



Town of Bermuda Run
Planning Board and Board of Adjustment Agenda

120 Kinderton Boulevard, Suite 100
Bermuda Run, NC 27006
Wednesday March 16, 2022, 3:00pm

- 1. Call to Order**
- 2. Recognition of Quorum**
- 3. Approval of Planning Board Agenda**
- 4. Approval of Planning Board Minutes—February 16, 2022**
- 5. Citizen Comments**
- 6. Permit Reports & Zoning Administrator's Update**
- 7. Town Manager's Update**
- 8. Planning Board Cases**
 - a. **Zoning Map Amendment 2022-02.** Fuller Land Company has applied to rezone four tracts of land totaling approximately 22 acres from General Business (GB), Gateway Corridor Overlay (GC-O) to Village Mixed (VM). The subject properties are located along Hillsdale West Drive and are further described as parcels of the Davie County Tax Map D7010C0001, D7010C0002, D700000187, and D700000186.
- 9. Other Business**
 - a. The Board will receive an update on the Comprehensive Plan.
- 10. Board Member Comments**
- 11. Adjournment**

Bermuda Run Planning Board/Board of Adjustment
Regular Meeting
Minutes

Wednesday, February 16, 2022

3:00 PM

Bermuda Run Town Hall

I. Call to Order

Attendee Name	Title	Status
Tom Brady	Board Member	Present
Bryan Thompson	Alternate Member	Absent
Lynn Senger	Vice Chairman	Present
Rod Guthrie	Chairman	Present
David Strand	Board Member	Present
Erin Shea	Regular Member	Absent
Tony Krasienko	Alternate Member	Present

II. Recognition of Quorum

The Chairman recognized that a quorum was met with five members present.

III. Swearing In. Mr. Tony Krasienko performed the oath of office to begin his term.

IV. Approval of Planning Board Agenda

RESULT: APPROVED [UNANIMOUS]
MOVER: Lynn Senger
SECONDER: David Strand
AYES: Krasienko, Guthrie, Strand, Senger, Brady
ABSENT: Shea, Thompson

V. Approval of Planning Board Minutes—January 19, 2022

RESULT: APPROVED [UNANIMOUS]
MOVER: Lynn Senger
SECONDER: Tom Brady
AYES: Krasienko, Guthrie, Strand, Senger, Brady
ABSENT: Shea, Thompson

VI. Citizen Comments

There were none.

VII. Permit Reports & Zoning Administrator's Update

Permit reports & zoning update were included in the agenda packet for reference and discussion.

VIII. Town Manager's Update

Lee Rollins updated the Board on the Blue Heron Trail project.

IX. Other Business

Jason Epley with Benchmark Planning presented an introduction and timeline for the Comprehensive Plan update project.

X. Board Member Comments

There was none.

XI. Adjournment

RESULT: ADJOURNMENT [UNANIMOUS]

MOVER: David Strand

SECONDER: Tom Brady

AYES: Krasienko, Guthrie, Strand, Brady

ABSENT: Shea, Thompson, Senger

Record #	Record Type	Date Submitted	Applicant Name	Contractor Company Name	Address	Type of Structure	Total Square Feet	Construc tion Cost	Brief Project Description
RESB-22-69	Residential Building Permit	2/25/2022 18:37	Preston Harris	Solid Foundation Construction	472 BING CROSBY BLVD	Renovation	350	80000	Renovation of Kitchen.

Record #	Record Type	Applicant Name	Date Submitted	Address	Type of Sign
BRSN-22-2	Bermuda Run Sign Permit	Meg brown home furnishings brown	2/17/2022 21:41	5491 US HWY 158	temporary Anniversary Sale

Record #	Record Type	Applicant Name	Date Submitted	Address	Project
COMB-22-12	Commercial Building Permit	Landmark Builders	2/24/2022 14:51	419 TWINS WAY	RISE Physical Therapy Upfit



TO: Planning Board
FROM: Planning Staff
DATE: March 16, 2022
RE: ZMA 2022-02 Fuller Land Company

I. REQUEST

To rezone 4 tracts of land totaling approximately 22.57 acres from General Business (GB) to **Village Mixed (VM)**.

II. PROJECT LOCATION

The properties are located along Hillsdale West Drive.

III. PROJECT PROFILE

DAVIE COUNTY PARCEL NUMBER: D7010C0001, D7010C0002, D700000187, D700000186
ZONING DISTRICT: General Business (GB)
REQUESTED DISTRICT: Village Mixed (VM)
LAND USE PLAN: Enterprise Center
WATERSHED: none
CROSS REFERENCE FILES: REZ-2012-01 & REZ-2014-01
APPLICANT: Fuller Land Company c/o The Bomar Law Firm
PROPERTY OWNER: Fuller Land Company, Phillip and Darlene Fuller
PROPERTY SIZE: 22.57 acres
CURRENT LAND USE: Vacant
PROPOSED LAND USE: Townhouse development on a portion (4.2 ac.) of the site

IV. PROJECT SETTING – SURROUNDING ZONING DISTRICTS AND LAND USES

DIRECTION	LAND USE	ZONING
North	Residential, Institutional—Hillsdale United Methodist	CM
West	Residential, Vacant	GB, RM
South	Industrial, Commercial, Office, Vacant	CM
East	Vacant	VM, MP-O

Rezoning Request

The applicant, Fuller Land Company, requests a rezoning from GB General Business to VM Village Mixed in order to develop a portion of the property for residential townhouses. The site is 22.57 acres and located adjacent to VM zoned parcels.

Existing Zoning:

General Business district (GB and GB-CD)

(1) Intent

The General Business district is established to accommodate heavy business and light industrial uses on individual tracts of land and within coordinated business/industrial parks. The General Business district may also accommodate higher density multi-family residential uses.

