

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

Meeting Date: May 6, 2008

Subject: Rezoning #R-2008-09

Staff Contact: Matthew Cable, Planner

Attachments:

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

SUMMARY OF REQUEST:

Rezoning Application #R-2008-09, which was initiated by Henderson County Planning Staff on behalf of the property owners, requests that the County rezone approximately 15.48 acres of land, located off US Highway 25 North near its intersection with Holbert Road (SR 1367), from a CC (Community Commercial) zoning district to an RC (Regional Commercial) zoning district. The Subject Area is comprised of four (4) parcels of land. The property owners are: Bryan L. Vaughn (PIN: 9651-52-2346); Gene A. Wilkie and Wife (PIN: 9651-51-9783 and 9651-51-9293); and Geneco Inc. (PIN: 9651-51-8627). Technical Review Committee action to recommend that the Board of Commissioners approve, approve with modifications, table, or deny rezoning action #R-2008-09 would be appropriate.

TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:

Suggested Motion:

I move that the Committee recommend denial of rezoning #R-2008-09 to rezone the Subject Area from a CC (Community Commercial) zoning district to an RC (Regional Commercial) zoning district based on the recommendations of the Henderson County 2020 Comprehensive Plan.

And

I further move that, should the Planning Board and Board of Commissioners wish to approve the rezoning request, that the Subject Area be enlarged to the "Expanded Subject Area" in order to avoid a spot zoning concern.

Alternative Motion:

I move that the Committee recommend approval of rezoning #R-2008-09 to rezone the Subject Area from a CC (Community Commercial) zoning district to an RC (Regional Commercial) zoning district provided that the Subject Area be modified and expanded to include two (2) additional parcels to the north (PIN 9651-53-9069 and 9651-52-9122), making the "Expanded Subject Area" part of a larger contiguous RC (Regional Commercial) zoning district, this recommendation being consistent with the recommendations of the Henderson County 2020 Comprehensive Plan.

Henderson County Planning Department Staff Report

Rezoning #R-2008-09 (CC to RC)

**Requested by: Henderson County Planning Staff on behalf of
Bryan L. Vaughn, Gene A. Wilkie and Wife, and Geneco Inc., Property Owners**

1. Rezoning Request

1.1. **Date of Staff Initiation:** March 28, 2008

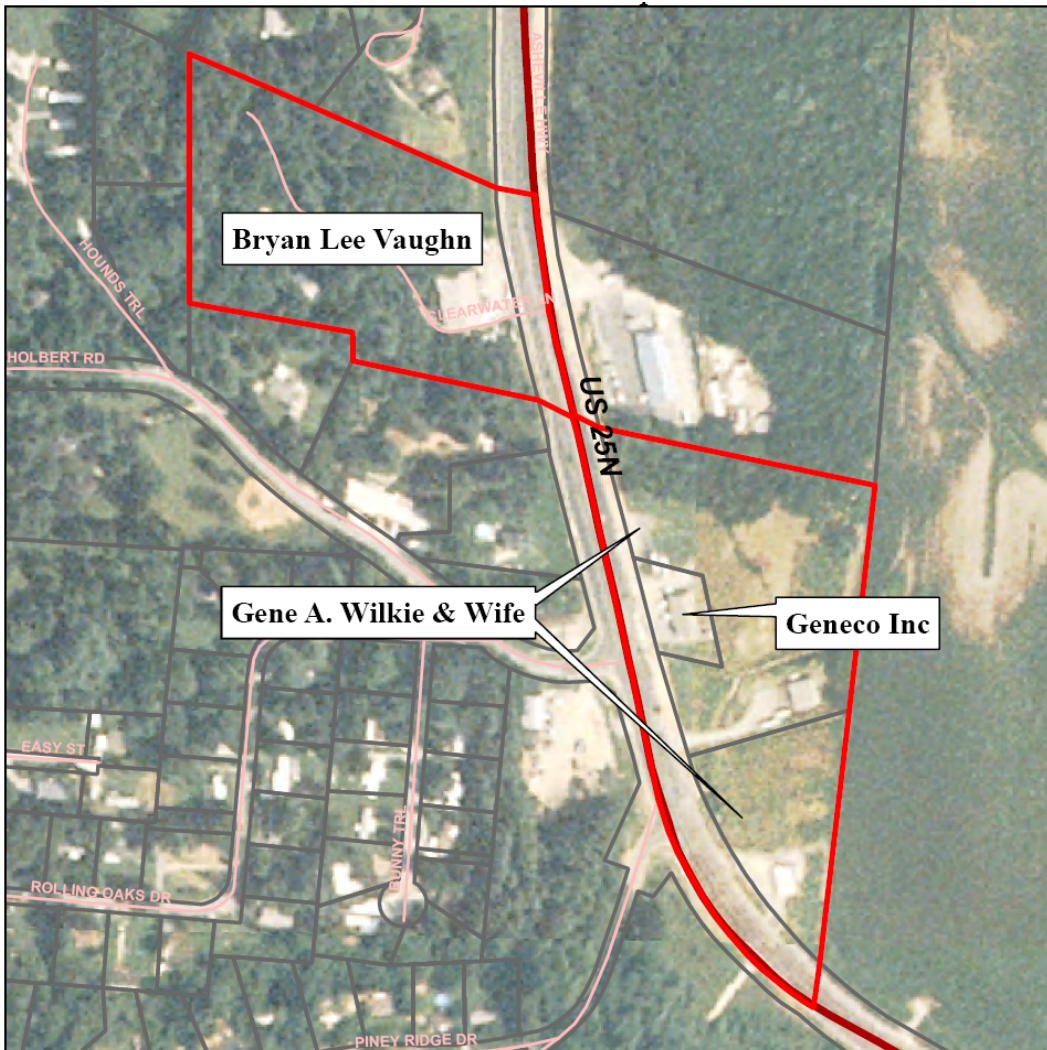
1.2. **Property Owners:** Bryan L. Vaughn, Gene A. Wilkie and Wife, and Geneco Inc.

1.3. **Request:** Rezone Subject Area from a CC (Community Commercial) zoning district to an RC (Regional Commercial) zoning district.

1.4. **Subject Area**

1.4.1. **PIN:** 9651-52-2346 (Bryan L. Vaughn); 9651-51-9783 and 9651-51-9293 (Gene A. Wilkie and Wife); and 9651-51-8627 (Geneco Inc.) (See Map A).

Map A: Map of Parcels by Owner



1.4.2. **Size:** Approximately 15.48 acres of land (inclusive of right-of-way) (See Table A).

