plan; (3) is compatible with adjacent development and the surrounding community; and (4) will minimize congestion and sprawl. This general use district is meant to be utilized in areas designated as Transition or Urban” (Chapter 200A, Land Development Code §200A-34).

CC requires 10 foot side and rear setbacks, maximum height 50 feet, a standard density of 16 units per acre, a maximum 80% impervious surface. A single commercial use on a single lot would be limited to 30,000 square feet maximum floor area and with a multi tenant structure the principal tenant would have a maximum floor area of 80,000 square feet.

3. Current Uses of Subject Area and Adjacent Properties

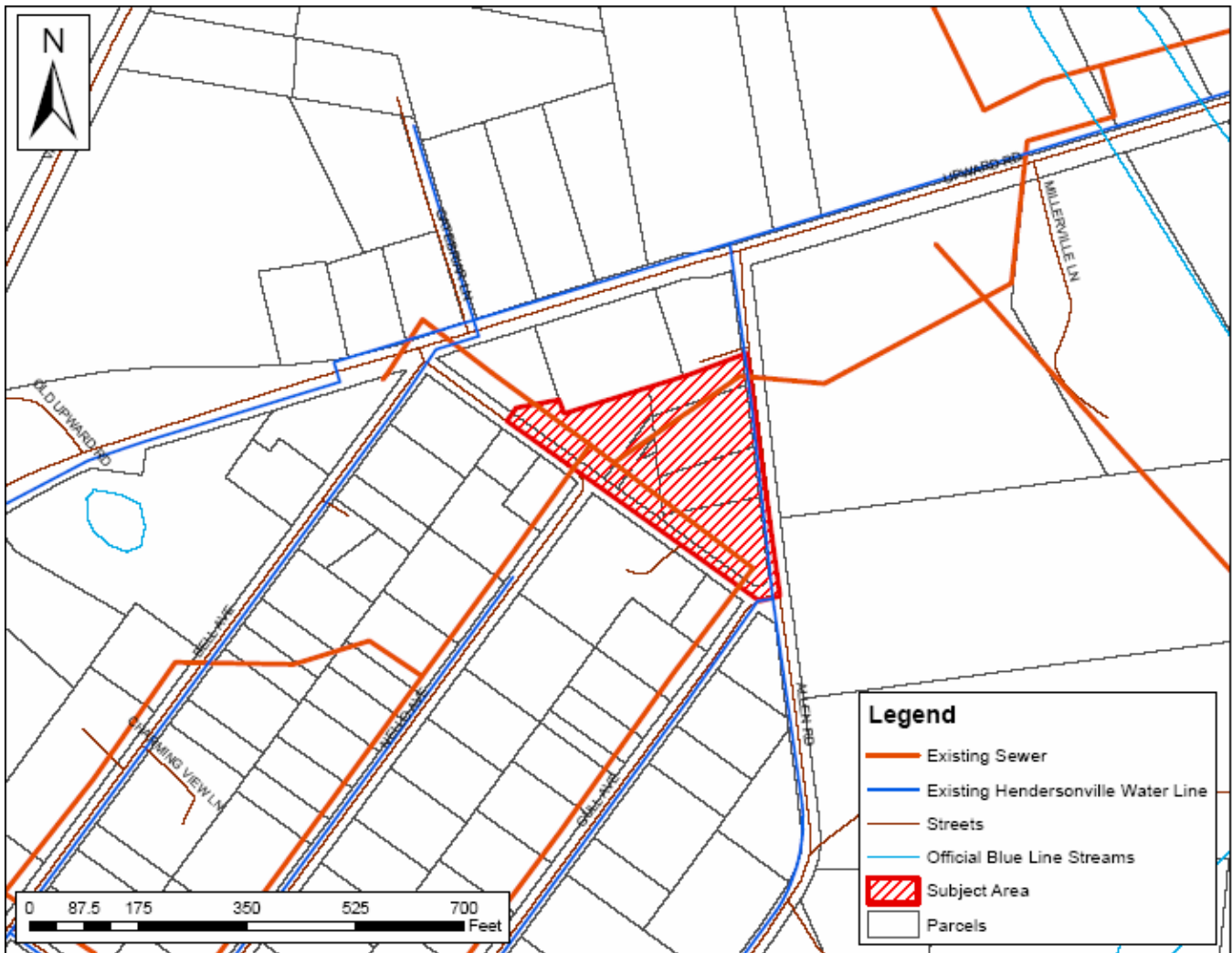
- 3.1. **Subject Area Uses:** The Subject Area is composed of eight (8) parcels identified by staff in four (4) tracts (See Map A).
- 3.1.1. **Tract A:** Tract A appears to be vacant.
- 3.1.2. **Tract B:** Tract B contains one (1) manufactured home.
- 3.1.3. **Tract C:** Tract C contains two (2) single family residential structures and a number of appurtenant accessory residential structures.
- 3.1.4. **Tract D:** Tract D contains two (2) single family residential structures.
- 3.2. **Adjacent Area Uses:** Surrounding area lands contain residential and commercial uses.
- 3.2.1. **To the North:** Two (2) single family residential uses and one (1) commercial use (abutting Tract A) along Upward Road.
- 3.2.2. **To the East:** A transmission substation (Duke Energy Corp).
- 3.2.3. **To the South and West:** A number of single-family residential uses along Nello Road (SR 1788), Gull Avenue (SR 1786), and Allen Road (SR 1789).