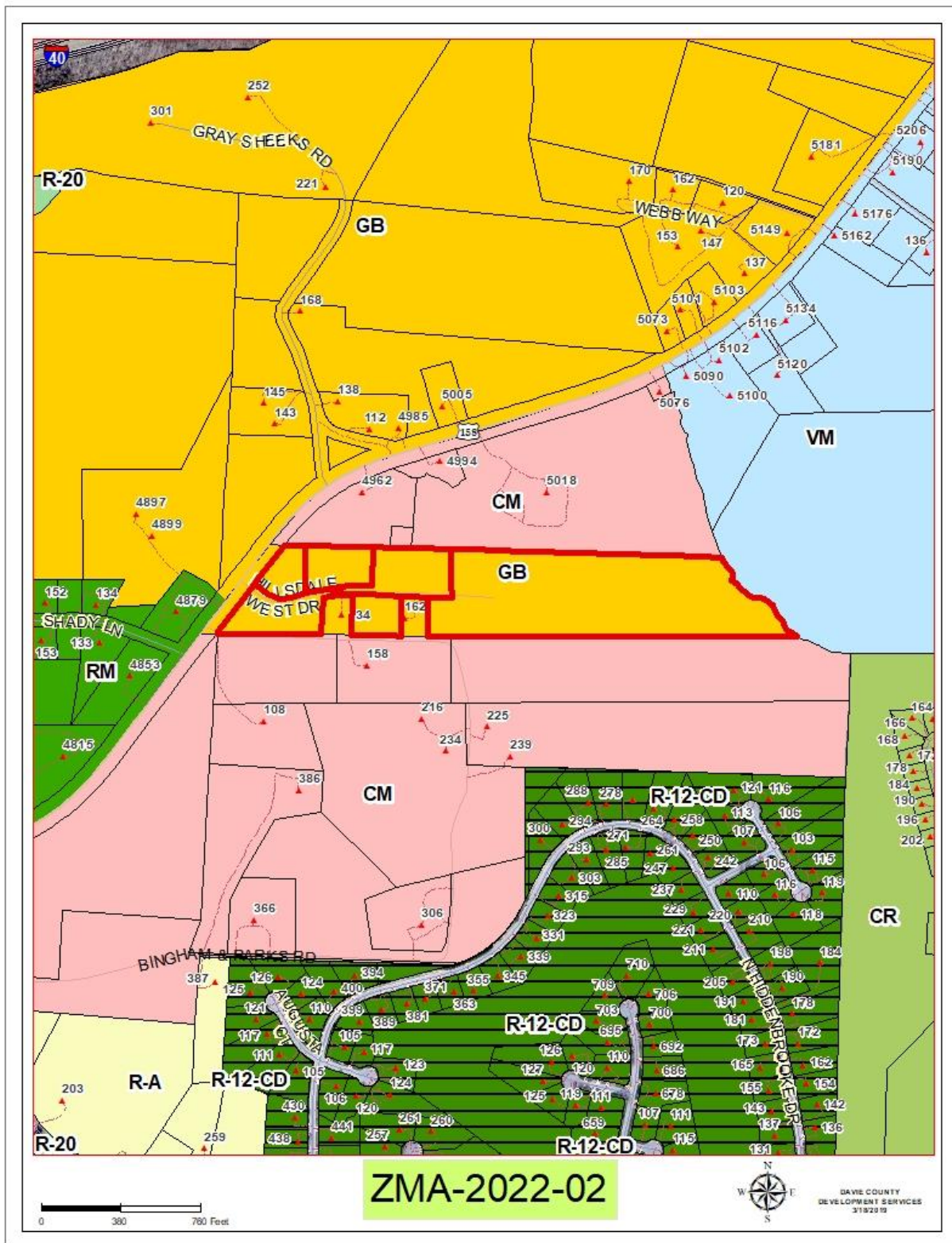
Requested Zoning:

Village Mixed District (VM and VM-CD)

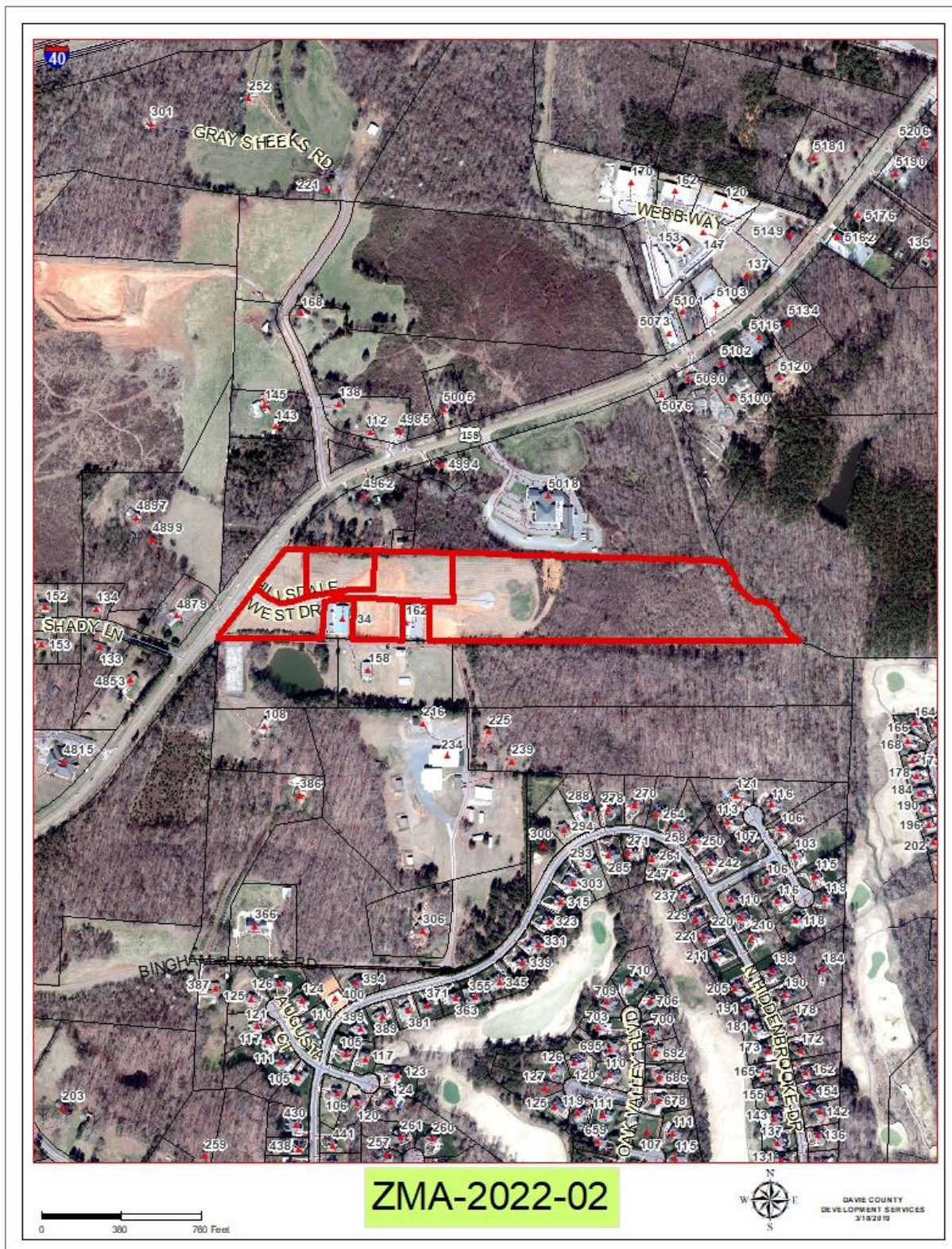
(1) Intent

The Village Mixed-Use (VM) district is provided to allow for the location of shops, services, small workplaces, civic and residential buildings central to a neighborhood or grouping of neighborhoods and within walking distance of dwellings. High density residential development is encouraged to support the commercial uses within the VM district.

