

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

MEETING DATE: November 4, 2014

SUBJECT: Rezoning Application #R-2014-05 (A,B,C) Edneyville, Dana, and Green River-Tuxedo-Zirconia (GRTZ) Community Plans

PRESENTER: Matt Champion, Planner

ATTACHMENTS: 1. PowerPoint Slide Handouts
2. Rezoning Packet

SUMMARY OF REQUEST:

On February 19, 2014, the Board of Commissioners adopted the fourth community plan for the Green River-Tuxedo-Zirconia (GRTZ) area. The Community Plans are intended to be a 15 year vision where proposed recommendations of each plan are implemented where appropriate. Currently, only the rezoning recommendation for the Etowah-Horse Shoe Community Plan has been implemented.

Staff was directed to review and move forward with the rezoning recommendations for the adopted community plans before beginning the 5th community plan for the East Flat Rock Area. These plans included the Edneyville Community Plan, adopted on May 11, 2010; the Dana Community Plan, adopted on March 16, 2011; and the GRTZ Community Plan.

Planning Department Staff provided an overview of the proposed zoning map amendments to the Henderson County Planning Board at the September 18th meeting and the October 16th meeting. The Planning Board formally considered rezoning application #R-2014-05 (A,B,C) at its regular scheduled meeting on October 16th. During that meeting, the Planning Board voted unanimously to send forward a favorable recommendation on rezoning the proposed zoning map amendments in the Edneyville, Dana, Green River/Tuxedo/Zirconia Community Plans. The Henderson County Board of Commissioners set a public hearing for the proposed zoning map amendments on Wednesday, November 19, 2014 at 9:00 A.M.

TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:

Planning Staff requests the Technical Review Committee take action to recommend that the Board of Commissioners approve rezoning application #R-2014-05 (A,B,C) to rezone the proposed zoning map amendments.

Suggested Motion:

I move the Board recommend approval of rezoning application #R-2014-05 (A,B,C) to rezone the proposed zoning map amendments in the Edneyville, Dana, and Green River/Tuxedo/Zirconia Community Plans based on the recommendations of the Henderson County 2020 Comprehensive Plan.

Rezoning #R-2014-05

Edneyville, Dana, and Green River/ Tuxedo/ Zirconia Community Plans Zoning Map Amendments



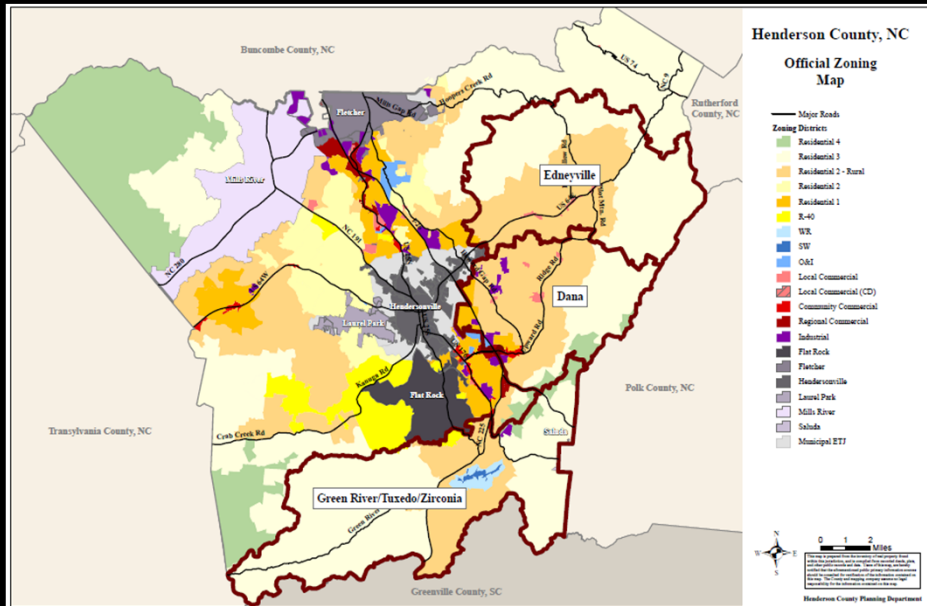
Henderson County Technical Review Committee