4. Water and Sewer

- 4.1. **Public Water:** Public water (City of Hendersonville) is currently located on the Subject Area site (See Map C).

- 4.2. **Public Sewer:** Public sewer (City of Hendersonville) is currently located on the Subject Area site (See Map C).

Map C: Water and Sewer



5. Transportation and Access

- 5.1. **Frontage:** The Subject Area has approximately 367 feet of road frontage along Allen Road (SR 1789) and approximately 141 feet of frontage along Nello Avenue (SR 1788). There is an existing right of way along the southwest corner of the subject area; however a road connecting Nello Avenue (SR 1788) with Gull Avenue (SR 1786) does not exist.
- 5.2. **Transportation:** Table 2, below, provides Annual Average Daily Traffic Counts Upward Road (SR 1783). No traffic counts were available for any portion of Allen Road (SR 1789).

Table 2. Annual Average Daily Traffic Count				
Road	2003	2004	2005	2006
Upward Road	17,000	17,000	-	-

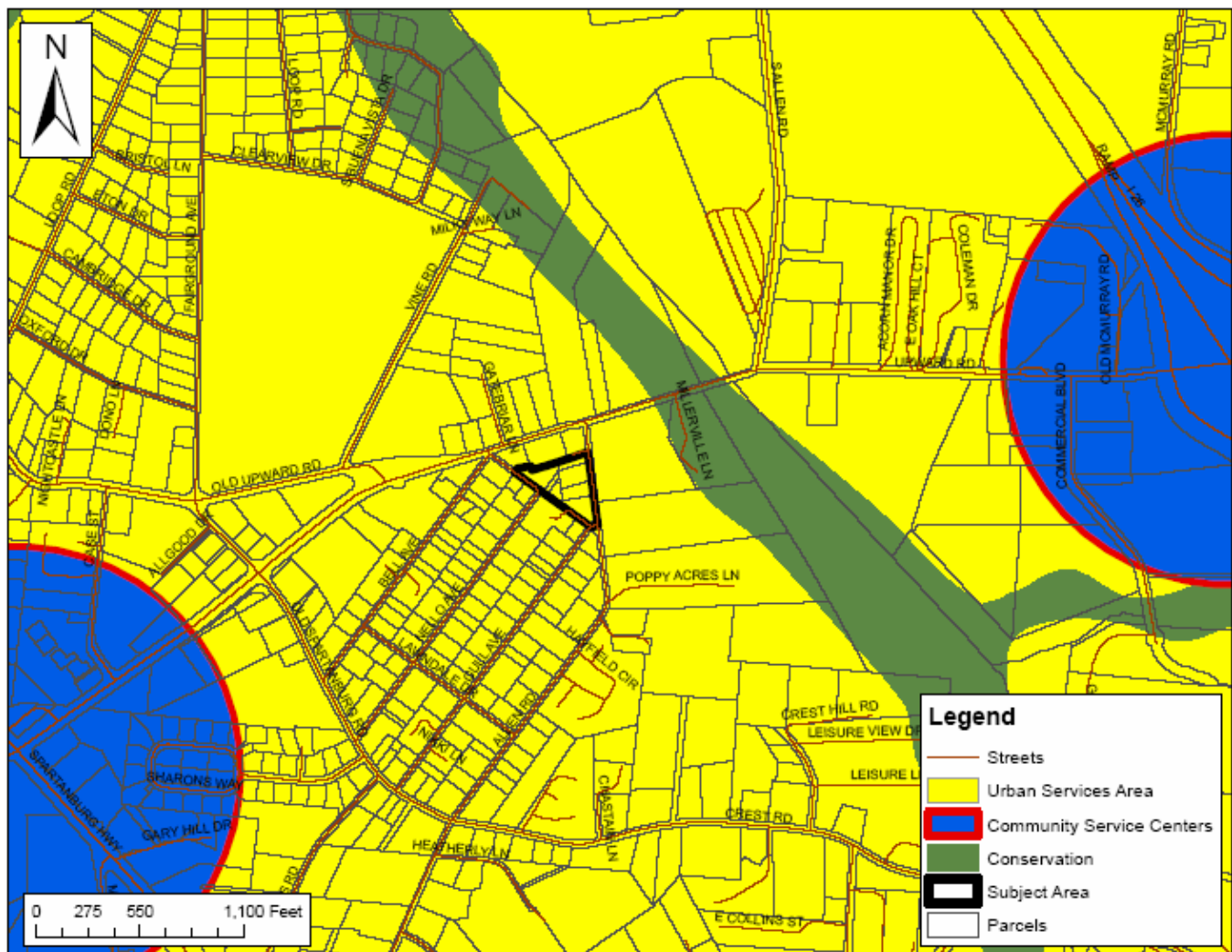
5.3. **The NCDOT 2009-2015 State Transportation Improvement Program (STIP):**

The Transportation Improvement Program, within the vicinity of the Subject Area, includes the widening and improvement of Upward Road (SR 1783) between US Highway 176 and Howard Gap Road (SR 1006), the widening and improvement of Allen Road (SR 1789) approximately 225 feet from Upward Road (SR 1783) to Tract B and the widening and improvement of Nello Road (SR 1788) approximately 200 feet from Upward Road (SR 1783) to Tract D (Project number R-4430). No improvements are scheduled for Gull Avenue (SR 1786).

6. **The Henderson County 2020 Comprehensive Plan (CCP)**

- 6.1. **Urban Services Area:** The CCP Future Land Use Map identifies the Subject Area as being located in the Urban Services Area (2020 CCP, Pgs. 128, 129 & Appendix 1, Map 24) (See Map D).

Map D: 2020 County Comprehensive Plan Future Land Use Map



- 6.1.1. The CCP states that, “the County’s economic development activities should be pursued within USA” (2020 CCP, Pg. 129).

- 6.1.2. The CCP states that, “the USA will contain considerable commercial development at a mixture of scales,” and further, “all regional commercial development should be concentrated here. Commercial development will exist

within predefined zoning districts whose standards and configuration are in keeping with the surrounding community” (2020 CCP, Pg. 129).