V. ZONING MAP

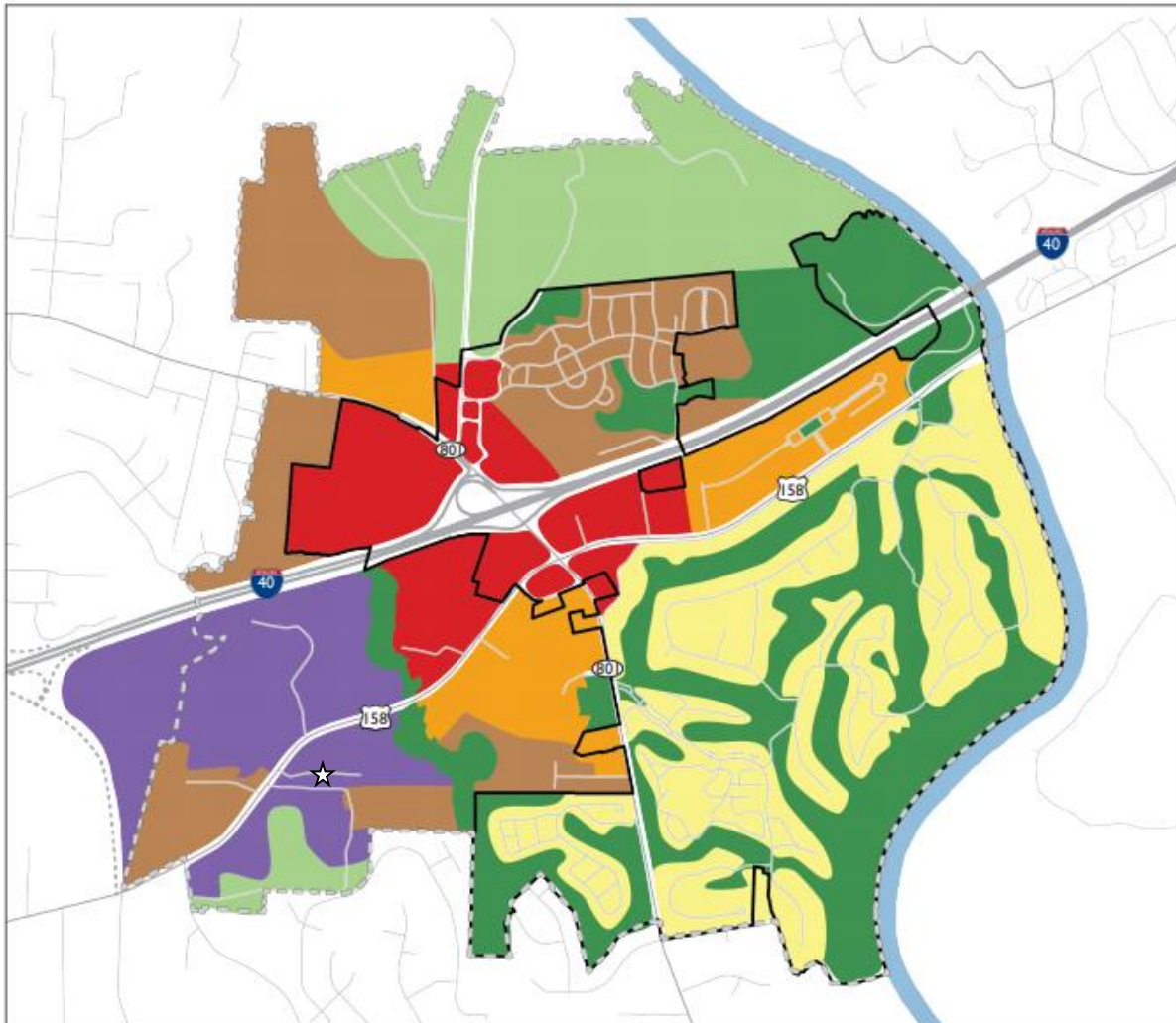


VI. AERIAL MAP

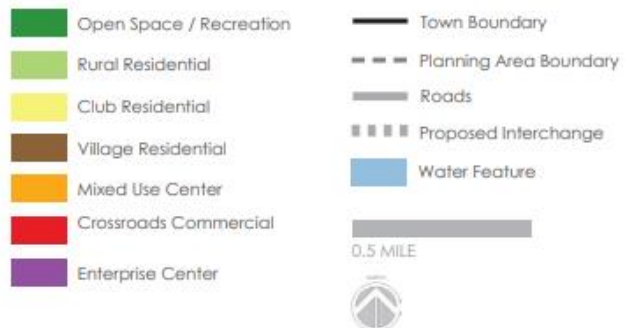


VI. FUTURE LAND USE MAP

The future land use map depicts the proposed configuration of the Town's development.



LAND USE CLASSIFICATION	ACRES	%
Open Space/Recreational	662.55	25.0%
Rural Residential	364.87	13.8%
Club Residential	492.85	18.6%
Village Residential	467.30	17.6%
Mixed Use Center	180.69	6.8%
Crossroads Commercial	256.54	9.7%
Enterprise Center	227.98	8.6%
TOTAL*	2,653	



VII. Town of Bermuda Run Comprehensive Plan

The subject property is designated as Enterprise Center on the Future Land Use Map in the Comprehensive Plan. The Plan states that this land use classification is *“intended to attract development of small-scale, spinoff industries related to medical services, technology, furniture, or similar light industry in Davie County. Transportation and utilities infrastructure are either readily available or can be easily extended or improved upon to accommodate small-scale light industry and promote economic development.”*

Strategies within the Comprehensive Plan include:

Strategy 1.1 Embrace the unique character areas of the Town while tying them together with unifying architectural elements, signage, landscaping, pedestrian connections, vehicular connections and geographic nomenclature. The Town will encourage the use of “Bermuda”, “Bermuda Run” or “at Bermuda Run” in development names and the difference character areas of Town.

Strategy 3.1 Utilize the Future Land Use Map to encourage managed growth and development that is compatible with the Town’s character, surrounding land uses and available infrastructure and services.

Strategy 3.2 Support residential growth to attract the additional retail and service amenities desired by current residents.

Strategy 3.3 Continue to work with the Davie County Economic Development Commission to facilitate business retention and the development, redevelopment, or reuse of vacant properties, including participation in road infrastructure improvements.

