

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

Meeting Date: May 6, 2008

Subject: Rezoning Application #R-2008-07

Staff Contact: Parker Sloan, Planner

Attachments:

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

SUMMARY OF REQUEST:

Rezoning Application #R-2008-07, initiated by Henderson County Planning staff subsequent to a petition submitted by a number of the property owners, requests that the County rezone approximately 29 acres of land, located Off of Hendersonville Road (US Highway 25 N), from Regional Commercial (RC) zoning district to a Local Commercial (LC) zoning district. The Subject Area is composed of sixty one (61) parcels. Technical Review Committee action to recommend that the Board of Commissioners approve, approve with modifications, table, or deny rezoning action #R-2008-07 would be appropriate.

TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:

Suggested Motion:

I move that the Committee recommend approval of rezoning application #R-2008-07 to rezone the Subject Area from a Regional Commercial (RC) zoning district to a Local Commercial (LC) zoning district based on the recommendations of the Henderson County 2020 Comprehensive Plan.

Henderson County Planning Department Staff Report**Rezoning #R-2008-07 (RC to LC)****Requested by: Henderson County Planning Staff on behalf of property owners**

1. Rezoning Request**1.1. Date of Staff Initiation:**

1.2. Property Owners/Applicants: Zaki Ahmed (9652-32-0726); J P Brackett (9652-33-5338); J P Jr Brackett (9652-33-5520); John Harold Brackett (9652-33-4510); Charles A Brock & Wife (9652-33-2461); William & Mary Collins (9652-22-8704,9652-22-6765,9652-22-7647,9652-22-8728); Cu Di Mar LLC (9652-33-7960); Elizabeth Darity (9652-22-9745); James Edward & Peggy Ann Darity (9652-32-1726,9652-22-9138); John Lee Darity (9652-22-6242; Jonathan Lee & Betty J Darity (9652-22-8399); Joseph Lee & Barbara W Darity (9652-22-7146); Norma Darity & Shonda Nicole Smith (9652-22-9630); Essie Bell Dunbar (9652-32-3808); Etta Mae Featherstone (9652-22-8082,9652-22-9110); Gettis Heirs Featherstone (9652-22-7087); Greater New Zion Baptist Church (9652-32-5982,9652-32-4878); Alan Scott Green (9652-33-5906); Mary Hazel (9652-21-8905); Hwan Suk Kim (9652-33-4716); Carrie King (9652-22-7548); Vonnie Mills Logan, Sallie Mills Linch, Vivian Mills Hutchinson, and Samuel Robert Hutchinson Jr. (9652-32-3735); Linnon Benjamin & Gail Whiteside McClain (9652-33-5103); Mattie Smith McClain & Husband (9652-33-5067); Sonji McClain-Rhymes (9652-33-5164); Margaret 7 Donald McDaniel (9652-33-5227); Helen & Obbie McDowell (9652-33-3399); Elizabeth Mills (9652-22-9368); Katherine Mills (9652-22-8244); Peter James Mills (9652-22-6035,9652-22-6133); Sue Damerson & Phillip Clay Penland (9652-34-5110); Jerry W Phillips (9652-33-3957,9652-34-3162); Winnie Pulley (9652-22-7803); Res Selassie (9652-22-7477,9652-22-8504); Annie Louise Shipman (9652-33-2583); Rosa Sirmons (9652-33-3292); Tiffany Michelle Smith (9652-33-3096,9652-33-3096); Ben Jr. & Barbara Smith (9652-33-2161,9652-33-3220); Emmie Heirs Standifer, Dorothy Malone Featherstone, Clarence Malone, John Edward Featherstone Jr., & Byron Patrick Featherstone (9652-33-2071); State of North Carolina (9652-22-9275); Otis D & Wife Suber (9652-33-2254,9652-33-2350); Beulah Summey (9652-22-8207); Jessie Lee & Mary Ann Turner (9652-21-8817); Kathleem & Johnnie Washington (9652-22-6350); Rosemary Watley, Martha Timbers Long, Alfonso Timbers, & Theodor Timbers, (9652-21-6934); James R & Helen White (9652-22-8844); and Dennis C & Nona C Youngblood (9652-32-0558,9652-32-0473).

1.3. Citizen Representatives: Regina Nunn and Darlene Hudson

1.4. Request: Rezone Subject Area from an RC (Regional Commercial) zoning district to a LC (Local Commercial) zoning district.