Table A: Parcel Acreage		
PIN	Property Owner	Acres
9651-52-2346	Bryan L. Vaughn	6.34
9651-51-9783	Gene A Wilkie & Wife	4.57
9651-51-9293	Gene A Wilkie	2.17
9651-51-8627	Geneco Inc	0.49

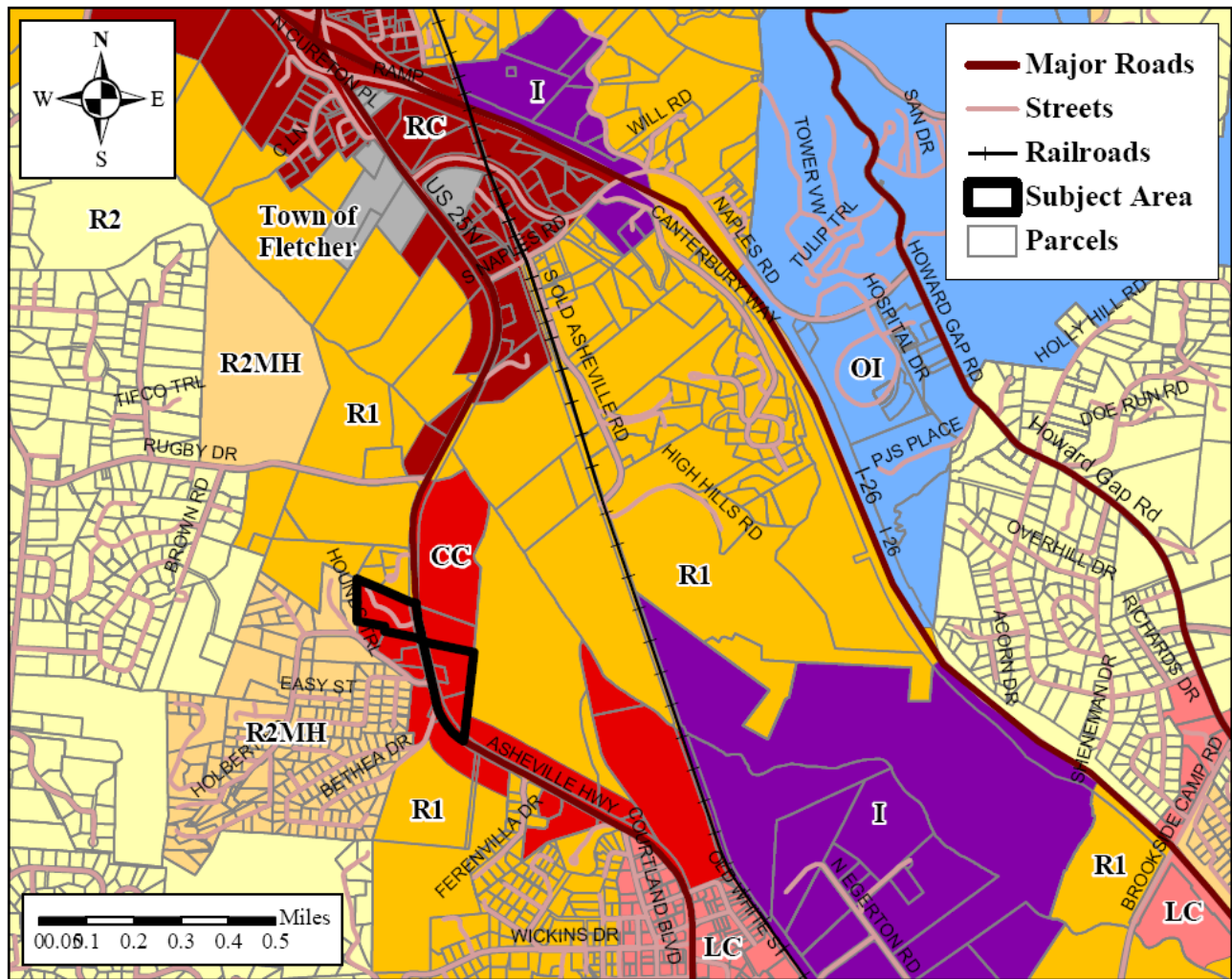
1.4.3. **Location:** The Subject Area is:

- 1.4.3.1. Approximately 7,000 feet (1.33 highway miles) south of the intersection of US Highway 25 North and Interstate 26;
- 1.4.3.2. Approximately 1,380 feet (0.26 highway miles) south of the intersection of US Highway 25 North and Rugby Drive (SR 1417);
- 1.4.3.3. Northeast of the intersection of Holbert Road (SR 1367) and US Highway 25 North; and
- 1.4.3.4. East of the intersection of Piney Ridge Drive (SR 2265) and US Highway 25 North.

2. Current Zoning

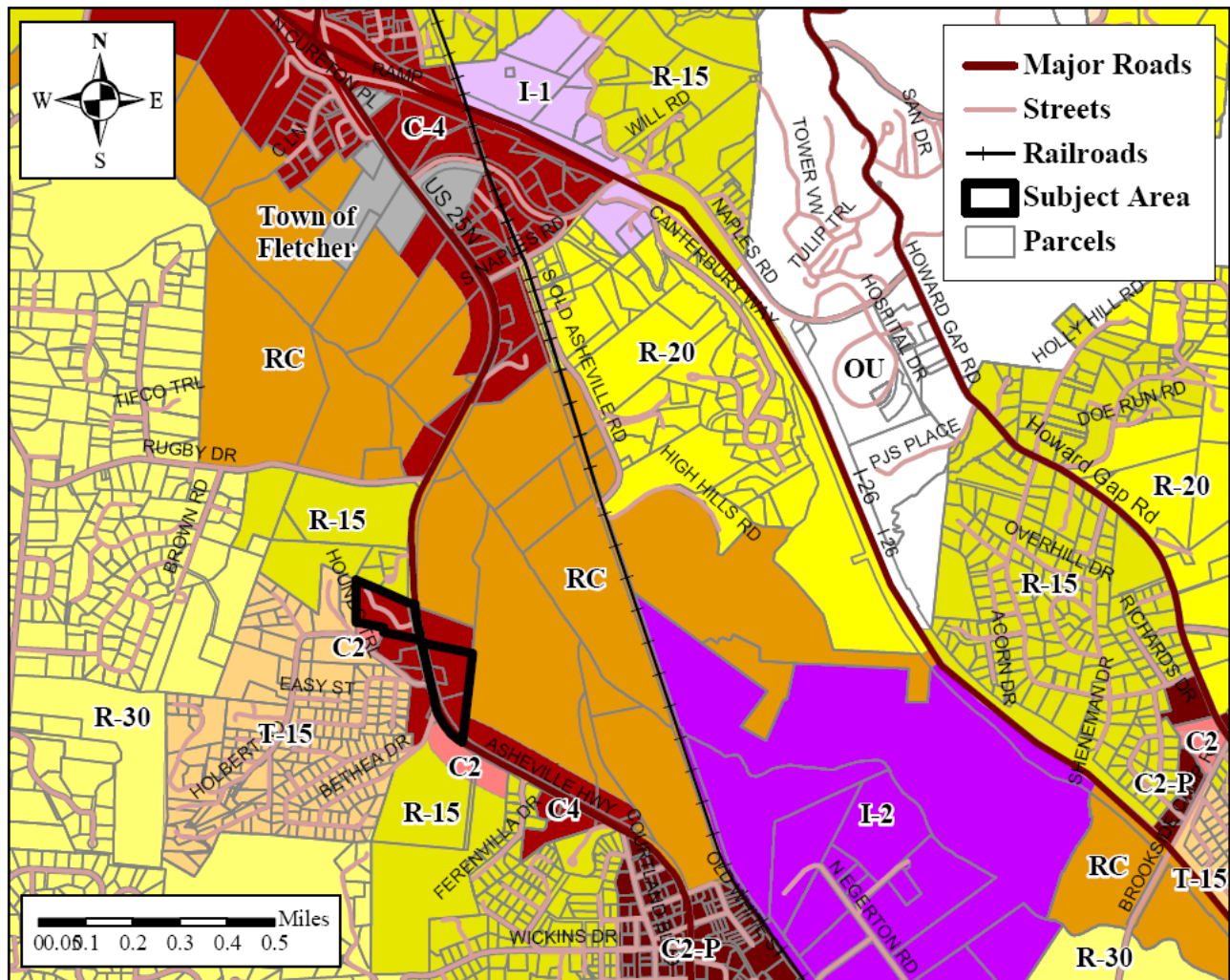
2.1. **Application of Current Zoning:** The Subject Area is currently zoned CC (Community Commercial), which was applied on September 19, 2007, as a result of the adoption of Chapter 200A, Land Development Code and its Official Zoning Map (See Map B).