Strategy 4.2 Utilize building prototype designs to guide new infill and master planned development, helping to ensure architectural compatibility and cohesiveness.

Strategy 8.4 Work with property owners and developers to improve development access and connectivity with new driveways and street connections between compatible land uses, where feasible.

VIII. Issues to Consider

In considering any petition to reclassify property the Planning Board in its recommendation and the Town Council in its decision shall consider all of the following:

- a) Whether the proposed reclassification is consistent with the purposes, goals, objectives, and policies of adopted plans for the area.
- b) Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property.
- c) The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, hospitals and medical services, schools, stormwater drainage systems, water supplies, and wastewater and refuse disposal.

- d) Whether the proposed reclassification will adversely affect a known archaeological, environmental, historical, or cultural resource.
- e) When considering a petition to reclassify property to a general-use district, the Planning Board and the Town Council shall not evaluate the petition based on any specific proposal for the use of the property or design of the site.

X. Planning and Board Recommendation

The Planning Board is requested to review the information presented and make a recommendation to the Town Council on one of the following actions:

- **Recommend Approval:** The Planning Board finds that the proposed general use rezoning is consistent with the Town of Bermuda Run Comprehensive Plan and considers the action to be reasonable and in the public interest.
- **Recommend Denial:** The Board of Planning and Adjustment finds that the amendment is not consistent with the Town of Bermuda Run Comprehensive Plan and does not consider the action to be reasonable and in the public interest.
- **Defer:** The amendment needs additional consideration.

Process

Following recommendation by the Planning Board, the Town Council will decide whether or not to set a public hearing for the rezoning request at their March 22nd agenda meeting. The first available date for the hearing to be held is April 12th at the regular Town Council meeting held at 6:00pm at the Town Hall. Once the hearing date is set by the Town Council, the rezoning will be duly advertised in accordance with North Carolina General Statute 160D-602. Letters will be mailed to adjacent property owners, signs will be posted on the property where it abuts public streets, and a legal advertisement will be posted in a newspaper of general circulation for two consecutive weeks at least 10 but not more than 25 days prior to the hearing date. Following the public hearing, the Town Council may take action on the request. Upon rezoning approval, a Level II site plan would have to be reviewed by the Technical Review Committee for compliance with the Zoning & Subdivision Ordinances, and other local, state, and federal regulations prior to the issuance of zoning permit.

Attachments:

- Application
- Labels & map of notified property owners
- Site plan for proposed project (for reference only)



TOWN OF BERMUDA RUN

120 Kinderton Blvd., Suite 100 • Bermuda Run, NC 27006 • Phone 336-998-0906 • Fax 336-998-7209

Land Development Application-Please fill out completely, or application will not be processed.
(updated 1/6/16)

Case #:

1. Application Type

Subdivision:

Major Subdivision

Sketch Plan

Preliminary Plat

Construction Plans

Final Plat

Minor Subdivision

Final Plat

Site Plans:

Level II Site Plan

Board Review Items:

Rezoning (Map Amendment)

Standard Rezoning

Conditional District Rezoning

Text Amendment

Special Use Permit

Design Waiver:

Other:

Fee

Fee Total \$800.00

2. Project Information

Date of Application 1/14/22 Name of Project _____ Phase # _____

Location Hillside West. Bus. Park Property Size (acres) Approx 12 ac of Units (residential) See town plan

Current Zoning GB Proposed Zoning VM

Current Land Use _____ Proposed Land Use _____

Tax Parcel Number(s) (1) 5872003754, (2) 5872006737, (3) 5872008786, (4) 5872103644

3. Contact Information

Fuller Land Company, LLC (1,2,3,4): Phil and Darlene Fuller (1)

Developer 980 Salisbury Rd. Mocksville, NC 27028

Developer Address City, State Zip

Telephone 336-345-8943 Email chad@fullercontractingcompany, LLC

Signature _____ Print Name _____ Date _____

The Bomer Law Firm, PLLC
Agent (Registered Engineer, Designer, Surveyor, etc.)

148 W. Water St.
Address

Mocksville, NC 27028
City, State Zip

336-408-6741
Telephone

chad@bomerfirm.com
Email

Chad Bomer
Signature

1/14/22
Date

Fuller (see above)
Property Owner

Address

City, State Zip

Telephone

Email

Signature

Print Name

Date

4. Description of Project

a. Briefly explain the nature of this request:

- Change current GB zoning to VM.
- The applicants wish to explore options offered by Village Mixed Use (VM).
- Applicants are considering town homes (see attached sketch).
- VM zoning is consistent with the Comprehensive Plan (2017), reasonable, and in the public's best interest.

b. For All Text Amendments: State the section(s) of the Zoning or Subdivision Ordinance you wish to amend and attach the proposed text change. Section (s): _____ of the _____ Ordinance.

c. For All Rezoning and Text Amendments: Provide a statement regarding the consistency of this request with the Comprehensive Plan and the surrounding land uses.

d. For Conditional District Rezoning: Provide a statement regarding the reasonableness of the rezoning request.

e. For Special Use Permits: Please also fill out the supplemental form for Special Use Permits.

Staff Use Only:

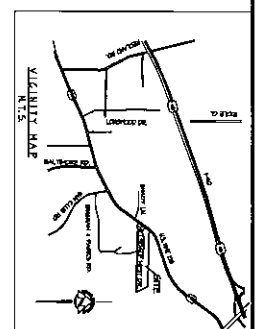
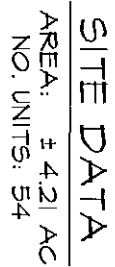
Date Application Received: _____

Received By: _____

Fee Paid: \$ _____

Case #: _____

Notes: _____



BWA

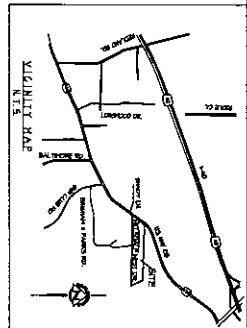
**Engineers
Architects
Interior Designers
Surveyors**

Burton, Wade and Associates, P.
21 Blythe Court, 4th Fl., Dublin, D01
Tel: 01-454 4444 Fax: 01-454 4447
Telex: 340333 BWA IE
Fax: 01-454 4447
E-Mail: bwa@bwa.ie
Web: www.bwa.ie