November 4, 2014

Presented by: Autumn Radcliff, Senior Planner and Matt Champion, Planner

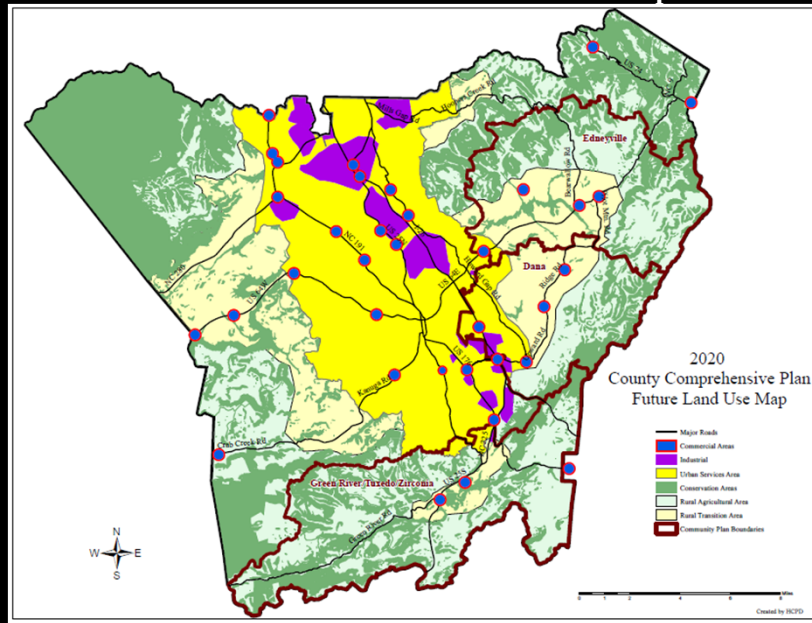
Henderson County Planning Department

Henderson County Official Zoning Map



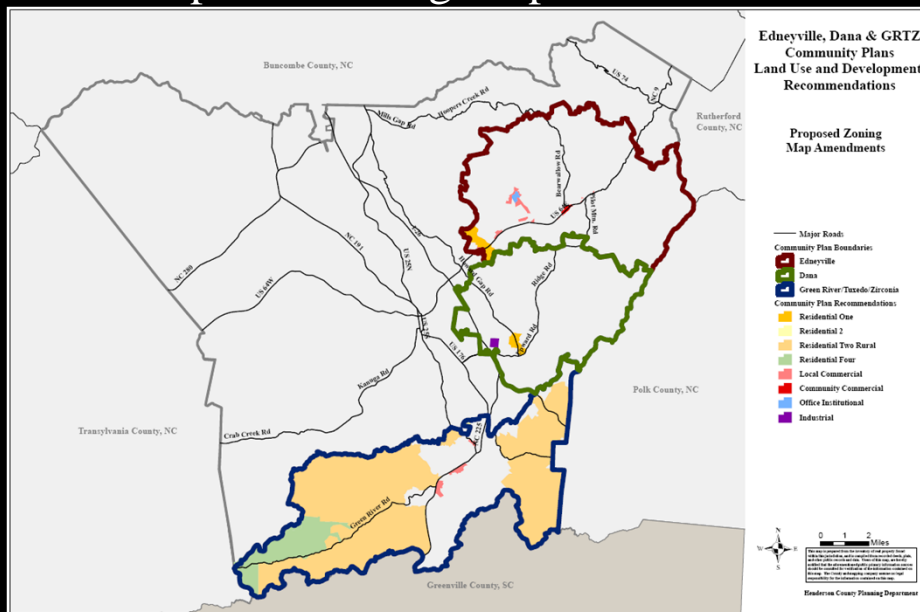
Henderson County Planning Department

CCP Future Land Use Map



Henderson County Planning Department

Proposed Zoning Map Amendments



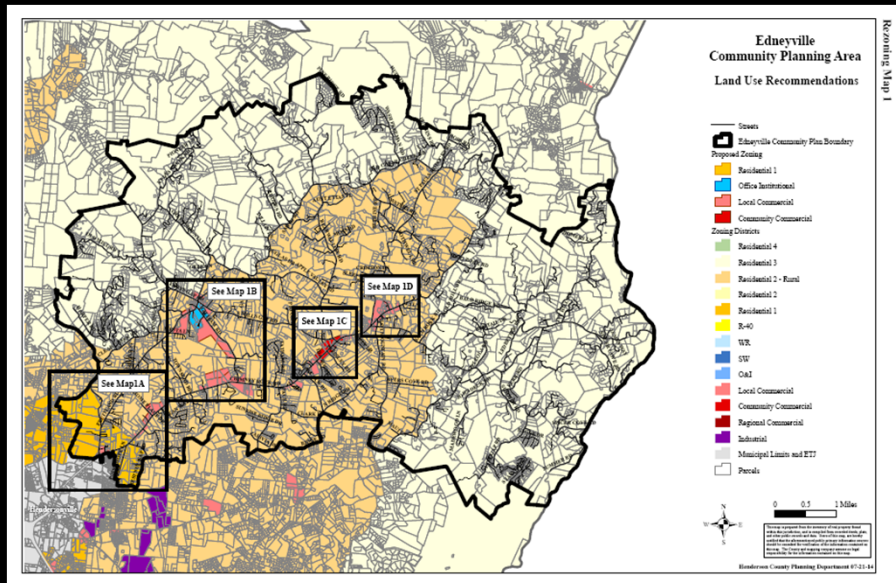
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Community Plan Backgrounds

- Edneyville
 - Adopted by Board of Commissioners on May 11, 2010
- Dana
 - Adopted by Board of Commissioners on March 16, 2011
- Green River/ Tuxedo/ Zirconia
 - Adopted by Board of Commissioners on February 19, 2014
- All zoning map amendments based on the recommendations of each adopted community plan
- All plans based support by the Henderson County Comprehensive Plan

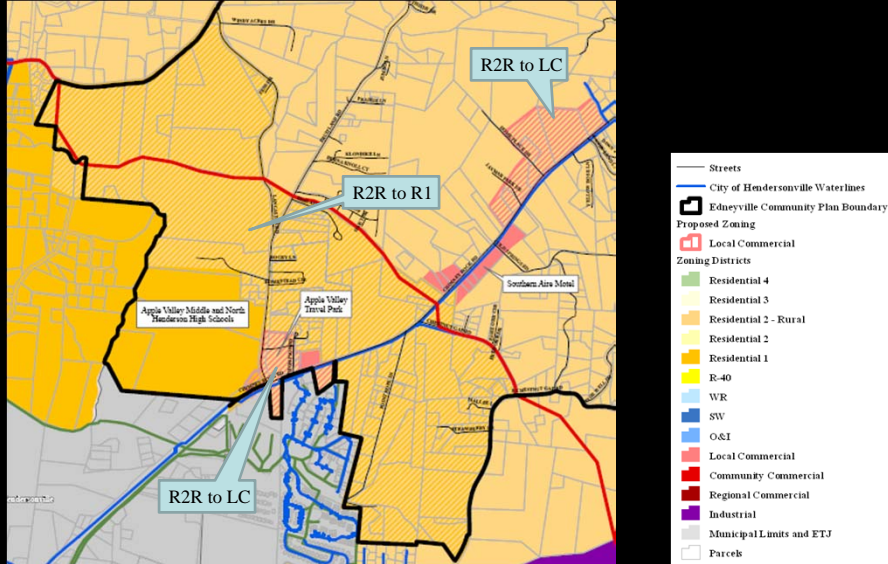
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Edneyville Community Plan Area



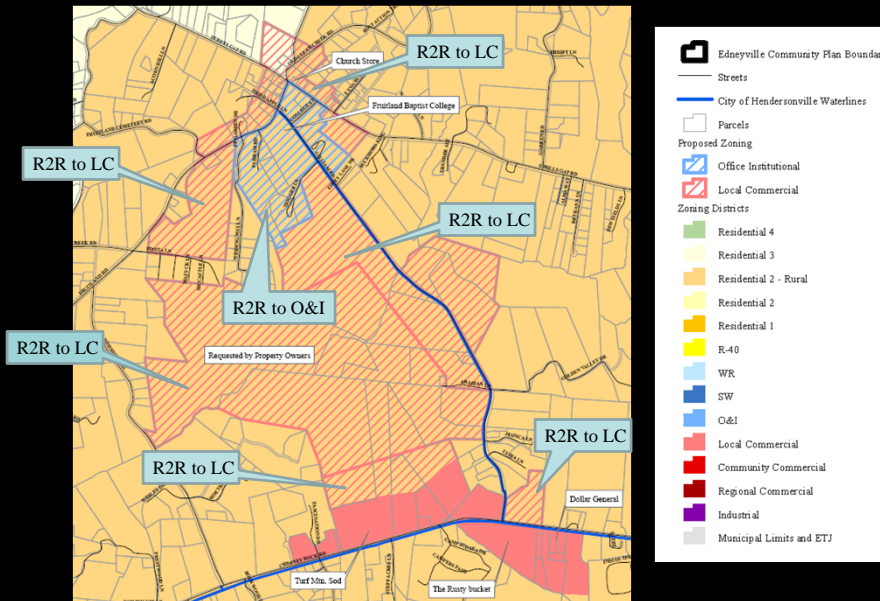
Henderson County Planning Department

Proposed Zoning for the Edneyville Area (Map 1.1)