Map B: Current Zoning



2.2. **Adjacent Zoning:** CC (Community Commercial) zoning is applied north, south and west of the Subject Area. To the north and east is an R1 (Residential One) zoning district. To the west is an R2MH (Residential Two Manufactured Housing) zoning district. RC (Regional Commercial) zoning is applied approximately 1,400 feet (0.27 miles) north of the Subject Area (See Map B).

Map C: Previous Chapter 200 Zoning



2.3. **Previous Zoning:** The Subject Area was zoned C-4 (Highway Commercial) by the US Highway 25 North Zoning Study (See Map C). RC (Rural Commercial) and C-4 (Highway Commercial) zoning was applied east of the Subject Area. C2 (Neighborhood Commercial) zoning was applied south of the Subject Area. T-15 (Medium Density Residential with Manufactured Homes) zoning was applied west of the Subject Area. R-15 (Medium Density Residential) zoning was applied north of the Subject Area. Prior to the adoption of the US Highway 25 North Zoning Study, the Subject Area was part of the OU (Open Use) zoning district.

2.4. **District Comparison:**

2.4.1. **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* in the Comprehensive Plan” (Chapter 200A, Land Development Code §200A-34).

CC (Community Commercial): (1) requires ten (10) foot side and rear yard setbacks; (2) limits building height to a maximum of 50 feet; (3) provides a residential density of 16 units per acre; and (4) limits impervious surface to a maximum of 80 percent. A single unit on a single lot is limited to a maximum gross floor area of 30,000 square feet. Within a multi-tenant structure the principal tenant is limited to a maximum floor area of 80,000 square feet with the maximum gross floor area for any other tenant being 30,000 square feet.

- 2.4.2. **RC Regional Commercial Zoning District:** “The purpose of the Regional Commercial District (RC) 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, community, and regional 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 *Urban* in the Comprehensive Plan” (Chapter 200A, Land Development Code §200A-35).

RC (Regional Commercial): (1) requires ten (10) foot side and rear yard setbacks; (2) limits building height to a maximum of 50 feet; (3) provides a residential density of 16 units per acre; and (4) limits impervious surface to a maximum of 80 percent. Maximum floor area is unlimited.

3. Current Uses of Subject Area and Adjacent Properties

- 3.1. **Subject Area Uses:** The Subject Area contains four (4) lots with a variety of uses (See Attachment 3, Subject Area Photos).
- 3.1.1. **PIN 9651-52-2346:** Mr. Vaughn’s property contains a commercial use (Alley’s Mechanic Service).
- 3.1.2. **PIN 9651-51-9783:** Mr. Wilkie’s property contains a garage use on the southern portion of the property.
- 3.1.3. **PIN 9651-51-9293:** Mr. Wilkie’s property contains commercial uses (Dale Reese Trailer Sales and an associated used car lot).
- 3.1.4. **PIN 9651-51-8627:** The Geneco Inc. property contains an office/commercial use (Blue Mountain Computers and Hal Gordon Electrical Service).
- 3.2. **Adjacent Area Uses:** Surrounding area lands are undeveloped or contain agricultural, residential, or commercial uses.
- 3.2.1. **To the West:** Single-family residential uses (including manufactured/mobile homes) are located adjacent and to the west. Commercial uses, including KLB Race Cars,

Mountain Home Auto Repair, and GDS of Hendersonville, are also adjacent and to the west.

3.2.2. **To the North:** A commercial use (Freeman Gas) and single-family residential uses are located to the north.

3.2.3. **To the East:** Undeveloped and agricultural lands are located to the east.

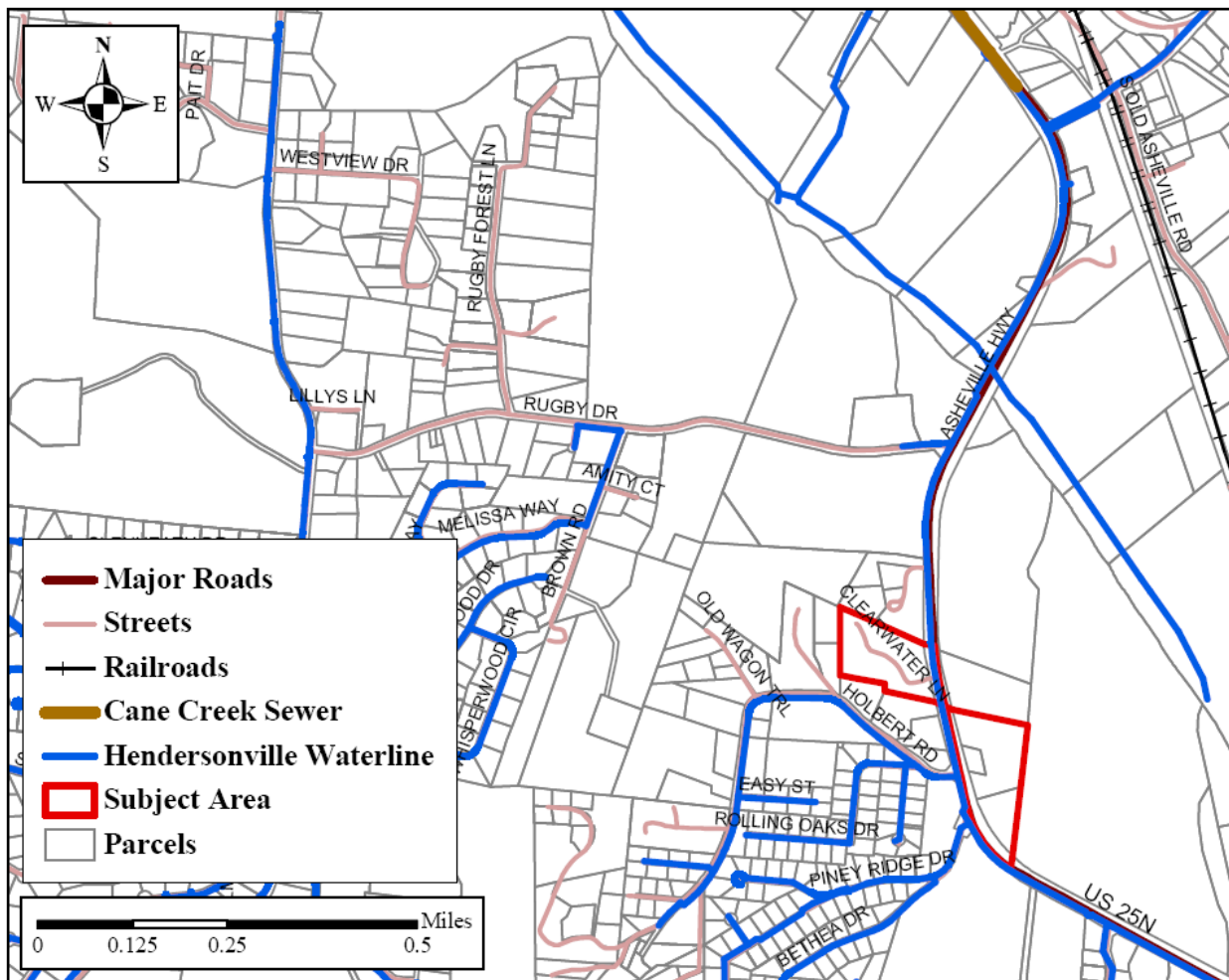
3.2.4. **To the South:** Undeveloped, agricultural, and single-family residential uses are located adjacent and to the south.