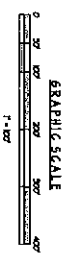
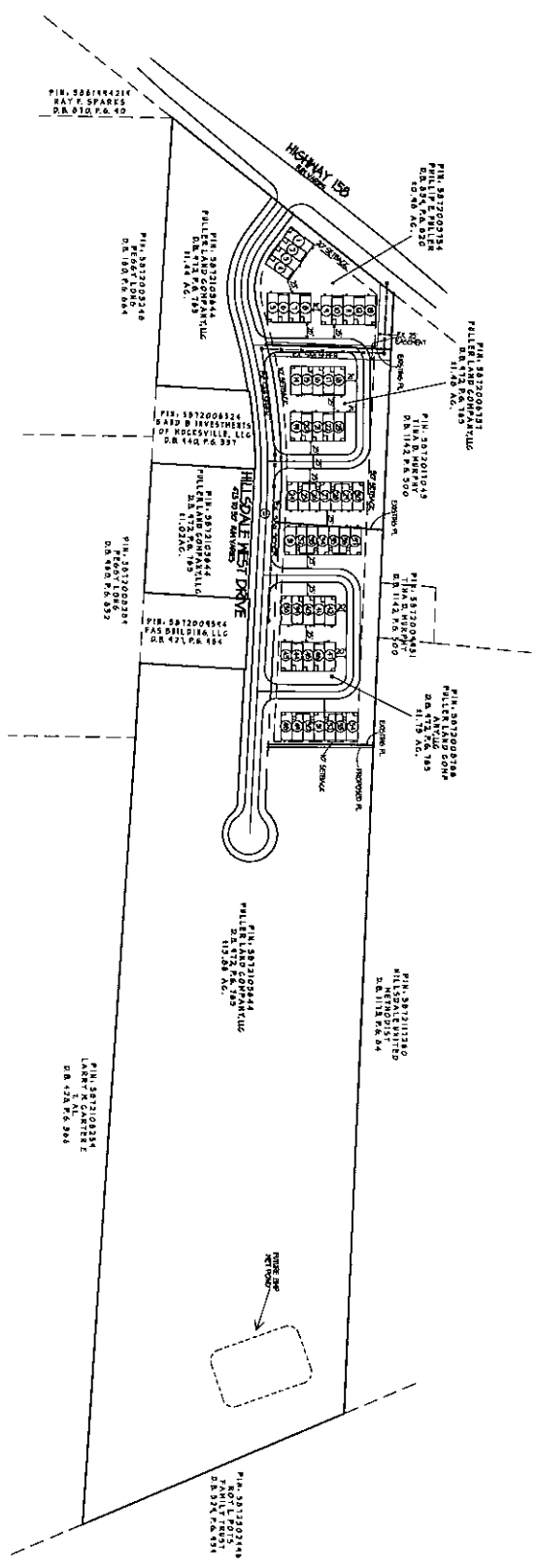
SEALS

HILLSDALE RIDGE
TOWNHOMES
HILLSDALE WEST DRIVE
FARMINGTON TOWNSHIP, DAVIE COUNTY
BURMUDA RUN, NORTH CAROLINA

[illegible]



SITE DATA
 TOWNHOME AREA: 1.421 AC
 NO. UNITS: 54
 TOTAL AREA FOR REZONING: 1.2051 AC.

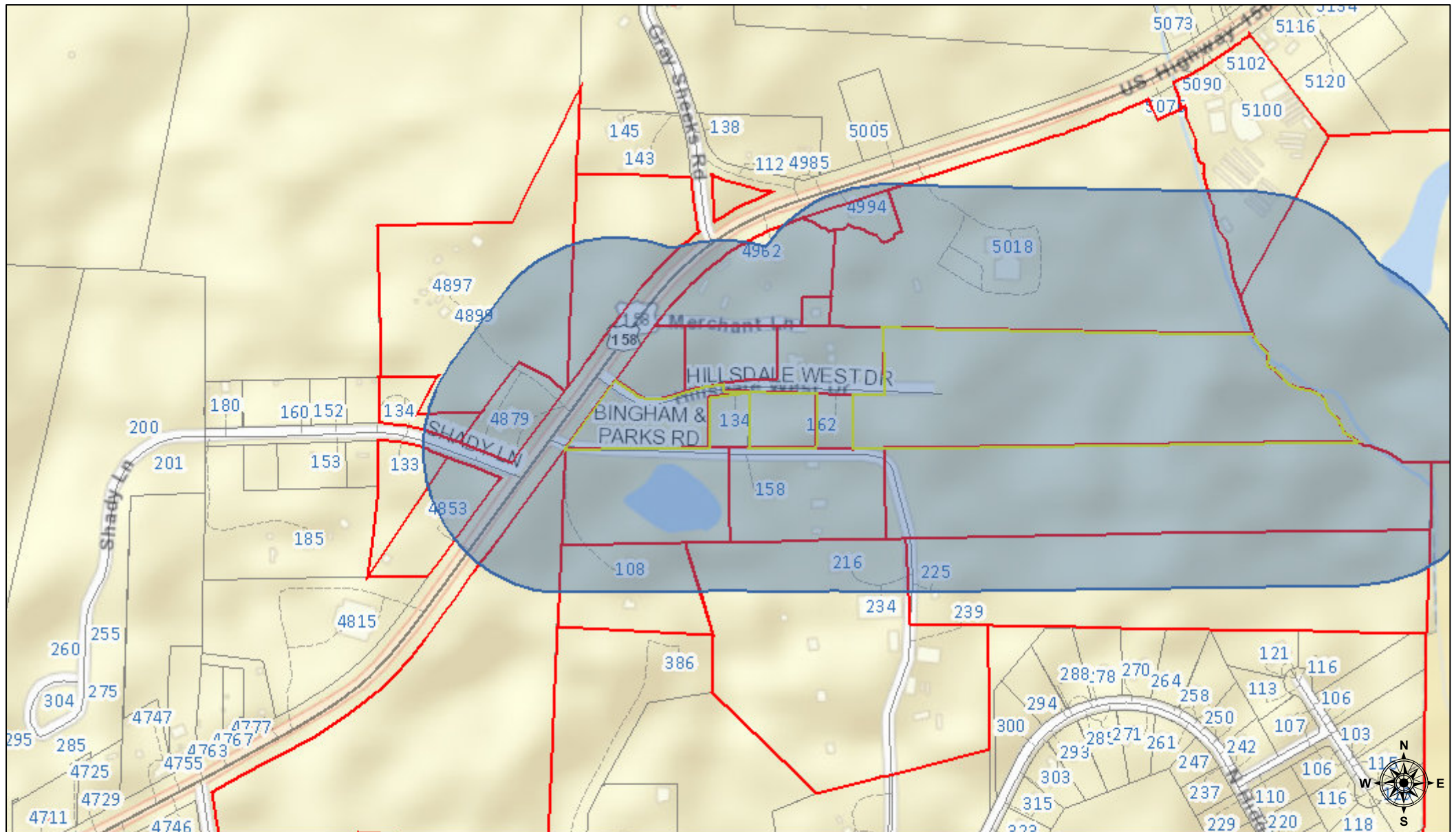


**HILLSDALE RIDGE
 TOWNHOMES**
 HILLSDALE WEST DRIVE
 FARMINGTON TOWNSHIP, DAVIE COUNTY
 BURNHA, NORTH CAROLINA

BWA
 BURNHAM WALKER & ASSOCIATES, P.A.
 1000 W. 10TH AVENUE, SUITE 200
 DENVER, CO 80202
 PHONE: (303) 733-1100
 FAX: (303) 733-1101
 WWW.BWA-PA.COM