- 6.1.3. The CCP Future Land Use Map (See Map D) does not place the Subject Area in a “Community Service Center” area. But commercial zoning districts are adjacent to the Subject Area. The CCP does not specifically identify which type of use (high-density residential, commercial or industrial) may be the most suitable for the Subject Area

7. Staff Comments

Staff’s position at this time, under the guidelines of current plans, policies and studies, is it supports the rezoning of the property to be zoned for commercial uses. This based on the following:

- 7.1. **The 2020 CCP:** The CCP Future Land Use Map (See Map D) places the subject area in the “Urban Services Area” classification. The text and map of the 2020 CCP suggest that the Subject Area would be suitable for high-density residential, commercial or industrial development. The CCP indicates that the USA may be suitable for commercial development provided the development is in keeping with the surrounding community. The subject area is also within close proximity to two (2) Community Service Centers.
- 7.2. **Adjacent Zoning:** The Subject Area directly abuts an existing Community Commercial (CC) zoning district to the north. If the Subject Area were to be rezoned to CC this property would be apart of a contiguous CC zoning district. Additionally, the Subject Area abuts an existing Regional Commercial (RC) zoning district to the east.
- 7.3. **Comparison of Districts:** Applying Community Commercial (CC) will allow for an increase in the number of permitted commercial uses. While continuing to allow for multifamily residential development. Limited industrial uses will also be permitted. In addition, the CC zoning district limits square footage. A single commercial use on a single lot would be limited to 30,000 square feet maximum floor area and with a multi tenant structure the principal tenant would have a maximum floor area of 80,000 square feet.

8. Staff Recommendations

- 8.1. When reviewing rezoning requests Staff attempts to identify plans or policies, changes in existing conditions, undue hardship to the Applicant, or overriding community interest to justify supporting the proposed rezoning. Staff’s position at this time, under the guidelines of current plans, policies and studies, is it supports the rezoning of the Subject Area to Community Commercial (CC) consistent with the recommendations of the Henderson County 2020 Comprehensive Plan.
 - 8.1.1. It is generally incumbent upon the Applicant to demonstrate an overriding justification for approving a given rezoning application. Staff encourages the Applicant to present any information that would inform the County’s consideration of the proposed rezoning. Staff requests the Applicant not discuss any specific use being considered for the property. The Technical Review Committee, Planning Board, and the Board of Commissioners cannot consider any specific proposed use for the property and must only consider the

range of possible uses when reviewing and making recommendations on the rezoning request.

9. Technical Review Committee Recommendations

9.1 To be determined

10. Planning Board Recommendations

10.1 To be determined



View of Tract C from Gull Ave at southern end of subject area



View of Tract D looking north from Nello Ave.



View of Tract B looking west from Allen Rd.



View of Tract A looking west from Allen Rd.

§200A-27. Residential District One (R1)

- A. **Purpose.** The purpose of Residential District One (R1) is to foster orderly growth where the *principal use* of land is residential. The intent of this district is to allow for medium to high density *residential development* consistent with the recommendations of the *Comprehensive Plan*. This general *use district* is typically meant to be utilized in areas designated as Urban in the *Comprehensive Plan*.
- B. **Density and Dimensional Requirements.** Each *use* allowed in this district shall, at a minimum, conform to the following requirements (in the case of a nonresidential *use* the *residential density* requirements shall not apply). In some cases a specific *use* may be required to meet the Supplemental Requirements as set forth in §200A-63 (Supplemental Requirements).

Table 2.1. R1 Density and Dimensional Requirements			
(1) <i>Residential Density</i> (units/acre)		(2) Standard	4
		(3) Maximum	16
(4) <i>Yard Setbacks</i> (feet)	<i>Front</i> or <i>Right-of-Way</i> (ROW)	<i>Local</i>	15
		<i>Collector</i>	20
		<i>Thoroughfare</i>	35
		<i>Boulevard</i>	50
		<i>Expressway</i>	60
		<i>Freeway</i>	90
	<i>Side</i>		10
	<i>Rear</i>		10
(5) Maximum Height (feet)		40	

- (1) *Residential density* shall be calculated utilizing the entire acreage of a *tract* of land. Under this scenario, *residential density* shall be determined based on the following formula:

Lot size x allowable units per acre = permitted dwelling units

The following example assumes a 5 acre tract with an allowable density of 4 units/acre:

5 acres x 4 units per acre = **20 permitted dwelling units**

The maximum *residential density* for portions of the *tract* with a *slope* of 60 percent or greater (where such *slope* areas of the *tract* account for ten (10) percent or more of the *tract*) shall be one-half (½) the eligible density.