1.5. Subject Area (See Map A & Table 1)

Map A: Map of Subject Area Tracts

1.5.1. **Size:** Approximately 29.5 acres of land comprised of 61 parcels (See Map A).

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

1.5.2.1. Located east of US Highway 25 North;

1.5.2.2. Approximately 1,100 feet north of the intersection of Butler Bridge Road (SR 1345) and US Highway 25 North;

1.5.2.3. Approximately 750 feet southwest of the intersection of Old Brickyard Road (SR 1537) and US Highway 25 North;

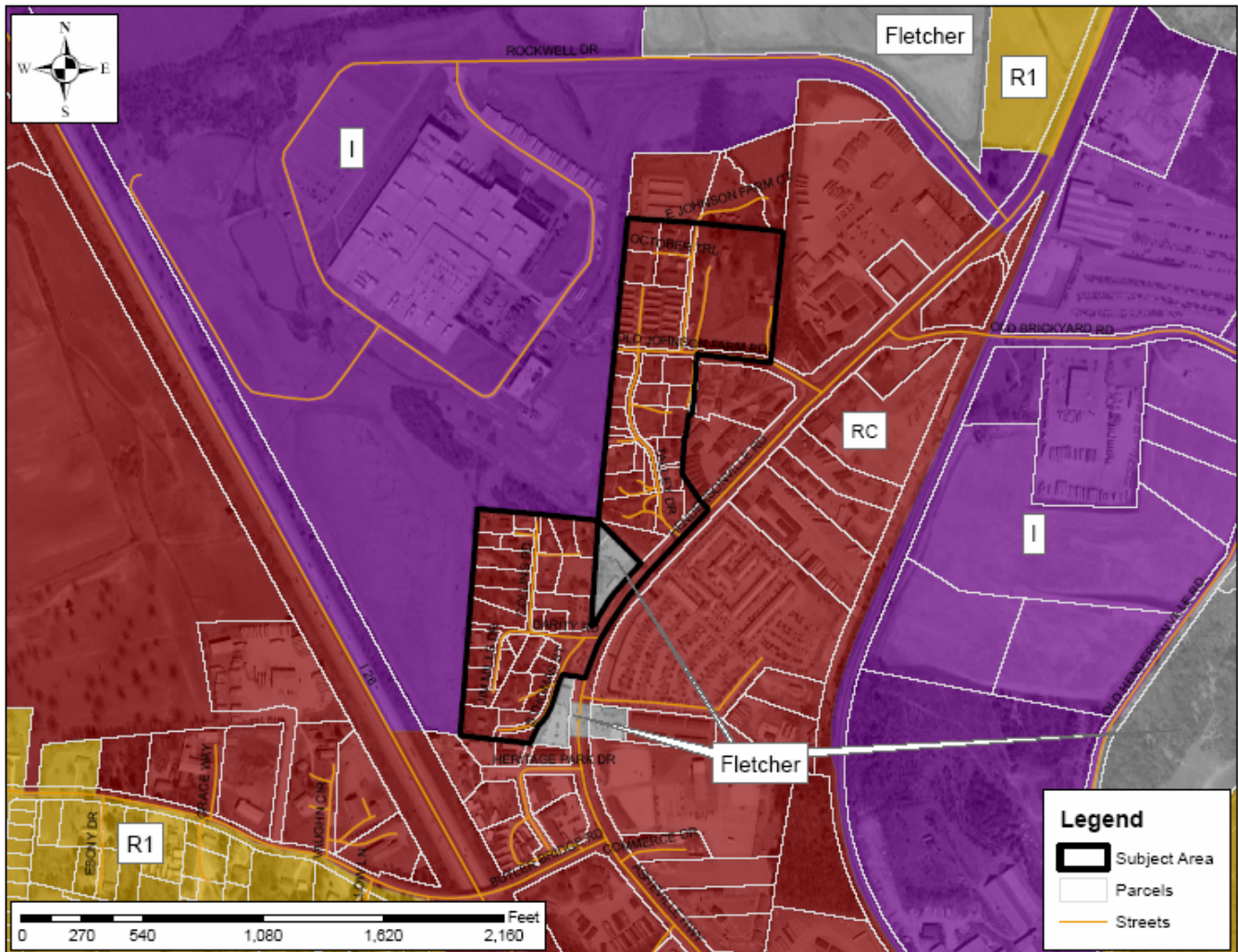
1.5.2.4. Bounded on the west by Arvin Meritor; and

1.5.2.5. Surrounds the following roads; Darity Rd (SR 1364), Talley Drive (SR 1788), St. Thomas Street (SR 1466), Collins Road (SR 1364), Andy Darity Road, Jim Mills Drive, West Johnson Farm Ct., October Trail, and East Johnson Farm Ct.