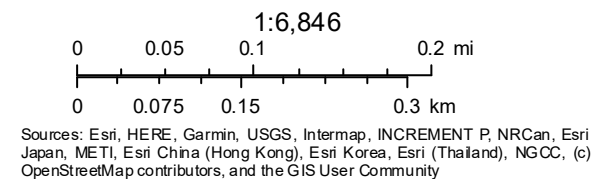
DATE:	NOV 10, 2021
BY:	DAVID J. WALKER
PROJECT:	HILLSDALE RIDGE TOWNHOMES
SHEET TITLE:	SKETCH PLAN
FILE NO. (SUBMITTAL REQUIRED):	
REVISIONS:	
DATE:	
BY:	
REVISION:	

parcels labels mailed



February 14, 2022

- | | | |
|---------------|-----------------------|---------------|
| ▲ Address | ▨ Watershed Structure | ■ COOLEEMEE |
| --- Driveways | ▬ City Limit | ■ BERMUDA RUN |
| □ Parcels | ■ MOCKSVILLE | ▬ County Line |



DULL LAWRENCE P
5100 US HIGHWAY 158

ADVANCE, NC 27006-6946

POTTS DIANE H
POTTS ROY L FAMILY TRUST SHARE
PO BOX 11
ADVANCE, NC 27006-0000

LONG PEGGY RIGHTS
158 BINGHAM & PARKS ROAD

ADVANCE, NC 27006-0000

FULLER LAND COMPANY LLC
980 Salisbury Road

MOCKSVILLE, NC 27028

FOSTER LARRY D
4853 US HIGHWAY 158

ADVANCE, NC 27006-0000

POTTS WILBURN AVALON
3201 CENTRE PARK BLVD

WINSTON SALEM, NC 27107-0000

WILSON ERVIN
PO BOX 1147

CLEMMONS, NC 27012-1147

CARTER LARRY W & LOIS DAY
115 BARR LANE

ADVANCE, NC 27006-0000

HILLSDALE UNITED METHODIST
5018 US HWY 158

ADVANCE, NC 27006-0000

GEORGE ZACHARY LEE
108 BINGHAM AND PARKS ROAD

ADVANCE, NC 27006

ROBERTSON TOBY W
2427 SALEM PARK DRIVE

WINSTON SALEM, NC 27127

The Bomar Law Firm
148 W Water Street
Mocksville, NC 27028

ELDRETH TONY
4879 US HIGHWAY 158

ADVANCE, NC 27006-6901

SPARKS RAY F
C/O DONALD SPARKS
191 DOG TROT RD
Mocksville, NC 27028

FAS BUILDING LLC
132 DEERFIELD ROAD

MOCKSVILLE, NC 27028

WOOD GRANT JAMES
134 SHADY LN

ADVANCE, NC 27006-6660

PARKS DONALD WILLIAM
3466 REDMAN RD

YADKINVILLE, NC 27055-8666

CLUBCORP NV XII LLC
c/o PROPERTY TAX DEPT
PO BOX 2539
SAN ANTONIO, TX 78299-2539

MURPHY TINA DENISE
3630 CLEMMONS RD UNIT # 1364

CLEMMONS, NC 27012

WOODALL SHANE MICHAEL
4994 US HIGHWAY 158

ADVANCE, NC 27006-6944

B & B INVESTMNT OF MOCKS LLC
501 NORTH MAIN STREET

MOCKSVILLE, NC 27028

Table 3. Table of Uses

P = Permit from Zoning Administrator	DISTRICTS								Additional Conditions
S = S.U.P. from Board of Adjustment									
P/C = Permit from Zoning Administrator; use must meet additional conditions									
S/C = S.U.P from Board of Adjustment; use must meet additional conditions									
“.” = Not permitted									
“U” = Uses determined by underlying district	RESIDENTIAL			OVERLAY		MIXED-USE		BUS.	
USES	OS	CR	RM	MH-O	GC-O	VM	CM	GB	
AGRICULTURAL USES									
Agricultural industry	-	-	-	-	-	-	-	-	
Agriculture, bona fide farms, including processing or sale of products grown on the same zoning lot, excluding agricultural industry	P/C	-	-	U	-	-	-	-	9.5
Agriculture associated with permitted micro-breweries and micro-distilleries								P/C	9.36
Agriculture associated with permitted wineries	S								9.36
Agriculture implement sales and service	P/C	-	-	U	-	-	-	P/C	
Livestock sales and auctions	-	-	-	-	-	-	-	-	
COMMERCIAL USES									
Adult establishments	-	-	-	U	-	-	-	P/C	9.4
Amusements, commercial, indoor	-	-	-	U	-	-	P/C	P/C	9.6
Amusements, commercial, outdoor	-	-	-	U	-	-	-	P/C	9.6
Arts and crafts studio	S	-	S	U	U	P	P	P	
Automatic teller machines (ATMs)	-	-	P/C	U	U	P/C	P/C	P	9.8
Banking and financial services	-	-	-	U	U	P	P	P	
Bed and breakfast establishment	S/C	S/C	S/C	U	U	P/C	P/C	-	9.10
Broadcast studios, radio and television	-	-	-	U	-	-	-	P/C	9.12
Building materials supply	-	-	-	U	-	-	-	P/C	9.42
Car wash	-	-	-	U	U	-	P/C	P/C	9.13
Clubs, private	-	S/C	-	U	U	P/C	P/C	-	9.18
Construction vehicle and heavy machinery sales, repair, leasing, maintenance, and storage	-	-	-	U	-	-	-	P/C	9.42
Copy shops and business service centers	-	-	-	U	U	P	P	P	
Dry cleaning and laundry services	-	-	-	U	U	P	P	P	
Electronic gaming operation	-	-	-	-	-	-	-	-	
Farmers market	S/C	-	-	U	U	P/C	P/C	P/C	9.24
Feed and seed stores	S/C	-	-	U	U	-	-	P/C	9.42
Flea markets	-	-	-	-	-	-	-	-	
Food and beverage store	-	-	-	U	U	P	P	P	
Fuel dealer	-	-	-	-	-	-	P/C	P/C	9.26
Fuel station	-	-	-	U	U	P/C	P/C	P/C	9.27
Home occupation	P/C	P/C	P/C	U	P/C	P/C	P/C	-	9.31
Hotel	-	-	-	U	U	P	P	P	