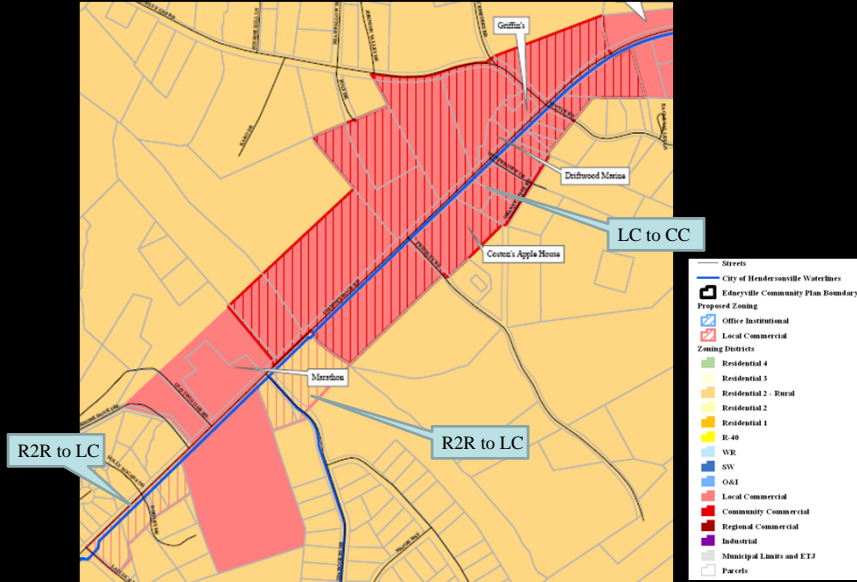
Henderson County Planning Department

Proposed Zoning for the Edneyville Area (Map 1.2)



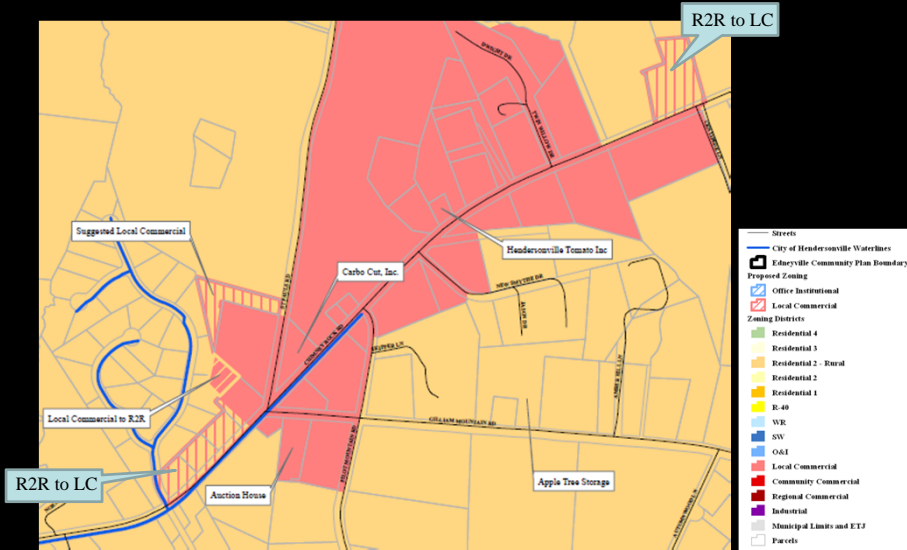
Henderson County Planning Department

Proposed Zoning for the Edneyville Area (Map 1.3)



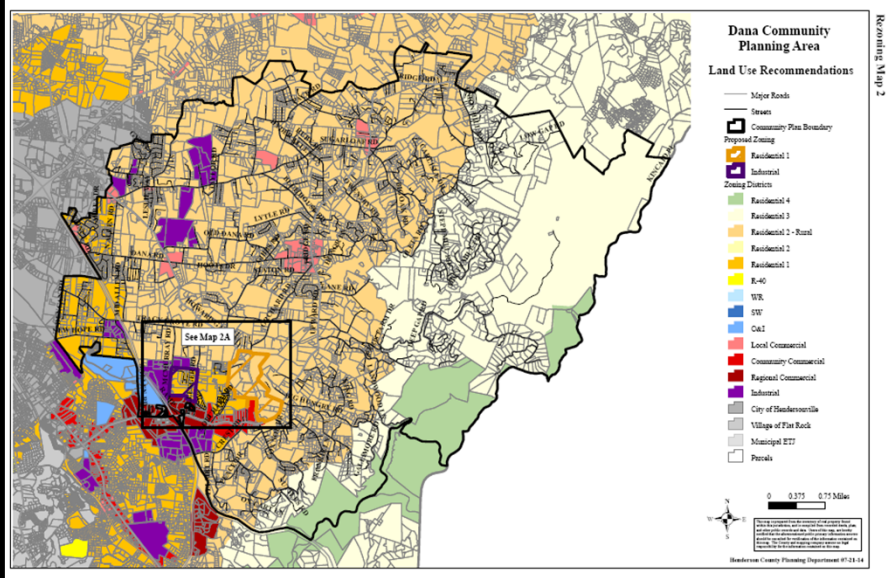
Henderson County Planning Department

Proposed Zoning for the Edneyville Area (Map 1.4)