2. Current Zoning

2.1. **Application of Current Zoning:** The Subject Area is currently zoned RC (Regional Commercial), which was applied on September 19, 2007, as a result of the adoption of the Chapter 200A Land Development Code and its official zoning map (See Map B). The Subject Area was previously (prior to LDC adoption on September 19, 2007) zoned C-4 (Highway Commercial).

Map B: Current Zoning



2.2. **Adjacent Zoning:** RC (Regional Commercial) zoning is applied to the north, east and south of the Subject Area. One parcel annexed by the Town of Fletcher is surrounded by the Subject Area. The Town of Fletcher also has a satellite annexation on the southeast end of the Subject Area. Both of these areas are zoned C-2 (Interstate Commercial) by the Town of Fletcher.

2.3. **District Comparison:**

2.3.1. **LC Local Commercial Zoning District:** “The purpose of the Local Commercial District (LC) is to foster orderly growth where the principal use of land is commercial and residential. 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 and residential developments 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 a *local or neighborhood scale*; (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 all service areas*” (LDC §200A-33).

(1) LC (Local Commercial) requires 10 foot side and rear setbacks; (2) establishes a maximum building height of 40 feet; (3) Provides a 30,000 square feet maximum gross floor area for one unit in a multi-tenant structure, 10,000 square feet for any other commercial use or a single unit on a single lot, a maximum of 80,000 square feet for any multi-tenant structure, and a standard density of four (4) units per acre for residential (maximum sixteen (16) units per acre) (Chapter 200A, Land Development Code §200A-33).

- 2.3.2. **RC Regional Commercial Zoning District:** “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 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).

(1) CC (Community Commercial) requires 10 foot side and rear setbacks; (2) establishes a maximum height of 50 feet; (3) provides a standard density of 16 units per acre with a maximum 80% impervious surface. (4) 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.

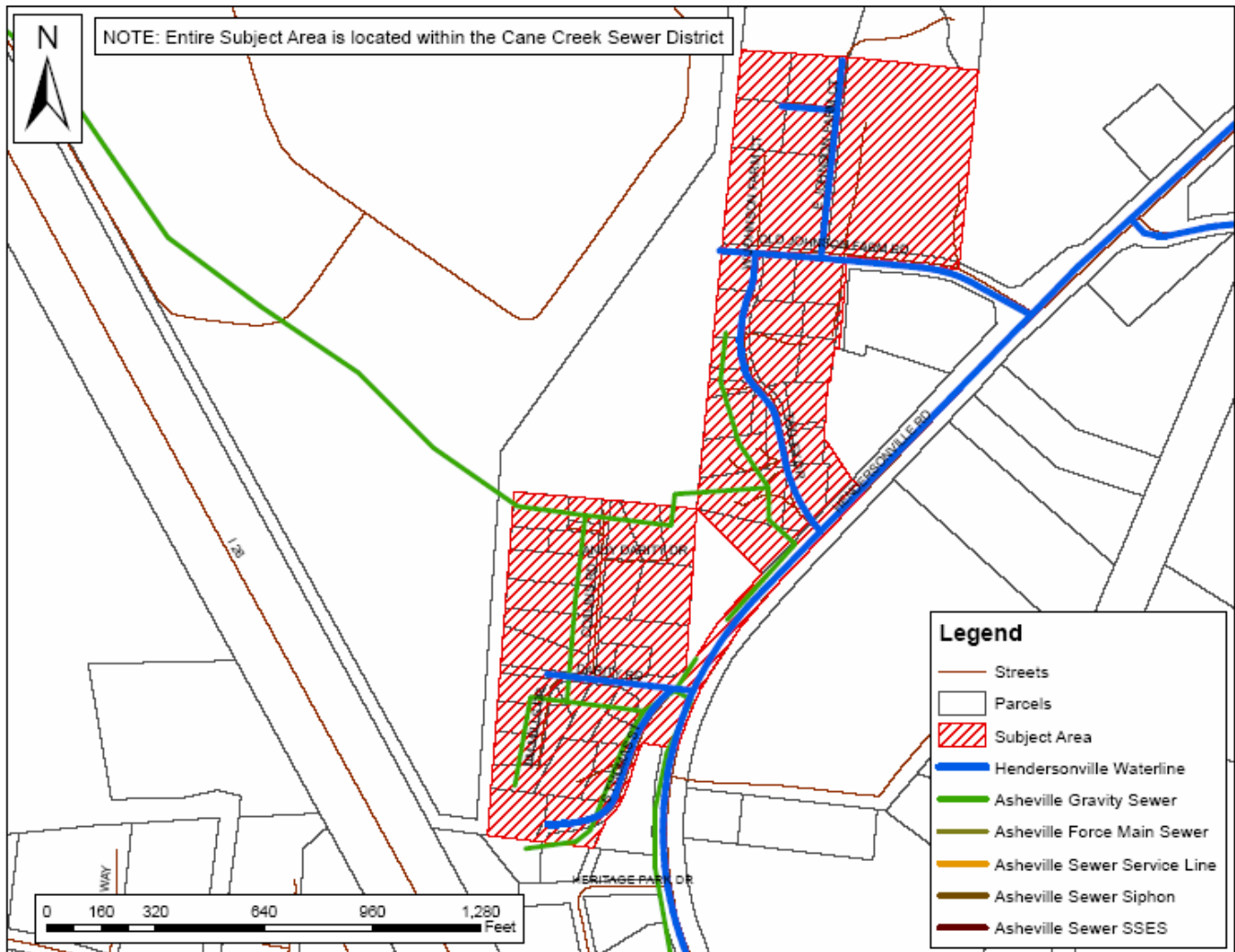
3. Current Uses of Subject Area and Adjacent Properties