- (2) Standard *residential density* shall be applied:

- a. On a *lot* existing at the time of the initial adoption of this Chapter, where there is not adequate area to comply with the applicable standard *residential density* requirement;

- b. To single-family residential *uses*; and
 - c. To multifamily residential *uses* with fewer than five (5) units.
- (3) Maximum *residential density* shall be available to multifamily dwellings (including duplexes, triplexes, quadraplexes and multifamily dwellings with five (5) or more units). provided such dwellings are generally served by public or private utility systems which meet the requirements of the Henderson County Department of Environmental Health or other governmental authorities having jurisdiction thereof.
- (4) Residential *accessory structures* shall be located in *side* or *rear yards* and shall be *setback* a minimum of ten (10) feet from any property line.
- (5) Maximum height may be exceeded in multifamily developments as detailed in §200A-63 (Supplemental Requirements) SR 1.6. (Dwelling, Multifamily, Five (5) or More Units), provided such developments do not exceed 50 feet in height.

§200A-34. Community Commercial District (CC)

- A. **Purpose.** The purpose of the Community Commercial District (CC) is to foster orderly growth where the *principal use* of land is commercial. The intent of this district is to allow for *commercial development* consistent with the recommendations of the *Comprehensive Plan*. In accordance with the *Comprehensive Plan*, the district will allow for and provide *commercial development* that: (1) includes a variety of retail sales and services, public and private administrations, offices and all other *uses* done primarily for sale or profit on the local and community level; (2) is directed largely to Community Service Centers as defined in the *Comprehensive Plan*; (3) is compatible with adjacent development and the surrounding community; and (4) will minimize congestion and sprawl. This general *use district* is meant to be utilized in areas designated as Transition or Urban in the *Comprehensive Plan*.
- B. **Density and Dimensional Requirements.** Each *use* allowed in this district shall at a minimum conform to the following requirements (in the case of a nonresidential *use* the *residential density* requirements shall not apply). In some cases a specific *use* may be required to meet the Supplemental Requirements as set forth in §200A-63 (Supplemental Requirements).

Table 2.8. CC Density and Dimensional Requirements			
(1) <i>Residential Density</i> (units/acre)		16	
<i>Maximum Impervious Surface</i> (%)		80	
(2) Maximum <i>Floor Area</i> (sq ft)		80,000 or 30,000	
<i>Yard Setbacks</i> (feet)	<i>Front</i> or <i>ROW</i>	<i>Local</i>	20
		<i>Collector</i>	25
		<i>Thoroughfare</i>	35
		<i>Boulevard</i>	45
		<i>Expressway</i>	55
		<i>Freeway</i>	60
	<i>Side</i>		10
	<i>Rear</i>		10
Maximum Height (feet)		50	

- (1) *Residential density* shall be calculated utilizing the entire acreage of a *tract* of land. Under this scenario, *residential density* shall be determined based on the following formula:

$$\text{Lot size} \times \text{allowable units per acre} = \text{permitted dwelling units}$$

The following example assumes a 5 acre tract with an allowable density of 16 units/acre:

$$5 \text{ acres} \times 16 \text{ units per acre} = \underline{\underline{80 \text{ permitted dwelling units}}}$$

The maximum *residential density* for portions of the *tract* with a *slope* of 60 percent or greater (where such *slope* areas of the *tract* account for ten (10) percent or more of the *tract*) shall be one-half (½) the eligible density.

Within a multi-tenant *structure/site*, one unit shall have a maximum *gross floor area* of 80,000 square feet. The maximum *gross floor area* for any other commercial *use* or single unit on a single *lot* within the project shall be 30,000 square feet.