4. Water and Sewer

4.1. **Public Water:** Public water (City of Hendersonville) appears to be located on the Subject Area site (See Map D).

4.2. **Public Sewer:** Public sewer does not appear to be located on the Subject Area site. Public sewer (Cane Creek) appears to be located approximately 4,000 feet (0.76 miles) north of the Subject Area, near the intersection of US Highway 25 North and South Naples Road (SR 1695) (See Map D).

Map D: Water and Sewer



5. Transportation and Access

- 5.1. **Frontage:** The Subject Area has approximately 1,600 feet (0.30 miles) of road frontage along US Highway 25 North.
- 5.2. **Transportation:** Table 1, below, provides Annual Average Daily Traffic Counts for US Highway 25 North in the vicinity of the Subject Area (counts taken just south of the intersection of US Highway 25 North and Interstate 26) (See Table B).

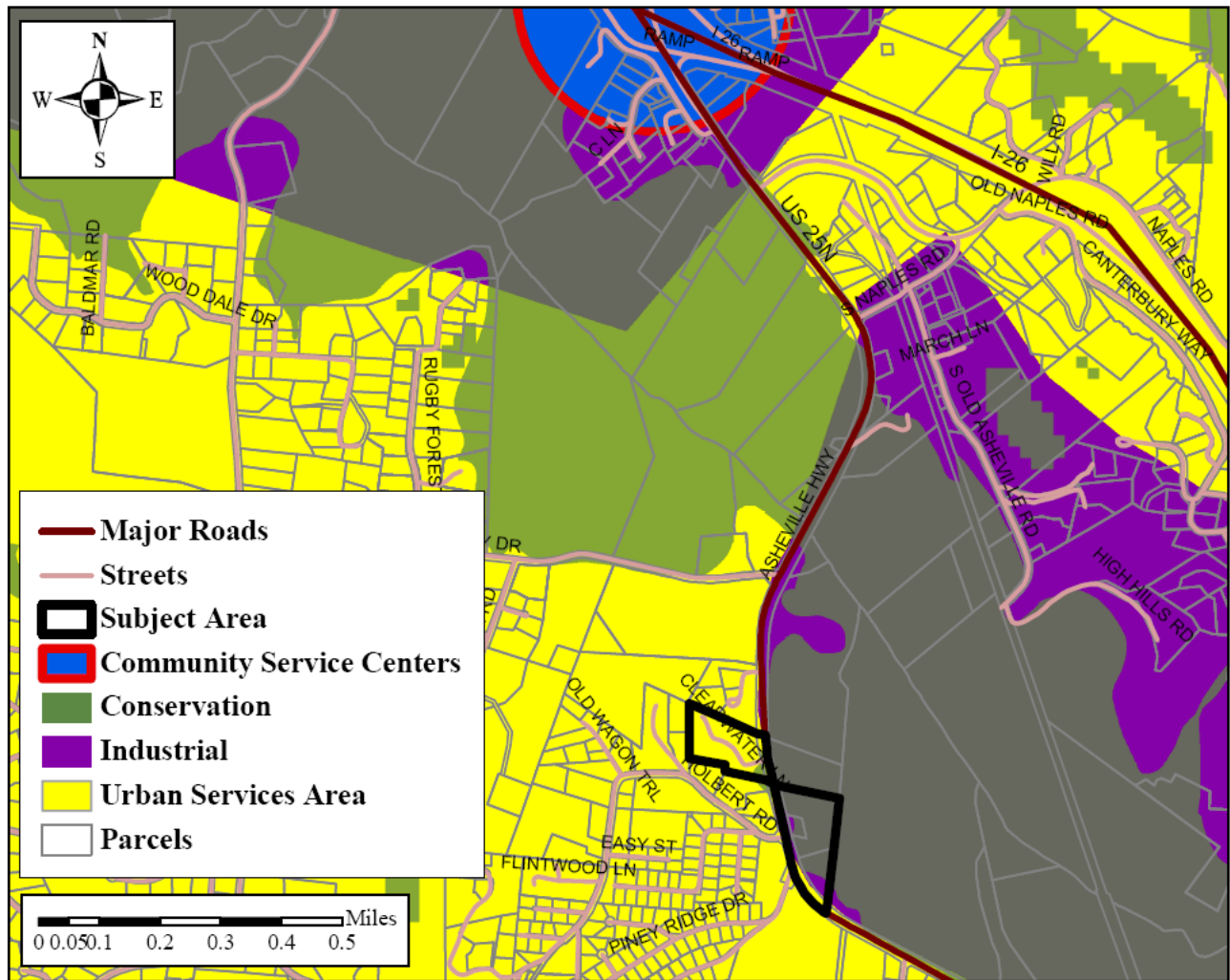
Table B. Annual Average Daily Traffic Count					
Road	2002	2003	2004	2005	2006
US Highway 25 North	15,000	20,000	19,000	-	-

- 5.3. **Public Transit.** The Subject Area is served by Apple Country Transit’s Blue Route. The nearest transit stop is located at Piney Ridge Drive (SR 2265), located directly west of the southern portion of the Subject Area.
- 5.4. **The NCDOT 2009-2015 State Transportation Improvement Program (STIP):**The Transportation Improvement Program, does not include any proposed improvements to US Highway 25 North in the vicinity of the Subject Area. No improvements are proposed for Holbert Road (SR 1367) or Rugby Drive (SR 1417) by the STIP.