- 3.1. **Subject Area Uses:** Predominately residential with one (1) abandoned commercial use near the intersection of US Highway 25 North. and Darity Rd (SR 1364) (PIN: 9652-32-0558 and 9652-32-0473).
- 3.2. **Adjacent Area Uses:** Surrounding area lands contain residential and commercial uses. North of the Subject Area a self storage facility. Arvin Meritor industrial facility is located adjacent to the Subject Area to the west. A variety of retail trade and business/professional services are located to the south of the Subject Area. Parcels east of the Subject Area contain a gas station, Smiley’s Flea Market, two separate modular home sales uses, and a number of other commercial uses.

4. Water and Sewer

- 4.1. **Public Water:** Public water (City of Hendersonville) is currently located within the Subject Area (See Map C).
- 4.2. **Public Sewer:** Public sewer (Metropolitan Sewerage District of Buncombe County) is currently located within the Subject Area (See Map C).

Map C: Water and Sewer



5. Transportation and Access

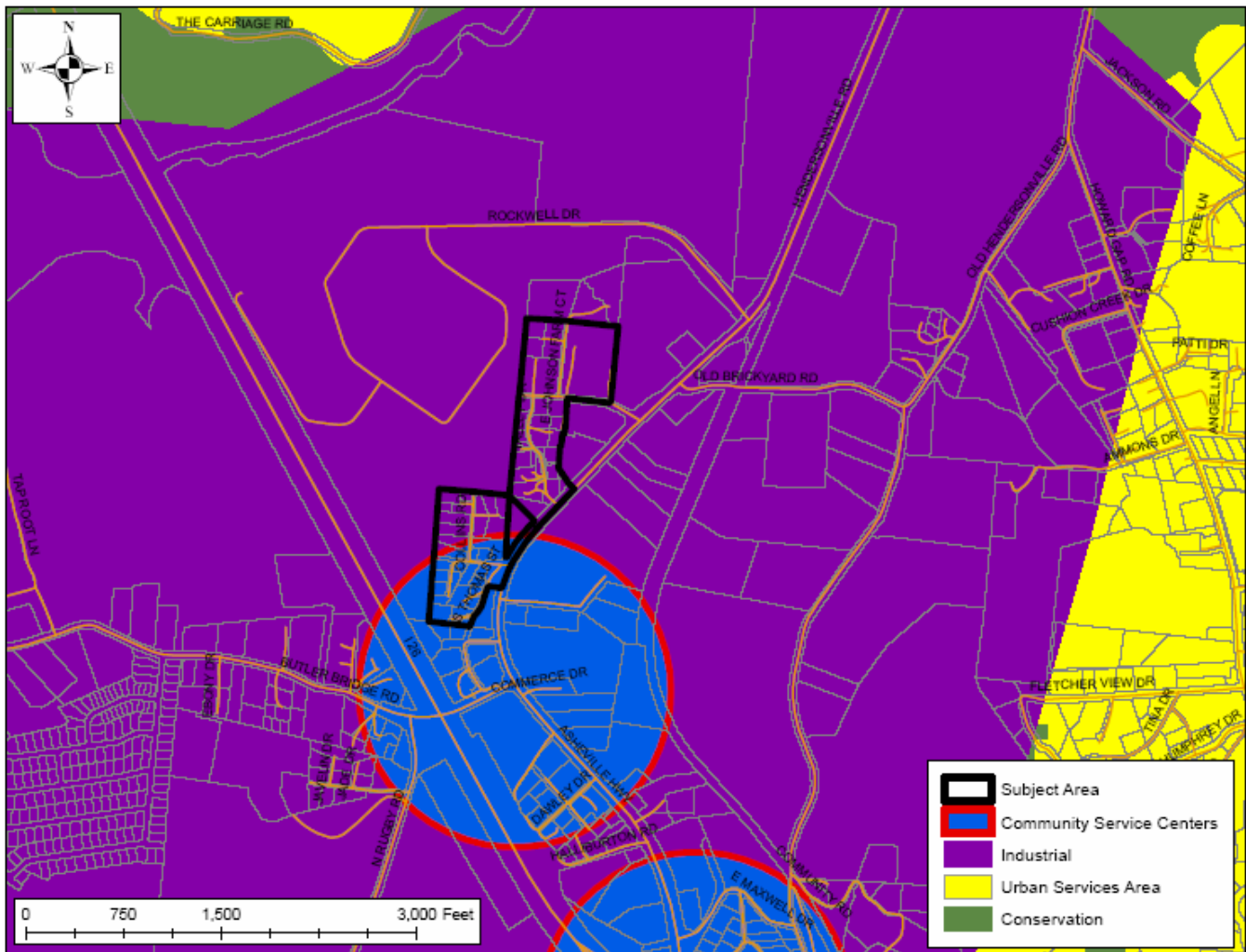
- 5.1. **Frontage:** The Subject Area has approximately 900 feet of road frontage along US Highway 25 North, approximately 850 feet of frontage along Talley Drive (SR 1788), approximately 700 feet of frontage along Old Johnson farm Road (SR 1495), and approximately 400 feet of frontage along Darity Road (SR 1364).
- 5.2. **Transportation:** Table 2, below, provides Annual Average Daily Traffic Counts for US Highway 25 North.
- 5.3. **The NCDOT 2009-2015 State Transportation Improvement Program (STIP):** No new improvements within close proximity to the Subject Area are proposed.

Road	2003	2004	2005	2006
US Highway 25 North	19,000	19,000	-	-

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 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 Future Land Use Map (See Map D) does place the southern portion of the Subject Area in a “Community Service Center”
 - 6.1.2.1. The CCP states that, “Community Service Centers are intended to be intensive, efficient, defined concentrations of mixed services” (2020 CCP, Pg. 134).
 - 6.1.2.2. The CCP also states that Community Service Centers, “Are appropriate for a mixture of commercial uses scaled to the service area in question; residential uses of varying densities depending upon available services; and community facilities such as schools, parks, community centers and other similar community facilities” (2020 CCP, Pg. 134).
 - 6.1.2.3. The CCP also states that Community Service Centers should contain the following general land uses: community facilities, local commercial, community commercial, and regional commercial uses (2020 CCP, Pg. 135).
- 6.1.3. **Industrial:** The CCP Future Land Use Map identifies the Subject Area as being suitable for industrial development The CCP states that, “Most industrial uses should be segregated from other uses with the exception of Regional Commercial uses” (2020 CCP, Pg. 136) (See Map D).