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"U" = Uses determined by underlying district	RESIDENTIAL			OVERLAY		MIXED-USE		BUS.	
USES	OS	CR	RM	MH-O	GC-O	VM	CM	GB	
Junkyard	-	-	-	-	-	-	-	-	
Kennel	P/C	-	-	U	U	-	-	P/C	9.33
Laundry and linen supply service	-	-	-	U	P	P	P	P	9.34
Micro-brewery, -winery, & -distillery	-	-	-	U	U	P/C	P/C	P/C	9.36
Motel	-	-	-	U	U	-	-	P	
Motor vehicle paint or body shop	-	-	-	U	-	-	-	P	
Motor vehicle repair and maintenance	-	-	-	U	U	-	-	P/C	9.37, 9.42
Motor vehicle sales, rental and leasing	-	-	-	U	U	-	-	P/C	9.38
Motor vehicle storage yard	-	-	-	-	-	-	-	-	
Nursery, lawn and garden supply store, retail	P/C	-	-	U	U	-	P/C	P/C	9.39, 9.42
Outdoor display and sales of merchandise	-	-	-	U	U	P/C	P/C	P/C	9.41
Parking lot or deck	-	-	P/C	U	U	P/C	P/C	P/C	9.43
Pawn shop	-	-	-	-	-	-	-	-	
Raceways and drag strips	-	-	-	-	-	-	-	-	
Restaurant, with drive-through service	-	-	-	U	U	-	P/C	P/C	9.50
Restaurant, without drive-through service	-	-	-	U	U	P	P	P/C	9.50
Retail, general	-	-	-	U	U	P	P	P	
Retail, minor passenger vehicle service	-	-	-	U	U	-	P	P	9.27
Retail, non-store	-	-	-	U	U	-	P	P	
Retail store, large	-	-	-	U	U	-	S/C	-	9.51
Retail store medium	-	-	-	U	U	P/C	P/C	P/C	9.51
Retail store, small	-	-	-	U	U	P/C	P/C	P/C	9.51
Riding stables	P	-	-	U	-	-	-	-	
Shopping center, large	-	-	-	U	U	S	S	S	
Shopping center, medium	-	-	-	U	U	P	P	P	
Shopping center, small	-	-	-	U	U	P	P	P	
Shooting range (indoor)	-	-	-	-	U	-	-	S	
Shooting range (outdoor)	-	-	-	-	-	-	-	-	
Studios (art, dance, music, or photographic)	S	-	S	U	U	P	P	P	
Theater, indoor	-	-	-	U	U	P	P	-	
Theater, drive-in	-	-	-	-	-	-	-	-	
Vacation rental residence	-	-	-	-	-	-	-	-	
Veterinary services	S/C	-	-	U	U	P/C	P/C	P/C	9.58

P = Permit from Zoning Administrator	DISTRICTS								Additional Conditions
S = S.U.P. from Board of Adjustment									
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USES	OS	CR	RM	MH-O	GC-O	VM	CM	GB	
INDUSTRIAL USES									
Abattoirs	-	-	-	-	-	-	-	-	
Asphalt and concrete plant and contractors	-	-	-	-	-	-	-	-	
Auto wrecking yards, building material salvage yards, general salvage yards, scrap metal processing yards	-	-	-	-	-	-	-	-	
Building contractors, general (excluding professional offices)	-	-	-	U	-	-	-	P/C	9.42
Building contractors, heavy (excluding professional offices)	-	-	-	U	-	-	-	P/C	9.42
Bulk storage of petroleum products	-	-	-	U	-	-	-	-	
Dry cleaning and laundry plants	-	-	-	U	-	-	-	P	9.23
Feed and flour mills	-	-	-	-	-	-	-	-	
Freight Terminals	-	-	-	U	-	-	-	P/C	9.25
Laboratory (analytical, experimental testing, research and development)	-	-	-	U	U	-	-	P	
Laboratory, medical or dental	-	-	-	U	U	P	P	P	
Landfill, land clearing and inert debris	-	-	-	-	-	-	-	-	
Landfill, construction and demolition	-	-	-	-	-	-	-	-	
Landfill, sanitary	-	-	-	-	-	-	-	-	
Manufacturing A	-	-	-	U	-	-	-	P	
Manufacturing B	-	-	-	-	-	-	-	S	
Manufacturing C	-	-	-	-	-	-	-	-	
Meat packing plant	-	-	-	-	-	-	-	-	
Motor vehicle dismantling and wrecking yard	-	-	-	-	-	-	-	-	
Printing or binding	-	-	-	U	U	-	-	P	
Quarries or other extractive industries	-	-	-	-	-	-	-	-	
Saw mills	-	-	-	-	-	-	-	-	
Storage and salvage yard	-	-	-	-	-	-	-	-	
Tire recapping shops	-	-	-	-	-	-	-	-	
Warehousing (excluding self-storage)	-	-	-	U	-	-	-	P/C	
Warehousing, self-storage	-	-	-	U	U	P/C	P/C	P	9.59
Waste incineration	-	-	-	-	-	-	-	-	
Waste transfer station, recycling only	-	-	-	U	-	-	-	S/C	9.60
Wholesale trade A	-	-	-	U	-	-	-	P	
Wholesale trade B	-	-	-	-	-	-	-	-	
Wine center	-	-	-	U	U	P/C	P/C	P/C	
Winery	S	-	-	U	U	-	-	S	