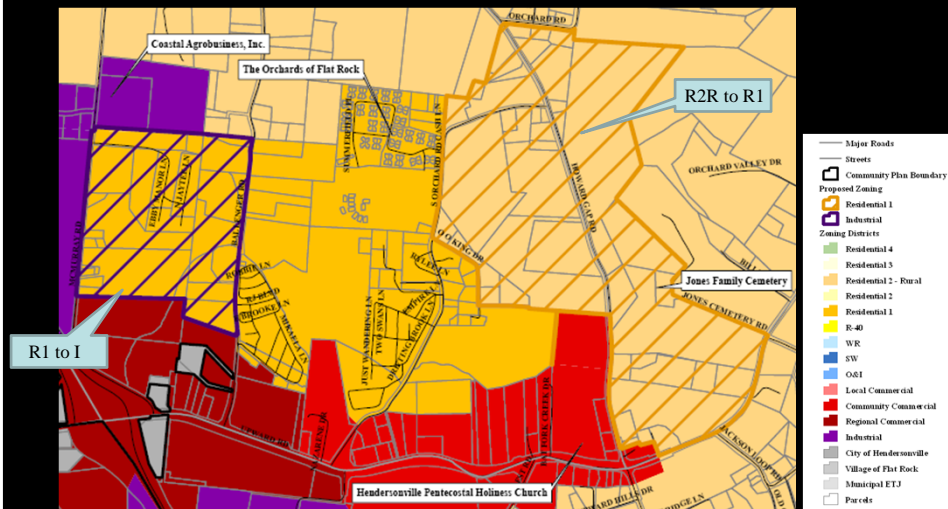
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Dana Community Plan Area



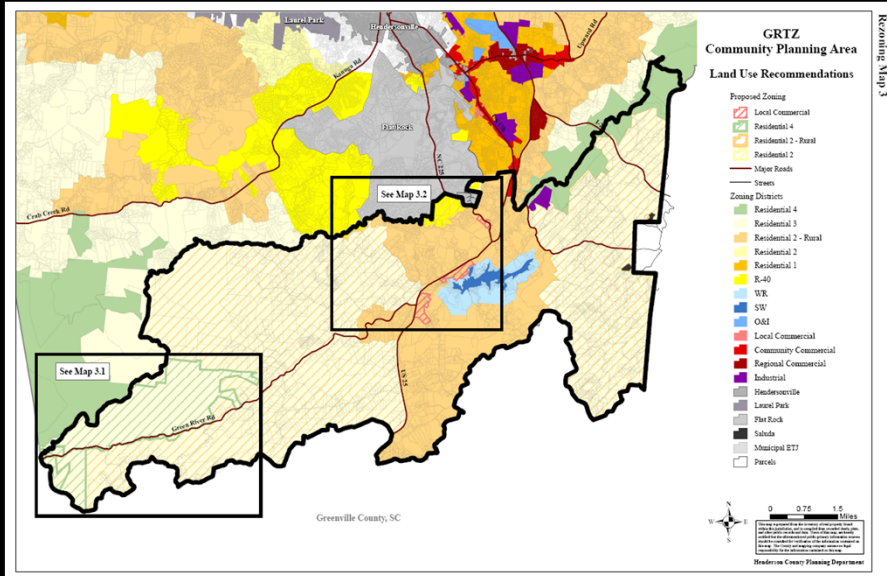
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Proposed Zoning for the Dana Area (Map 2.1)



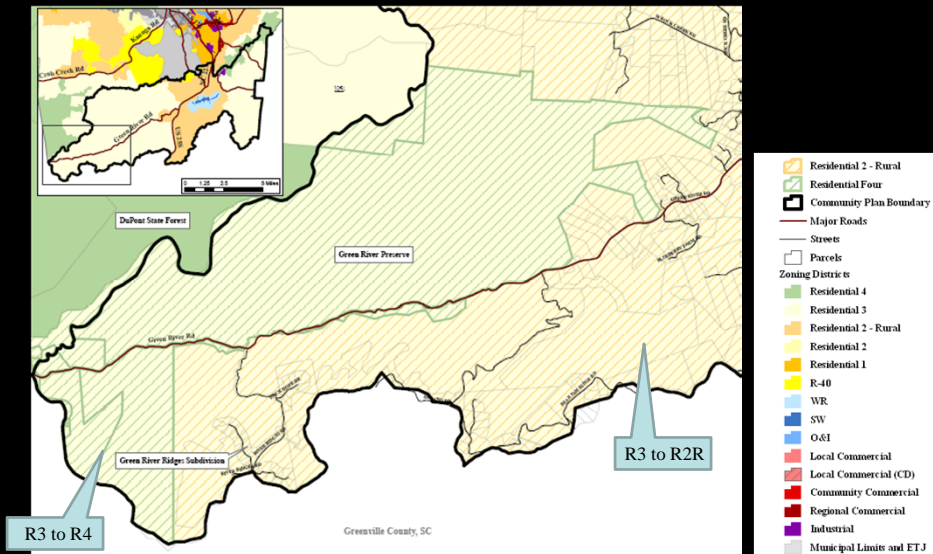
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GRTZ Community Plan Area



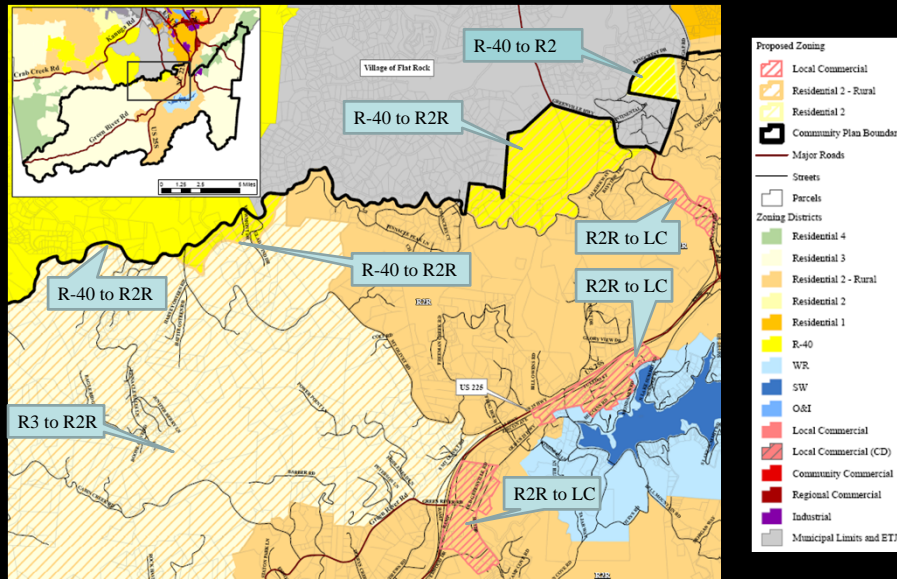
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Proposed Zoning for the GRTZ Area (Map 3.1)



Henderson County Planning Department

Proposed Zoning for the GRTZ Area (Map 3.2)



Henderson County Planning Department

Rezoning #R-2014-05 (A,B,C)

Questions



Public Comments

Suggested Motion: I move the Board recommend approval of rezoning application #R-2014-05 (A,B,C) to rezone the proposed zoning map amendments in the Edneyville, Dana, and Green River/Tuxedo/Zirconia Community Plans based on the recommendations of the Henderson County 2020 Comprehensive Plan.