6. The Henderson County, North Carolina 2020 Comprehensive Plan (CCP)

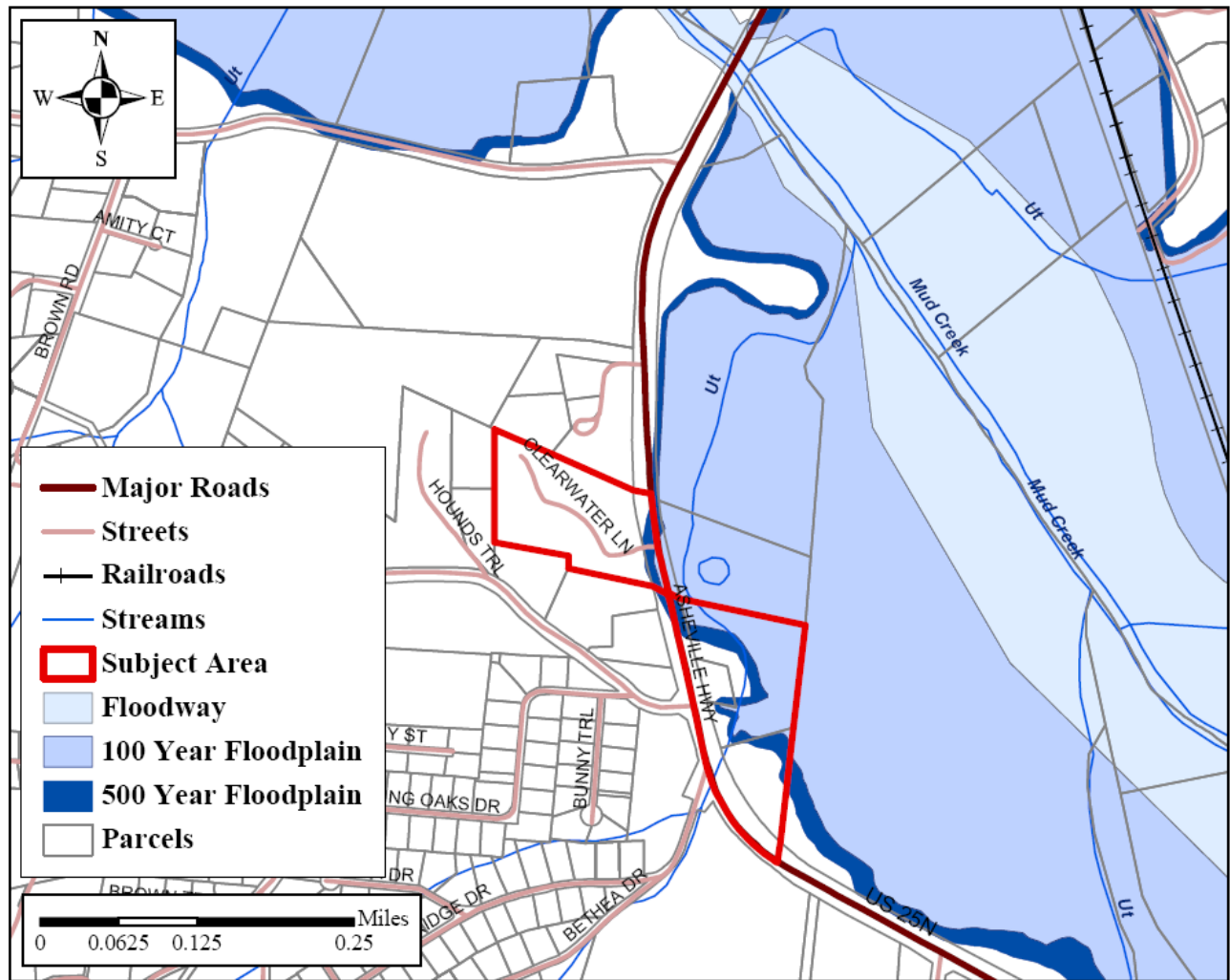
- 6.1. **Urban Services Area:** The CCP Future Land Use Map identifies the Subject Area as being located in the Urban Services Area (2020 CCP, Pg. 128, Pg. 129 & Appendix 1, Map 24) (See Map E).
 - 6.1.1. The CCP states that, “the USA will contain considerable commercial development at a mixture of scales,” 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).
 - 6.1.2. The CCP also states that, “the USA will contain virtually all existing and future industrial development and will be the focus of future economic development activities. Industrial development will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community” (2020 CCP, Pg. 129).
- 6.2. **Community Service Center.** The CCP Future Land Use Map does not identify a Community Service Center at, or in the immediate vicinity of, the Subject Area.
- 6.3. **Industrial:** The CCP Future Land Use Map identifies the eastern three (3) parcels of the Subject Area as being suitable for industrial development (2020 CCP, Pg. 129, Pg. 136, Pg. 148 & Appendix 1, Map 8 and Map 24) (See Map E). The CCP states that, “Most industrial uses should be segregated from other uses with the exception of Regional Commercial uses” (2020 CCP, Pg. 136).

Map E: 2020 County Comprehensive Plan Future Land Use Map



6.4. **Conservation Area:** The Future Land Use Map identifies the majority of the eastern three (3) parcels of the Subject Area as being appropriate for conservation largely due to the presence of floodplain (2020 CCP, Pg. 129, Pg. 134, & Appendix 1, Map 24). (See Maps E and F). The CCP states that, “Land use planning should acknowledge the presence of sensitive natural areas such as floodplains, wetlands, areas of excessively steep topography, and other natural and cultural assets, and should strive to protect these areas from development that would damage them or diminish their integrity” (2020 CCP, Pg. 129).

Map F: Floodplain Map



7. Staff Comments

Staff’s position at this time, under the guidelines of current plans, policies and studies, is it supports the current zoning of the Subject Area (CC (Community Commercial) zoning), this based on the following:

7.1. **The 2020CCP:** The text and map of the 2020 CCP places the Subject Area in the “Urban Services Area” classification where commercial development, at a mixture of scales (including local, community and regional) are encouraged. The 2020 CCP also identifies the eastern three (3) parcels of the Subject Area as appropriate for industrial development. The 2020 CCP does not identify a Community Service Center at, or in the vicinity of, the Subject Area. According to the CCP, both commercial and industrial development should exist within zoning districts whose standards and configuration are in keeping with the surrounding community. The surrounding area contains primarily single-family and agricultural uses or remains undeveloped. The standards and configuration of CC (Community Commercial) zoning appear to be in keeping with the surrounding community given that it is primarily single-family residential uses.