	GENERAL USE DISTRICT P=Permitted; S=Special Use Permit		
	R1	CC	SR
1. RESIDENTIAL USES			
<i>Assisted Living Residence</i>	S	P	1.1
<i>Bed and Breakfast Inn</i>	P		1.2
<i>Continuing Care Retirement Community</i>	S	P	1.3
<i>Dwelling, Duplex</i>	P		1.4
<i>Dwelling, Multifamily, Five (5) or More Units</i>	S	S	1.6
<i>Dwelling, Quadraplex</i>	S		1.7
<i>Dwelling, Single Family Detached</i>	P		1.8
<i>Dwelling, Triplex</i>	P		1.9
<i>Family Care Home</i>	P		1.10
<i>Fraternity and/or Sorority House</i>	P		1.11
<i>Hospice Residential Care Facility</i>	S	P	1.12
<i>Nursing Home</i>	S	P	1.14
<i>Rooming and Boardinghouse</i>	S	P	1.15
2. ACCESSORY USES			
<i>Childcare Facility (as an accessory for a principal business)</i>		P	2.1
<i>Drive-Thru Window</i>		P	2.2
<i>Dwelling, Single-Family (as an accessory for a principal business)</i>		P	2.3
<i>Fuel Pumps</i>		P	2.4
<i>Home Occupation, Adult Day Care</i>	P		2.5
<i>Home Occupation, Childcare Facility</i>	P		2.6
<i>Home Occupation, General</i>	P		2.7
<i>Outdoor Storage ≤5000 sq ft</i>		P	2.8
<i>Outdoor Storage >5000 sq ft</i>		S	2.9
3. ACCESSORY STRUCTURES			
<i>Automatic Teller Machine</i>		P	3.2
<i>Boathouse, Private</i>	P		3.3
<i>Bulkhead</i>	P		3.4
<i>Carport</i>	P		-
<i>Dock/Pier</i>	P		3.5
<i>Dwelling, Accessory Residential</i>	P		3.6
<i>Garage, Residential</i>	P		-
<i>Gate and/or Guardhouse</i>	P	P	3.7
<i>Greenhouse</i>	P	P	3.8
<i>Heliport (Private Accessory)</i>	S		3.9
<i>Loading Bay</i>		P	-
<i>Outdoor Sale Display Areas</i>		P	3.10
<i>Parking Garage</i>		P	3.11
<i>Planned Seasonal Agricultural Worker Development</i>	P	P	3.12
<i>Produce Stand, Accessory</i>	P	P	3.13

	GENERAL USE DISTRICT P=Permitted; S=Special Use Permit		
	R1	CC	SR
Satellite Dish	P	P	-
Storage Shed	P	P	3.14
Swimming Pool, Spa, Hot Tub, Residential	P		-
Wastewater Treatment Plant, Small Accessory	P	P	3.15
4. RECREATIONAL USES			
Athletic Field, Non-commercial	P		4.2
Camp	S	P	4.3
Coin Operated Amusements		P	4.5
Common Area Recreation and Service Facilities	P		4.6
Golf Course and/or Country Club	P	P	4.7
Governmental Recreational Facilities	S	P	4.8
Indoor Recreational Facilities (Bowling Alley, Skating Rink, Bingo Games, Indoor Miniature Race Tracks)		P	4.9
Marina		P	4.10
Miniature Golf Course or Driving Tees/Ranges (operated for commercial purposes)	S	P	4.11
Motor Sports Facility, Recreational		S	4.14
Outdoor Recreational Facilities	S	S	4.15
Park	P	P	4.16
Physical Fitness Center	S	P	4.17
Recreational Vehicle Park		S	4.18
Riding Stables		P	4.19
School (Sports Instructional)		P	4.20
Shooting Ranges, Indoor		S	4.21
Sporting and Recreational Facilities	S	P	4.23
Swim and Tennis Club	P		4.24
5. EDUCATIONAL AND INSTITUTIONAL USES			
Adult Day Care Facility	P	P	5.1
Ambulance Services	P	P	5.2
Cemetery/Mausoleum/Columbarium (excluding crematoriums)	P	P	5.3
Childcare Facility	P	P	5.4
Club/Lodge	P	P	5.5
College or University		P	5.6
Community Club	P	P	5.7
Fire and Rescue Station	P	P	5.9
Funeral Home or Crematorium		P	5.10
Government Offices		P	5.11
Homeless Shelter		S	5.12
Hospital		P	5.13
Museum/Library/Archive	S	P	5.14