Rezoning #R-2014-05 (A,B,C)

Rezoning #R-2014-05

Edneyville, Dana, and Green River/ Tuxedo/ Zirconia Community Plans

Zoning Map Amendments



Henderson County Technical Review Committee
November 4, 2014

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5. Henderson County Comprehensive Plan Future Land Use Map

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2. Table of Permitted and Special Uses

Section 1. Overview of Proposed Zoning Map Amendments and Additional Information

Henderson County Planning Department Memorandum

Rezoning Application #R-2014-05 (A,B,C)

Zoning Map Amendments for the Edneyville, Dana, and Green River/Tuxedo/Zirconia Communities

Community Plan Rezonings

- A. Edneyville Community Plan
- B. Dana Community Plan
- C. Green River, Tuxedo, and Zirconia Community Plan

Below are the proposed Land Use and Development Recommendations for each Community Plan.

A. Edneyville Community Plan

The Edneyville Community Plan was adopted by the Board of Commissioners on May 11, 2010. The adopted community plan proposed a series of zoning map amendments in the Land Use and Development section. Below is a brief description of the proposed zoning changes and corresponding maps for the Edneyville Community Plan. (See Map 1)

Residential District One (R1). Residential One (R1) zoning should replace Residential Two Rural (R2R) zoning in the western portions of the Edneyville Planning Area. Residential One (R1) zoning should be applied west of the intersection of Lancaster Road and the northern edge of the community planning area then following the Urban Services Area boundary to the intersection with East Chestnut Gap Road. (See Map 1.1)

Local Commercial (LC). Local Commercial (LC) zoning should replace Residential Two Rural (R2R) zoning between Townsend and Gilliam Roads. Local Commercial (LC) zoning should be applied at: US Highway 64 East/Fruitland Road intersection; US Highway 64 East/Home Place Drive intersection; Fruitland/Terry's Gap/South Mills Gap/Old Clear Creek Roads intersection; along US Highway 64 East, within portions of the Edneyville Inn Subdivision and on property across from Centipede Lane; and along US Highway 64 East, along property east of Lancaster Road. (See Map 1.1, 1.2, 1.3, & 1.4)

Office Institutional (OI). Office Institutional (OI) zoning should replace Residential Two Rural (R2R) zoning at: Old Clear Creek Road and Terry's Gap Road intersection to Terry's Gap Road and East Evans Avenue intersection; intersection of JP Garren Drive and Old Clear Creek Road to the intersection of Old Clear Creek Road and Terry's Gap Road; and the majority of property surrounding the existing Fruitland Baptist Institute. (See Map 1.2)

Community Commercial (CC). Community Commercial (CC) zoning should be applied along US Highway 64 East from east of Ida Rogers Drive to the US Highway 64 East/South Mills Gap Road intersection. (See Map 1.3)

B. Dana Community Plan

The Dana Community Plan was adopted by the Board of Commissioners on March 16, 2011. The adopted community plan proposed a series of zoning map amendments in the Land Use and Development section. Below is a brief description of the proposed zoning changes and corresponding maps for the Dana Community Plan. (See Map 2)

Industrial (I). Industrial (I) zoning should be applied to those properties bounded by McMurray Road and Ballenger Road and located between the existing Regional Commercial (RC) and Industrial (I) zoning districts. (See Map 2.1)

Residential District One (R1). Residential One (R1) zoning be applied to those properties located along Howard Gap Road and South Orchard Road between Upward Road and Orchard Road. (See Map 2.1)

C. Green River, Tuxedo, and Zirconia Community Plan

The Green River, Tuxedo, and Zirconia (GRTZ) Community Plan was adopted by the Board of Commissioners on February 19, 2014. The adopted community plan proposed a series of zoning map amendments in the Land Use and Development section. Below is a brief description of the proposed zoning changes and corresponding maps for the GRTZ Community Plan. (See Map 3)

Residential District Two (2) Rural. Replace the remaining Residential Three (R3) zoning district with Residential Two Rural (R2R) zoning district. (See Map 3)

Residential District Four (4). Replace Residential Three (R3) zoning in the western portions of the Planning Area with Residential Four (R4) zoning. This zoning district should encompass all of the Green River Preserve and the adjoining parcels at the Western most edge of the planning area. This district should only be extended to meet existing Residential Four (R4) zoning on DuPont State Forest or to prevent split zoning. The County should consider extending the existing Residential Four (R4) zoning located immediately outside the Planning Area to the southwest to connect DuPont State Forest with the Green River Preserve. (See Map 3.1)

Residential District Two (2) Rural. Residential Two Rural (R2R) zoning should replace Estate Residential (R-40) zoning in the following areas (See Map 3.2):

- Between Hattie Osteen Road and the existing western boundary of the Residential Two Rural (R2R) zoning district. The northern boundary of this proposed zoning change will follow the Planning Area boundary, which runs along Pinnacle Mountain Road;
- North of Pinnacle Mountain Road to the Planning Area boundary;

Residential Two (2). Residential Two (R2) zoning should replace Estate Residential (R-40) zoning at the large parcel east of Kingcrest Drive and west of Mine Gap Road, which is currently owned by McKinley Family Trust.

Local Commercial (LC). To preserve small local businesses, local scale commercial development should be the Planning Area's principal type of commercial development. Local Commercial (LC) zoning should replace the existing Residential Two Rural (R2R) zoning district at the following areas (See Map 3.2):

- Along Greenville Highway from the former Day Care Facility parcel south to Zion Hill Baptist Church. On the adjacent side of the Greenville Highway from parcel 9975443 to Zirconia Road;
- From the intersection of Old U.S. 25 and North Lake Summit Drive to the intersection of Old Greenville Hwy and Old U.S. 25. The northern boundary of this zoning change along the U.S. 25 right-of-way and the southern boundary adjacent to the Waterfront Residential (WR) zoning district around Lake Summit;
- From the intersection of Old U.S. 25 and Icey Hill Road to the intersection of Old U.S. 25 and Cranmore Lane. The boundary of this zoning change will abut U.S. 25 right-of-way and the parcels along Old U.S. 25.