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 rezoned from a RC (Regional Commercial) zoning district to a LC (Local Commercial) zoning district 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. Both the text and map of the 2020 CCP identify the southern portion of the Subject Area as being within a Community Service Center. Community Service Centers are intended to provide concentrations of mixed services including residential uses of varying densities based upon available services. The Subject Area’s location in a Community Service Center indicates this area may be appropriate for a variety of densities. Applying LL (Local Commercial) would be more in keeping with current uses.
- 7.2. **Adjacent Zoning:** The Subject Area is currently zoned RC (Regional Commercial). RC zoning is applied to the north, east and west of the Subject Area. The Subject Area is adjacent to a Industrial zoning district to the west.
- 7.3. **Comparison of Districts:** Applying Local Commercial (LC) will reduce the number of permitted commercial uses, while allowing for an increase in the number of permitted residential uses (including single family residential uses). The LC zoning district will also limit square footage. A single commercial use on a single lot would be limited to 10,000 square feet maximum floor area and within a multi tenant structure the principal tenant would have a maximum floor area of 30,000 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 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 rezoning of the Subject Area to Local Commercial (LC) 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 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



OCTOBER TRL

W JOHNSON FARM CT

E JOHNSON FARM CT

OLD JOHNSON FARM RD

ALEXANDER DR

HENDERSONVILLE RD

ANDY DARITY DR



COLLINS RD

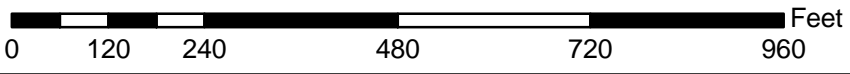
DARITY RD

JIM MILLS DR

ST THOMAS ST

Legend

-  Subject Area
-  Streets
-  Parcels





1. View of Talley Drive looking west



2. View of Greater New Zion Baptist Church at intersection of Talley Drive and Hendersonville Rd (US Hwy 25N).



3. View of West Johnson Farm Ct. looking north.



4. View of October Trail.



5. View of Talley Drive to the east.



6. View of R-O-W between Hendersonville Rd (US Hwy 25N) and St. Thomas Street.



7. View of East Johnson Farm Ct.



8. NCDOT owned vacant property on Darity Rd.



9. View of Cu Di Mar LLC property looking north off Old Johnson Farm Rd.



10. View of Subject Area west of Hendersonville Rd (US Hwy 25N).



11. End of Old Johnson Farm Rd looking west.



12. View of commercial use on Dairy Rd looking north.



13. View of residential use looking west towards St. Thomas Street.



14. View of Exxon gas station (Fletcher Jurisdiction) adjacent to project area on the corner of Darity Rd. and Hendersonville Rd (US Hwy 25N).

§200A-1. Local Commercial District (LC)

- A. **Purpose.** The purpose of the Local Commercial District (LC) is to foster orderly growth where the *principal use* of land is commercial and residential. 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 and residential 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 a local or *neighborhood* scale; (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 all service areas.
- 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 2.7. LC Density and Dimensional Requirements			
(1) Residential Density (units/acre)	(2) Standard	4	
	(3) Maximum	16	
Maximum Impervious Surface (%)		80	
(4) Maximum Floor Area (sq ft)		30,000 or 10,000	
(5) Yard Setbacks (feet)	Front or ROW	Local	25
		Collector	25
		Thoroughfare	35
		Boulevard	45
		Expressway	55
		Freeway	60
	Side	10	
	Rear	10	
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:

<p>$Lot\ size \times allowable\ units\ per\ acre = permitted\ dwelling\ units$</p> <p>The following example assumes a 5 acre tract with an allowable density of 4 units/acre:</p> <p>5 acres x 4 units per acre = 20 permitted dwelling units</p>

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 ($\frac{1}{2}$) 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*.
- (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) Within a multi-tenant *structure/site*, one unit shall have a maximum *gross floor area* of 30,000 square feet. The maximum *gross floor area* for any other commercial *use* or single unit on a single *lot* within the project shall be 10,000 square feet. A maximum 80,000 total square feet for any multi-tenant *structure* shall apply.
- (5) 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.