7.2. **Comparison of Districts:** (See also Attachments 4, 5 and 6)

- 7.2.1. Applying RC zoning to the Subject Area would allow for an unlimited maximum gross floor area and reduced front yard setbacks. Other dimensional requirements would remain unchanged.
- 7.2.2. Applying RC zoning would allow for the following uses not allowed by CC: heliports, automotive towing, tire recapping, entertainment complexes, flea markets, manufactured/mobile home sales, parking garages or lots (requiring payment), retail sales and services greater than 100,000 square feet, shopping malls, truck stops, and truck washes. Because of the large scale of these uses, many require being located on larger tracts of land than may be available within the Subject Area. For example, retail sales and services greater than 100,000 square feet (if one level) would require a minimum of 2.29 acres of land (excluding parking area and not accounting for impervious surface limitations). Two (2) of the four (4) parcels which constitute the Subject Area are under 2.29 acres in size. One (1) of the four (4) parcels is largely within the floodplain reducing the developable area (without a fill permit) to approximately 1.63 acres (See also Section 7.4 below).
- 7.2.3. Applying RC zoning would not allow for the following uses allowed by CC: hospice residential care facilities, rooming and boardinghouses, single-family dwellings accessory to a principal business, marinas, recreational vehicle parks, riding stables, swim and tennis clubs, adult day care facilities, and yard sales.
- 7.2.4. Applying RC zoning could have similar impacts on public services (water, sewer, roads, emergency services, and schools) as would CC zoning, dependent upon the scale of development and/or type of use proposed under either district.

7.3. **Adjacent Zoning:** The Subject Area does not abut an existing RC (Regional Commercial) zoning district. Currently all RC zoning districts within the County are located at an Interstate 26 interchange. Applying RC zoning to the Subject Area would result in the identification of a single RC node not located at an interstate interchange.

7.4. **Flood Damage Prevention:** The Future Land Use Map identifies the majority of the eastern three (3) parcels of the Subject Area as being appropriate for conservation largely due to the presence of floodplain (See Maps E and F). It appears that a total of 3.15 acres of the 15.48 acre Subject Area (approximately 20 percent) falls within the 100-year floodplain. Further, a majority of this 100-year floodplain area (2.94 acres) fall within one parcel (PIN: 9651-51-9783 (Wilkie) 4.57 acres) accounting for 64 percent of the parcel. As noted in the CCP, land use planning should acknowledge the presence of sensitive natural areas such as floodplain and strive to protect these areas from development that would damage them or diminish their integrity. Community Commercial (CC) zoning would be more adapt to acknowledging the presence of floodplain due to the application of maximum gross floor area limitations not provided for by RC zoning.

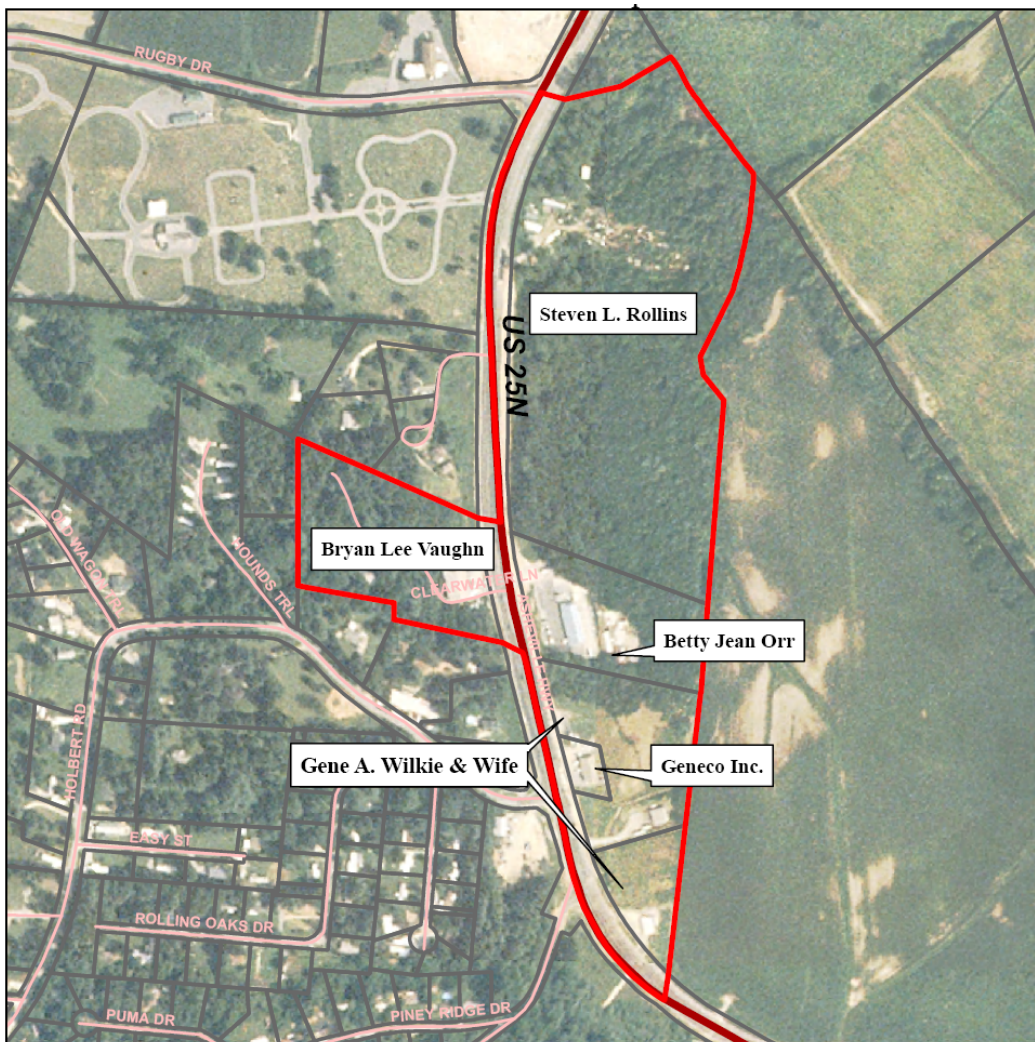
8. **Staff Recommendations**

- 8.1. When reviewing rezoning requests Staff attempts to identify plans or policies, changes in existing conditions, undue hardship to the property owners, 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 current zoning of the

Subject Area (CC (Community Commercial) zoning) which is consistent with the recommendations of the Henderson County 2020 Comprehensive Plan.

- 8.1.1. It is generally incumbent upon the property owners to demonstrate an overriding justification for approving a given rezoning application. Staff encourages the property owners to present any information that would inform the County’s consideration of the proposed rezoning. Staff requests the property owners not discuss any specific use being considered for the properties. The Technical Review Committee (TRC) cannot consider any specific proposed use for the properties and must only consider the range of possible uses when reviewing and making recommendations on the rezoning request.
- 8.2. Should the TRC be inclined to recommend approval of the request, Staff recommends that the Subject Area be modified and expanded to include two (2) additional parcels to the north (PIN: 9651-53-9069 (Steven L. Rollins, property owner) and PIN: 9651-52-9122 (Betty Jean Orr, property owner), making the “Expanded Subject Area” part of a larger contiguous RC (Regional Commercial) zoning district (See Map G) to avoid a spot zoning concern.