Acreage of Proposed Zoning Map Amendments

Edneyville Community Plan	
Proposed Zoning District	Proposed Zoning (Acres)
Local Commercial (LC)	495.2
Office and Institutional (OI)	52.8
Residential One (R1)	537.8
Community Commercial (CC)	51.8
Total Acres	1,137.5

Dana Community Plan	
Proposed Zoning District	Proposed Zoning (Acres)
Residential One (R1)	222.7
Industrial (I)	87.6
Total Acres	310.3

GRTZ Community Plan	
Proposed Zoning District	Proposed Zoning (Acres)
Residential Four (R4)	3,409.9
Local Commercial (LC)	207.0
Residential Two Rural (R2R)	23,322.8
Residential Two	40.1
Total Acres	26,966.1

Total All Plans	
Total Acres	28,427.7

Edneyville, Dana & GRTZ Community Plans Land Use and Development Recommendations

Proposed Zoning Map Amendments

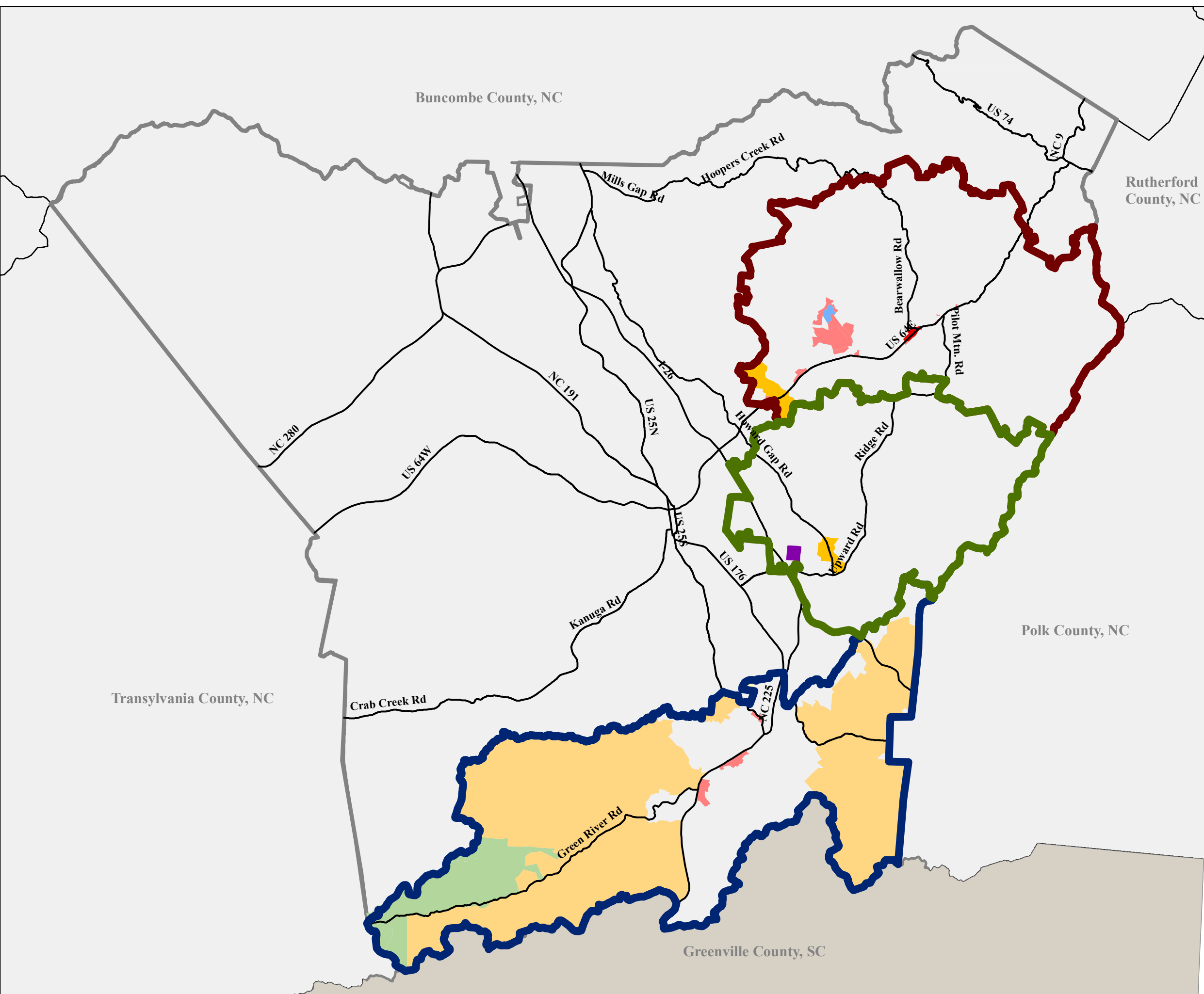
- Major Roads
- Community Plan Boundaries**
 - Edneyville
 - Dana
 - Green River/Tuxedo/Zirconia
- Community Plan Recommendations**
 - Residential One
 - Residential Two
 - Residential Two Rural
 - Residential Four
 - Local Commercial
 - Community Commercial
 - Office Institutional
 - Industrial



0 1 2
Miles

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Henderson County Planning Department