	GENERAL USE DISTRICT P=Permitted; S=Special Use Permit		
	R1	CC	SR
<i>Place of Assembly, Large</i>		P	5.15
<i>Place of Assembly, Small</i>		P	5.16
<i>Police Station</i>	S	P	5.17
<i>Religious Institution</i>	P	P	5.18
<i>School (Home)</i>	P		-
<i>School (Public/Private/Charter)</i>	P	P	5.19
<i>Youth Center</i>	S	P	5.20
6. BUSINESS, PROFESSIONAL, AND PERSONAL SERVICES			
<i>Animal Shelter</i>		S	6.1
<i>Automobile and Equipment Service</i>		P	6.2
<i>Broadcasting and Communications Facilities</i>		P	6.4
<i>Car Wash</i>		P	6.5
<i>Exterminating and Pest Control Services</i>		P	6.6
<i>Kennel</i>		S	6.7
<i>Motel/Hotel</i>		P	6.8
<i>Office: Business, Professional and Public</i>		P	6.9
<i>School (Technical, Trade and Business)</i>		P	6.10
<i>Theater, Drive-In</i>		P	6.11
<i>Urgent Care Clinic</i>		P	6.13
7. RETAIL TRADE			
<i>Cinema Complex</i>		P	7.3
<i>Convenience Store</i>		P	7.4
<i>Landscaping Materials Sales and Storage</i>		P	7.8
<i>Open Air Market</i>		S	7.11
<i>Produce Stand</i>		P	7.13
<i>Retail Sales and Services ≤50,000 sq ft (of gross floor area)</i>		P	7.14
<i>Retail Sales and Services >50,000 ≤100,000 sq ft (of gross floor area)</i>		P	7.15
8. WHOLESALE TRADE			
<i>Wholesale Trade</i>		P	8.1
9. TRANSPORTATION, WAREHOUSING AND UTILITIES			
<i>Communication Facilities, Category 1</i>	P	P	9.3
<i>Communication Facilities, Category 2</i>	P	P	9.3
<i>Self-Storage Warehousing</i>		P	9.7
<i>Transit and Ground Passenger Transportation</i>		S	9.10
<i>Utility Substation</i>	P	P	9.12
<i>Warehousing and Storage (Excluding Warehousing of Hazardous Substances)</i>		P	9.13
<i>Waste Collection and Transfer Facility (Non-hazardous)</i>	S	S	9.15
<i>Wastewater Treatment Plant</i>	S	S	9.16

	GENERAL USE DISTRICT P=Permitted; S=Special Use Permit		
	R1	CC	SR
Water Treatment Plant	S	S	9.17
10. MANUFACTURING & INDUSTRIAL USES			
<i>Machining and Assembly Operations ≤10,000 sq ft (of gross floor area)</i>		P	10.7
<i>Manufacturing and Production Operations ≤10,000 sq ft (of gross floor area)</i>		P	10.8
<i>Recycling Centers, Drop-Off Facilities</i>	P	P	10.14
<i>Research and Development Operations (Non-hazardous)</i>		P	10.16
11. TEMPORARY USES			
Christmas Tree Lot Sales	P	P	11.1
Circuses, Carnivals, Fairs, Religious Services (or similar types of events)		P	11.2
<i>Model Home Sales Office, Temporary</i>	P		11.3
Movie Production	P	P	-
<i>Yard Sale</i>	P	P	11.4
12. TEMPORARY STRUCTURES			
<i>Portable Storage Container</i>		P	12.1
<i>Produce Stand, Temporary</i>	P	P	12.2
Temporary Construction Project Buildings	P	P	12.3
Tent Sale		P	12.4
13. AGRICULTURAL USES			
<i>Agriculture</i>	P	P	-
Food Manufacturing	P	P	-
<i>Forestry</i>	P	P	-
<i>Forestry Support Services</i>	P	P	-
Veterinary Services (livestock)	P	P	-