CHAPTER 3

ZONING DISTRICTS

P = Permit from Zoning Administrator S = S.U.P. from Board of Adjustment P/C = Permit from Zoning Administrator; use must meet additional conditions S/C = S.U.P from Board of Adjustment; use must meet additional conditions "-" = Not permitted "U" = Uses determined by underlying district	DISTRICTS								Additional Conditions
	RESIDENTIAL			OVERLAY		MIXED-USE		BUS.	
	OS	CR	RM	MH-O	GC-O	VM	CM	GB	
	USES								
GOVERNMENTAL & INSTITUTIONAL USES									
Childcare institution	P/C	-	S/C	U	U	P/C	P/C	-	9.15
Church or religious institution, neighborhood scale	P	-	S	U	U	P	P	P	9.16
Church or religious institution, community scale	P/C	-	S/C	U	U	P/C	P/C	P/C	9.16
Civic, fraternal, cultural, and community facilities, not otherwise listed	P/C	-	S/C	U	U	P/C	P/C	P/C	9.17
Club or lodge, private non-profit	P/C	-	S/C	U	U	P/C	P/C	P/C	9.18
College or university	P/C	-	-	U	U	P/C	P/C	P/C	9.19
Community center	P/C	P/C	P/C	U	U	P/C	P/C	P/C	9.20
Congregate care facility	S/C	S/C	S/C	U	U	P/C	P/C	-	9.40
Correctional institution	-	-	-	-	-	-	-	-	
Daycare center	P/C	-	S/C	U	U	P/C	P/C	P/C	9.15
Daycare home	P/C	-	P/C	U	U	P/C	P/C	-	9.21
Emergency shelters	P	P	P	U	U	P	P	P	
Funeral homes	-	-	-	U	U	P/C	P/C	P/C	
Government offices, courthouses, and similar governmental facilities not otherwise listed	P	-	S	U	U	P	P	P	
Group care facility	-	-	-	-	-	-	-	-	
Group homes A	P/C	P/C	P/C	U	U	P/C	P/C	P/C	9.28
Group homes B	S/C	-	S/C	U	U	P/C	P/C	P/C	9.28
Habilitation facility, A	P/C	-	S/C	U	P/C	P/C	P/C	P/C	9.29
Habilitation facility, B	-	-	-	U	U	P/C	P/C	P/C	9.29
Institutional uses, not otherwise listed	S	-	-	U	U	S	S	P	
Library, public	P	-	S	U	U	P	P	P	
Museum or art gallery	S	-	S	U	U	P	P	P	
Nursing care institution	S/C	S/C	S/C	U	U	P/C	P/C	-	9.40
Post office	-	-	-	U	U	P	P	P	
Postal facility, neighborhood	P	P	P	U	U	P	P	P	
Progressive care community	P/C	P/C	P/C	U	U	P/C	P/C	P/C	9.45
Public safety stations including police, fire, and rescue services	P	P	P	U	U	P	P	P	
Public works facility	S	-	-	U	-	-	-	P	
Schools, elementary and secondary, including school stadiums	P/C	S/C	S/C	U	U	P/C	P/C	P/C	9.52
Schools, vocational or professional	S/C	-	-	U	U	P/C	P/C	P/C	9.53

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"U" = Uses determined by underlying district	RESIDENTIAL			OVERLAY		MIXED-USE		BUS.	
USES	OS	CR	RM	MH-O	GC-O	VM	CM	GB	
Telecommunication Towers/Wireless Support Structures	S/C	-	-	U	-	-	-	S/C	9.54
Utilities, above ground	P/C	P/C	P/C	U	U	P/C	P/C	P/C	9.56
Utilities, below ground	P	P	P	U	U	P	P	P	
Utility service area	P/C	P/C	P/C	U	U	P/C	P/C	P/C	9.57
Yard waste composting	S	-	-	U	-	-	-	P	
PROFESSIONAL OFFICE & MEDICAL USES									
Clinics	-	-	-	U	U	P	P	P	
Health services, miscellaneous	-	-	-	U	U	P	P	P	
Hospital	-	-	-	U	U	P/C	P/C	P/C	9.32
Medical and surgical offices	-	-	S	U	U	P	P	P	
Offices, professional	-	-	S	U	U	P	P	P	
Optical services	-	-	S	U	U	P	P	P	
Orthopedic supply houses	-	-	-	U	U	P	P	P	
Pharmacy	-	-	-	U	U	P	P	P	
Arenas	S/C	-	-	U	U	-	S/C	S/C	9.7
Banquet & events facilities, reception halls	P/C	S/C	S/C	U	U	P/C	P/C	P/C	9.9
Golf courses and driving ranges, public or private	S/C	S/C	P/C	U	U	P/C	P/C	P/C	9.46
Open space (see Section 10.6)	P	P	P	U	U	P	P	P	10.6
Public parks	P	-	P	U	U	P	P	P	
Recreational amenity centers, neighborhood	P/C	S/C	P/C	U	U	P/C	P/C	P/C	9.46
Recreation services, indoors	S/C	-	S/C	U	U	P/C	P/C	P/C	9.47
Recreation services, outdoors	P/C	S/C	S/C	U	-	P/C	P/C	P/C	9.47
Recreational vehicle park	-	-	-	-	-	-	-	-	
RESIDENTIAL USES									
Accessory dwelling unit, attached	P/C	P/C	P/C	U	U	P/C	P/C	-	9.3
Accessory dwelling unit, detached	P/C	P/C	P/C	U	U	P/C	P/C	-	9.3
Boarding or rooming house	-	-	-	U	U	P/C	P/C	-	9.11
Dormitory	S/C	-	-	U	U	P/C	P/C	P/C	9.22
Manufactured home, Class A	-	-	-	P/C	-	-	-	-	9.35
Manufactured home, Class B	-	-	-	-	-	-	-	-	
Manufactured home, temporary	-	-	-	-	-	-	-	-	
Manufactured home park	-	-	-	-	-	-	-	-	
Manufactured home subdivision	-	-	-	P	-	-	-	-	
Residential, duplex	P/C	-	P/C	U	U	P/C	P/C	-	
Residential, multi-family	-	S/C	S/C	U	U	P/C	P/C	P/C	9.49

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"U" = Uses determined by underlying district	RESIDENTIAL			OVERLAY		MIXED-USE		BUS.	
USES	OS	CR	RM	MH-O	GC-O	VM	CM	GB	
Residential, single-family	P	P	P	U	U	P	P	-	
Residential, townhouse	-	P/C	P/C	U	U	P/C	P/C	-	
SERVICE USES									
Cemetery	P/C	-	-	U	U	-	-	-	9.14
Personal services	-	-	S	U	U	P	P	P	
Services A, business	-	-	-	U	U	P	P	P	
Services B, business	-	-	-	U	-	-	-	P/C	9.42
Transit stop	-	-	-	-	-	P	-	P	
Transit terminal	-	-	-	-	-	P	-	P	
MISCELLANEOUS USES									
Accessory communication antennae	P/C	P/C	P/C	U	U	P/C	P/C	P/C	9.1
Accessory structures and uses	P/C	P/C	P/C	U	U	P/C	P/C	P/C	9.2
Airports	-	-	-	-	-	-	-	-	
Fairgrounds	-	-	-	-	-	-	-	-	
Hazardous waste management facility	-	-	-	-	-	-	-	-	
Helistop	-	-	-	U	U	-	P/C	P/C	9.30
Outdoor storage associated with permitted uses	P/C	-	-	U	U	-	S/C	P/C	9.42
Private landing strips	P	-	-	U	-	-	-	P	
Recycling center	-	-	-	U	-	-	-	P/C	9.48
Service kiosks	-	-	-	U	U	P/C	P/C	P/C	9.8
Temporary seasonal uses and structures, including seasonal markets	P/C	P/C	P/C	U	U	P/C	P/C	P/C	9.55