Henderson County, NC

Official Zoning Map

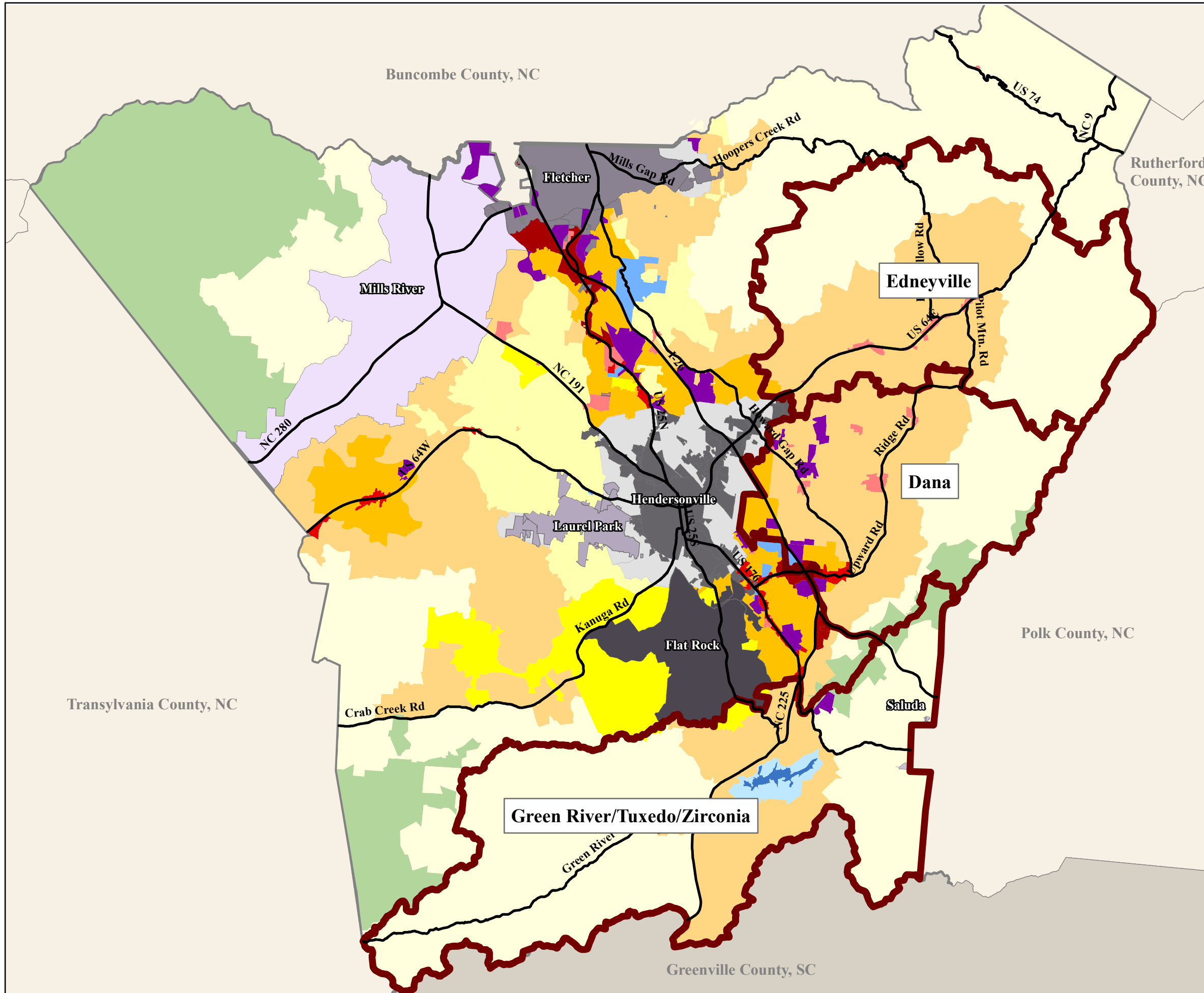
- Major Roads
- Zoning Districts**
- Residential 4
- Residential 3
- Residential 2 - Rural
- Residential 2
- Residential 1
- R-40
- WR
- SW
- O&I
- Local Commercial
- Local Commercial (CD)
- Community Commercial
- Regional Commercial
- Industrial
- Flat Rock
- Fletcher
- Hendersonville
- Laurel Park
- Mills River
- Saluda
- Municipal ETJ

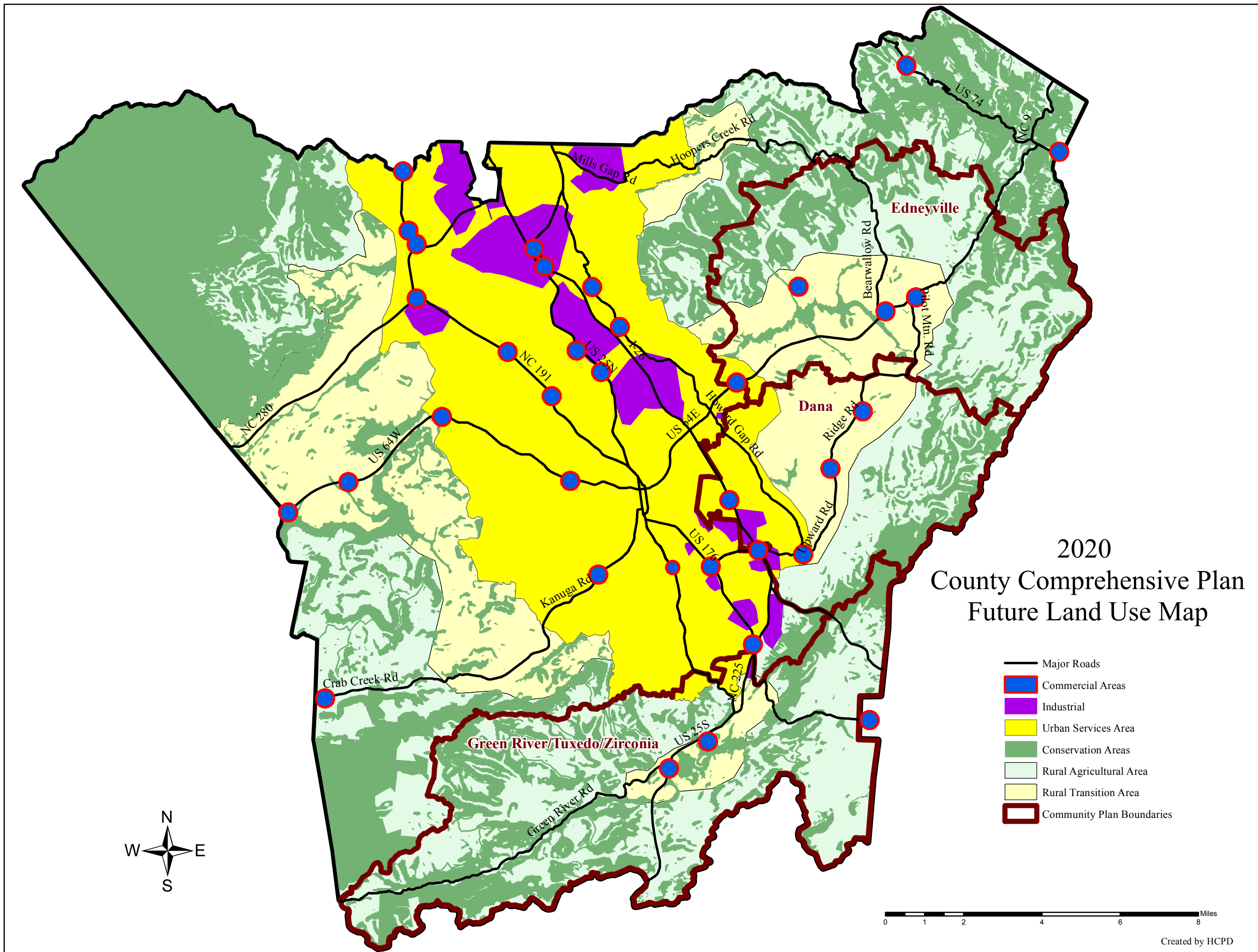


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Henderson County Planning Department