§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>
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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		
	LC	RC	SR
1. RESIDENTIAL USES			
<i>Assisted Living Residence</i>	P	P	1.1
<i>Bed and Breakfast Inn</i>	P		1.2
<i>Continuing Care Retirement Community</i>	P	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>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>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>	S	P	2.8
<i>Outdoor Storage >5000 sq ft</i>		P	2.9
3. ACCESSORY STRUCTURES			
<i>Automatic Teller Machine</i>	P	P	3.2
<i>Carport</i>	P		-
<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>		P	3.9
<i>Loading Bay</i>	P	P	-
<i>Outdoor Sale Display Areas</i>	P	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
<i>Satellite Dish</i>	P	P	-
<i>Storage Shed</i>	P	P	3.14
<i>Swimming Pool, Spa, Hot Tub, Residential</i>	P		-
<i>Wastewater Treatment Plant, Small Accessory</i>	P	P	3.15
4. RECREATIONAL USES			

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

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

USE TYPE	GENERAL USE DISTRICT P=Permitted; S=Special Use Permit		
	LC	RC	SR
<i>Camp</i>	P	P	4.3
Coin Operated Amusements	P	P	4.5
<i>Common Area Recreation and Service Facilities</i>	P		4.6
<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</i> (Bowling Alley, Skating Rink, Bingo Games, Indoor Miniature Race Tracks)	P	P	4.9
<i>Marina</i>	P		4.10
Miniature Golf Course or Driving Tees/Ranges (operated for commercial purposes)	P	P	4.11
<i>Motor Sports Facility, Recreational</i>		S	4.14
<i>Outdoor Recreational Facilities</i>		S	4.15
<i>Park</i>	P	P	4.16
Physical Fitness Center	P	P	4.17
<i>Riding Stables</i>	P		4.19
<i>School (Sports Instructional)</i>	P	P	4.20
<i>Shooting Ranges, Indoor</i>		S	4.21
<i>Sporting and Recreational Facilities</i>	S	P	4.23
<i>Swim and Tennis Club</i>	P		4.24
5. EDUCATIONAL AND INSTITUTIONAL USES			
<i>Adult Day Care Facility</i>	P		5.1
<i>Ambulance Services</i>	P	P	5.2
Cemetery/Mausoleum/Columbarium (excluding crematoriums)	P	P	5.3
<i>Childcare Facility</i>	P	P	5.4
<i>Club/Lodge</i>	P	P	5.5
<i>College or University</i>		P	5.6
<i>Community Club</i>	P	P	5.7
<i>Fire and Rescue Station</i>	P	P	5.9
Funeral Home or Crematorium	P	P	5.10
Government Offices	P	P	5.11
<i>Homeless Shelter</i>		P	5.12
<i>Hospital</i>		P	5.13
<i>Museum/Library/Archive</i>	P	P	5.14
<i>Place of Assembly, Large</i>	P	P	5.15
<i>Place of Assembly, Small</i>	P	P	5.16
<i>Police Station</i>	P	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>	P	P	5.20
6. BUSINESS, PROFESSIONAL, AND PERSONAL SERVICES			
<i>Animal Shelter</i>	S	P	6.1

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

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

USE TYPE	GENERAL USE DISTRICT P=Permitted; S=Special Use Permit		
	LC	RC	SR
<i>Automobile and Equipment Service</i>	P	P	6.2
Automotive Towing		P	6.3
<i>Broadcasting and Communications Facilities</i>	P	P	6.4
Car Wash	P	P	6.5
Exterminating and Pest Control Services	P	P	6.6
<i>Kennel</i>	S	P	6.7
Motel/Hotel	S	P	6.8
Office: Business, Professional and Public	P	P	6.9
<i>School (Technical, Trade and Business)</i>	P	P	6.10
Theater, Drive-In		P	6.11
Tire Recapping		P	6.12
<i>Urgent Care Clinic</i>	P	P	6.13
7. RETAIL TRADE			
Cinema Complex		P	7.3
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>	S	P	7.8
Manufactured/Mobile Home Sales		P	7.9
Motor Vehicle Sales or Leasing		P	7.10
<i>Open Air Market</i>	S	P	7.11
Parking Garage or Lot (requiring payment)		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	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
Truck Stop		S	7.19
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
Self-Storage Warehousing		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
Water Treatment Plant	S	S	9.17

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

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

USE TYPE	GENERAL USE DISTRICT P=Permitted; S=Special Use Permit		
	LC	RC	SR
10. MANUFACTURING & INDUSTRIAL USES			
<i>Machining and Assembly Operations ≤10,000 sq ft (of gross floor area)</i>	P	P	10.7
<i>Manufacturing and Production Operations ≤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
Truck Wash		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	-
Yard Sale	P		11.4
12. TEMPORARY STRUCTURES			
<i>Portable Storage Container</i>	P	P	12.1
<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	-

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