Map G: Expanded Subject Area Map

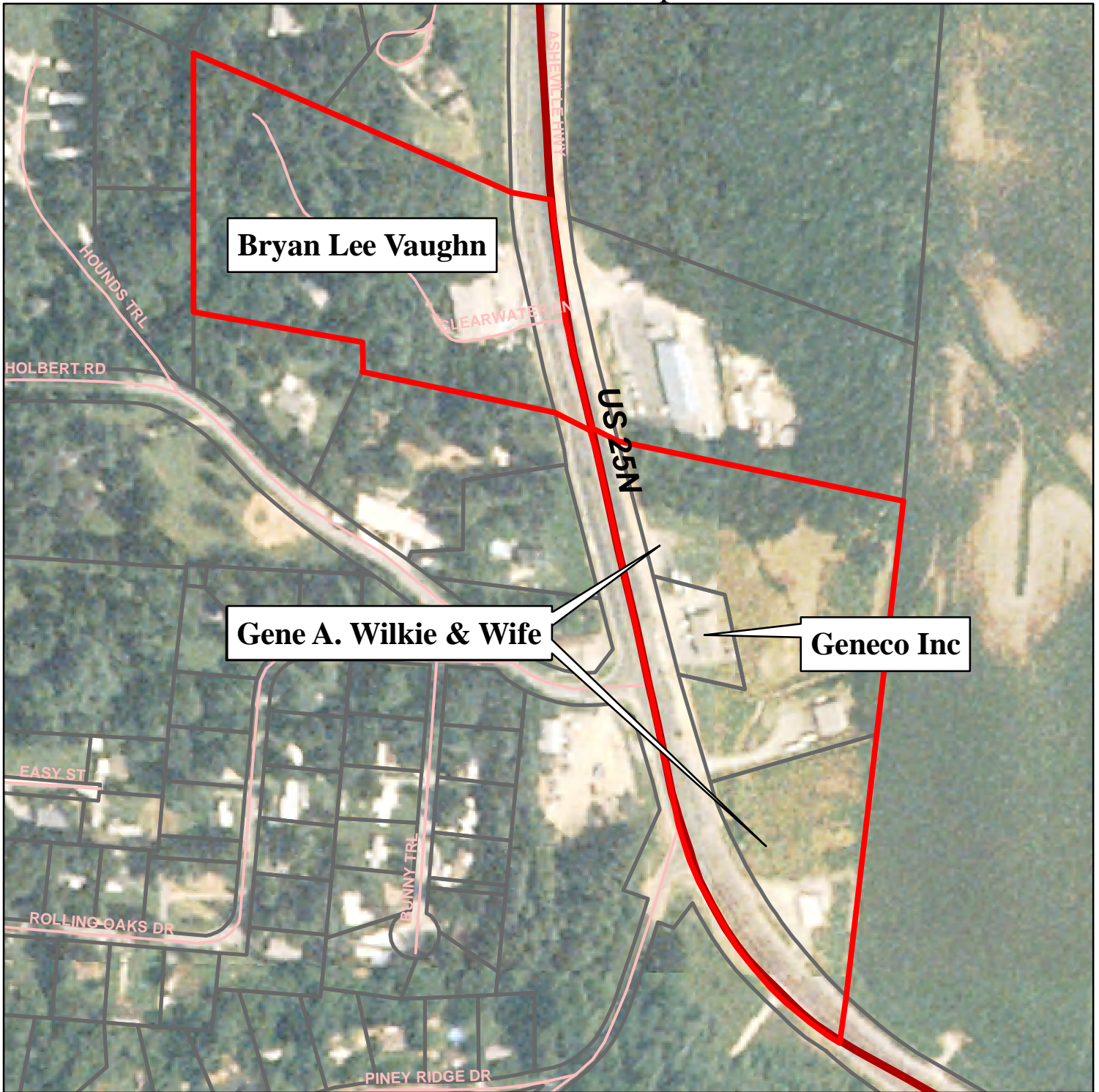







9. Technical Review Committee Recommendations

9.1.1. To be determined.

10. Planning Board Recommendations

10.1.1. To be determined.



-  Major Roads
-  Streets
-  Railroad
-  Subject Area
-  Parcels

Rezoning #R-2008-09
Henderson County Planning Staff on the behalf of Property Owners
Bryan L. Vaughn; Gene A. Wilkie & Wife; and Geneco Inc.





1. View of the existing commercial use (Alley's Mechanic Service), looking west from US Highway 25 North. Alley's Mechanic Service is located on PIN: 9651-52-2346 (Vaughn).



2. View of the existing garage, looking east from US Highway 25 North. The garage is located on PIN: 9651-51-9783 (Wilkie).



3. View of the existing office/commercial use (Blue Mountain Computers and Hal Gordon Electrical Service), looking east from US Highway 25 North. The office/commercial use is located on PIN: 9651-51-8627 (Geneco Inc.).



4. View of the existing commercial uses (Dale Reese Trailer Sales and used car lot), looking east from US Highway 25 North. The commercial uses are located on PIN: 9651-51-9293 (Wilkie).



5. View of the existing commercial uses (used car/trailer sales area), looking east from US Highway 25 North. The commercial uses are located on PIN: 9651-51-9293 (Wilkie).

§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) <i>Maximum Floor Area</i> (sq ft)		80,000 or 30,000		
<i>Yard Setbacks</i> (feet)	<i>Front or 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:

Lot size x allowable units per acre = permitted *dwelling units*

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

5 acres x 16 units per acre = **80 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) Within a multi-tenant *structure/site*, , the principal tenant shall have a maximum *gross floor area* of 80,000 square feet. The maximum *gross floor area* for any other tenant shall be 30,000 square feet. The maximum *gross floor area* for a single unit on a single *lot* shall be 30,000 square feet.

§200A-35. Regional Commercial District (RC)

- A. **Purpose.** The purpose of the Regional Commercial District (RC) 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, community, and regional 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 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 2.9. RC Density and Dimensional Requirements				
		(1) <i>Residential Density</i> (units/acre)	16	
		<i>Maximum Impervious Surface</i> (%)	80	
		<i>Maximum Floor Area</i> (sq ft)	Unlimited	
<i>Yard Setbacks</i> (feet)	<i>Front or ROW</i>	<i>Local</i>	15	
		<i>Collector</i>	30	
		<i>Thoroughfare</i>	40	
		<i>Boulevard</i>	50	
		<i>Expressway</i>	50	
		<i>Freeway</i>	60	
			<i>Side</i>	10
			<i>Rear</i>	10
<i>Maximum Height</i> (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:

<i>Lot size</i> x allowable units per acre = permitted <i>dwelling units</i>
--

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

5 acres x 16 units per acre = <u>80 permitted dwelling units</u>

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.

USE TYPE	GENERAL USE DISTRICT P=Permitted; S=Special Use Permit		
	CC	RC	SR
1. RESIDENTIAL USES			
<i>Assisted Living Residence</i>	P	P	1.1
<i>Continuing Care Retirement Community</i>	P	P	1.3
<i>Dwelling, Multifamily, Five (5) or More Units</i>	S	S	1.6
<i>Hospice Residential Care Facility</i>	P		1.12
<i>Nursing Home</i>	P	P	1.14
<i>Rooming and Boardinghouse</i>	P		1.15
2. ACCESSORY USES			
<i>Childcare Facility (as an accessory for a principal business)</i>	P	P	2.1
<i>Drive-Thru Window</i>	P	P	2.2
<i>Dwelling, Single-Family (as an accessory for a principal business)</i>	P		2.3
<i>Fuel Pumps</i>	P	P	2.4
<i>Outdoor Storage ≤5000 sq ft</i>	P	P	2.8
<i>Outdoor Storage >5000 sq ft</i>	S	P	2.9
3. ACCESSORY STRUCTURES			
<i>Automatic Teller Machine</i>	P	P	3.2
<i>Gate and/or Guardhouse</i>	P	P	3.7
<i>Greenhouse</i>	P	P	3.8
<i>Heliport (Private Accessory)</i>		P	3.9
<i>Loading Bay</i>	P	P	-
<i>Outdoor Sale Display Areas</i>	P	P	3.10
<i>Parking Garage</i>	P	P	3.11
<i>Planned Seasonal Agricultural Worker Development</i>	P	P	3.12
<i>Produce Stand, Accessory</i>	P	P	3.13
<i>Satellite Dish</i>	P	P	-
<i>Storage Shed</i>	P	P	3.14
<i>Wastewater Treatment Plant, Small Accessory</i>	P	P	3.15
4. RECREATIONAL USES			
<i>Camp</i>	P	P	4.3
<i>Coin Operated Amusements</i>	P	P	4.5
<i>Golf Course and/or Country Club</i>	P	P	4.7
<i>Governmental Recreational Facilities</i>	P	P	4.8
<i>Indoor Recreational Facilities (Bowling Alley, Skating Rink, Bingo Games, Indoor Miniature Race Tracks)</i>	P	P	4.9
<i>Marina</i>	P		4.10
<i>Miniature Golf Course or Driving Tees/Ranges (operated for commercial purposes)</i>	P	P	4.11
<i>Motor Sports Facility, Recreational</i>	S	S	4.14
<i>Outdoor Recreational Facilities</i>	S	S	4.15
<i>Park</i>	P	P	4.16
<i>Physical Fitness Center</i>	P	P	4.17
<i>Recreational Vehicle Park</i>	S		4.18

Yellow highlighting indicates uses allowed in CC and not in RC.
 Orange Highlighting indicates uses allowed in RC and not in CC.

USE TYPE	GENERAL USE DISTRICT P=Permitted; S=Special Use Permit		
	CC	RC	SR
Riding Stables	P		4.19
School (Sports Instructional)	P	P	4.20
Shooting Ranges, Indoor	S	S	4.21
Sporting and Recreational Facilities	P	P	4.23
Swim and Tennis Club	P		4.24
5. EDUCATIONAL AND INSTITUTIONAL USES			
Adult Day Care Facility	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	P	5.6
Community Club	P	P	5.7
Fire and Rescue Station	P	P	5.9
Funeral Home or Crematorium	P	P	5.10
Government Offices	P	P	5.11
Homeless Shelter	S	P	5.12
Hospital	P	P	5.13
Museum/Library/Archive	P	P	5.14
Place of Assembly, Large	P	P	5.15
Place of Assembly, Small	P	P	5.16
Police Station	P	P	5.17
Religious Institution	P	P	5.18
School (Public/Private/Charter)	P	P	5.19
Youth Center	P	P	5.20
6. BUSINESS, PROFESSIONAL, AND PERSONAL SERVICES			
Animal Shelter	S	P	6.1
Automobile and Equipment Service	P	P	6.2
Automotive Towing		P	6.3
Broadcasting and Communications Facilities	P	P	6.4
Car Wash	P	P	6.5
Exterminating and Pest Control Services	P	P	6.6
Kennel	S	P	6.7
Motel/Hotel	P	P	6.8
Office: Business, Professional and Public	P	P	6.9
School (Technical, Trade and Business)	P	P	6.10
Theater, Drive-In	P	P	6.11
Tire Recapping		P	6.12
Urgent Care Clinic	P	P	6.13
7. RETAIL TRADE			
Cinema Complex	P	P	7.3

Yellow highlighting indicates uses allowed in CC and not in RC.

Orange Highlighting indicates uses allowed in RC and not in CC.

USE TYPE	GENERAL USE DISTRICT P=Permitted; S=Special Use Permit		
	CC	RC	SR
Convenience Store	P	P	7.4
<i>Entertainment Complex</i>		P	7.5
<i>Flea Market</i>		P	7.6
<i>Landscaping Materials Sales and Storage</i>	P	P	7.8
<i>Manufactured/Mobile Home Sales</i>		P	7.9
Motor Vehicle Sales or Leasing	S	P	7.10
<i>Open Air Market</i>	S	P	7.11
<i>Parking Garage or Lot (requiring payment)</i>		P	7.12
<i>Produce Stand</i>	P	P	7.13
Retail Sales and Services $\leq 50,000$ sq ft (of gross floor area)	P	P	7.14
Retail Sales and Services $> 50,000 \leq 100,000$ sq ft (of gross floor area)	P	P	7.15
Retail Sales and Services $> 100,000 \leq 150,000$ sq ft (of gross floor area)		P	7.16
Retail Sales and Services $> 150,000$ sq ft (of gross floor area)		S	7.17
<i>Shopping Mall</i>		S	7.18
<i>Truck Stop</i>		S	7.19
8. WHOLESALE TRADE			
<i>Wholesale Trade</i>	P	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
Self-Storage Warehousing	P	P	9.7
<i>Transit and Ground Passenger Transportation</i>	S	S	9.10
<i>Utility Substation</i>	P	P	9.12
<i>Warehousing and Storage (Excluding Warehousing of Hazardous Substances)</i>	P	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
Water Treatment Plant	S	S	9.17
10. MANUFACTURING & INDUSTRIAL USES			
<i>Machining and Assembly Operations $\leq 10,000$ sq ft (of gross floor area)</i>	P	P	10.7
<i>Manufacturing and Production Operations $\leq 10,000$ sq ft (of gross floor area)</i>	P	P	10.8
<i>Recycling Centers, Drop-Off Facilities</i>	P	P	10.14
<i>Research and Development Operations (Non-hazardous)</i>	P	P	10.16
<i>Truck Wash</i>		P	10.19
11. TEMPORARY USES			
Christmas Tree Lot Sales	P	P	11.1
Circuses, Carnivals, Fairs, Religious Services (or similar types of events)	P	P	11.2
<i>Model Home Sales Office, Temporary</i>	P	P	11.3
Movie Production	P	P	-
<i>Yard Sale</i>	P		11.4
12. TEMPORARY STRUCTURES			
<i>Portable Storage Container</i>	P	P	12.1

Yellow highlighting indicates uses allowed in CC and not in RC.
 Orange Highlighting indicates uses allowed in RC and not in CC.

USE TYPE	GENERAL USE DISTRICT P=Permitted; S=Special Use Permit		
	CC	RC	SR
<i>Produce Stand, Temporary</i>	P	P	12.2
Temporary Construction Project Buildings	P	P	12.3
Tent Sale	P	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	-

Yellow highlighting indicates uses allowed in CC and not in RC.
 Orange Highlighting indicates uses allowed in RC and not in CC.