2020 County Comprehensive Plan Future Land Use Map

- Major Roads
- Commercial Areas
- Industrial
- Urban Services Area
- Conservation Areas
- Rural Agricultural Area
- Rural Transition Area
- Community Plan Boundaries

0 1 2 4 6 8 Miles

Section 2. Edneyville Community Plan (A)

Edneyville Community Plan Proposed Zoning Map Amendments		
Total Parcels and Acreage		

Map 1.1		
Proposed Zoning District	Parcels	Acres
Local Commercial (Southwest)	6	18.2
Local Commercial (Northeast)	7	35.2
Residential One	116	537.8
Total	129	591.2

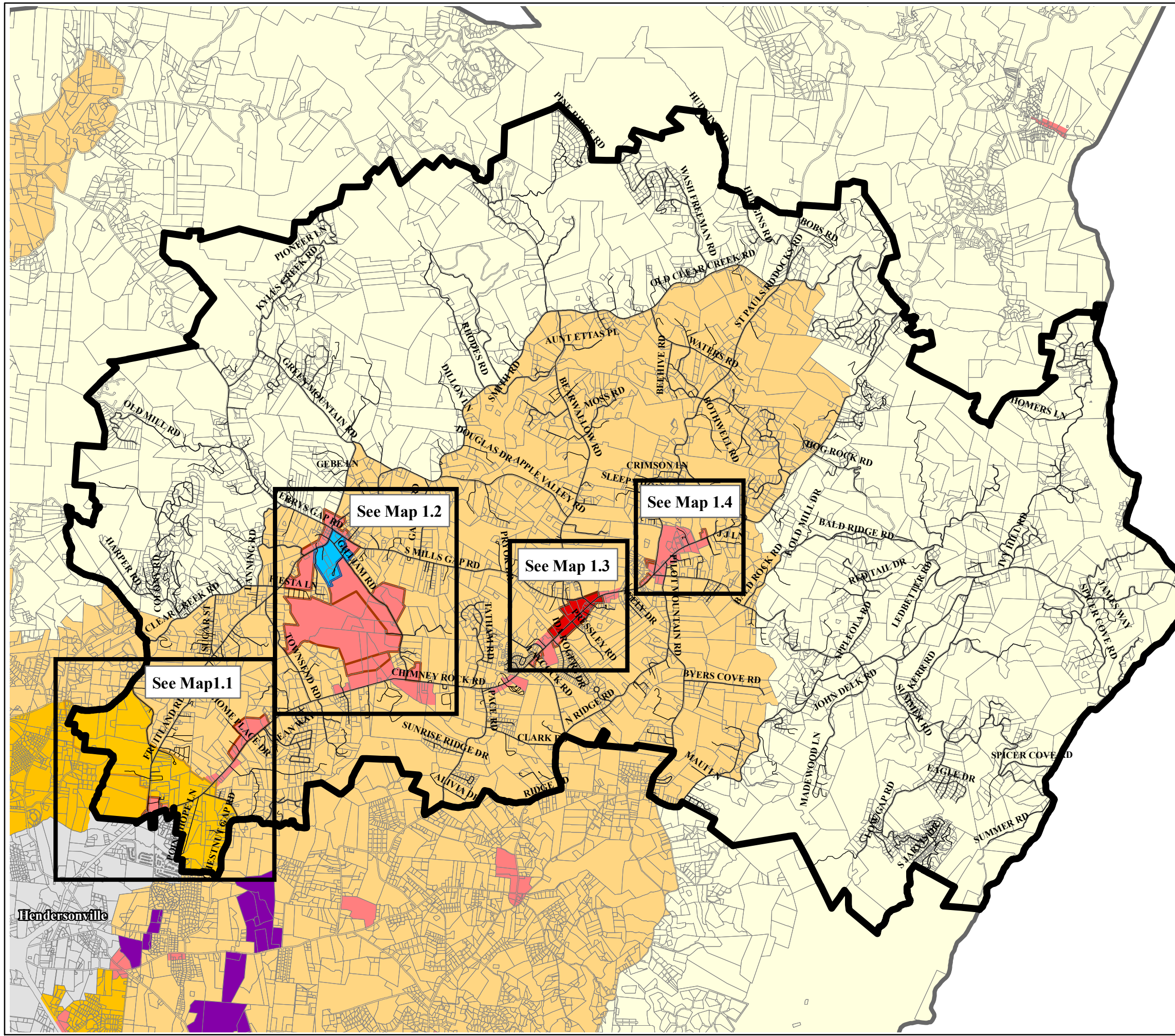
Map 1.2		
Proposed Zoning District	Parcels	Acres
Local Commercial (Southeast)	5	35.8
Local Commercial (Northwest)	36	144.9
Local Commercial (Arabian Ln)	12	248.1
Office Institutional	13	52.8
Total	66	481.6

Map 1.3		
Proposed Zoning District	Parcels	Acres
Local Commercial	8	7.5
Community Commercial	22	51.8
Total	30	59.2

Map 1.4		
Proposed Zoning District	Parcels	Acres
Local Commercial (Southwest)	4	3.1
Local Commercial (Northeast)	1	2.3
Total	5	5.5

Total All Maps		
Edneyville Community Plan	Parcels	Acres
Total	230	1,137.5

Edneyville Community Planning Area Land Use Recommendations


























- Edneyville Community Plan Boundary
- Streets
- Parcels
- Proposed Zoning**
- Residential One
- Office Institutional
- Local Commercial
- Community Commercial
- Zoning Districts**
- Residential 4
- Residential 3
- Residential 2 - Rural
- Residential 2
- Residential 1
- R-40
- WR
- SW
- O&I
- Local Commercial
- Community Commercial
- Regional Commercial
- Industrial
- Municipal Limits and ETJ

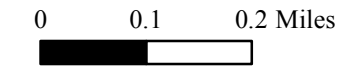
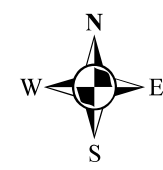
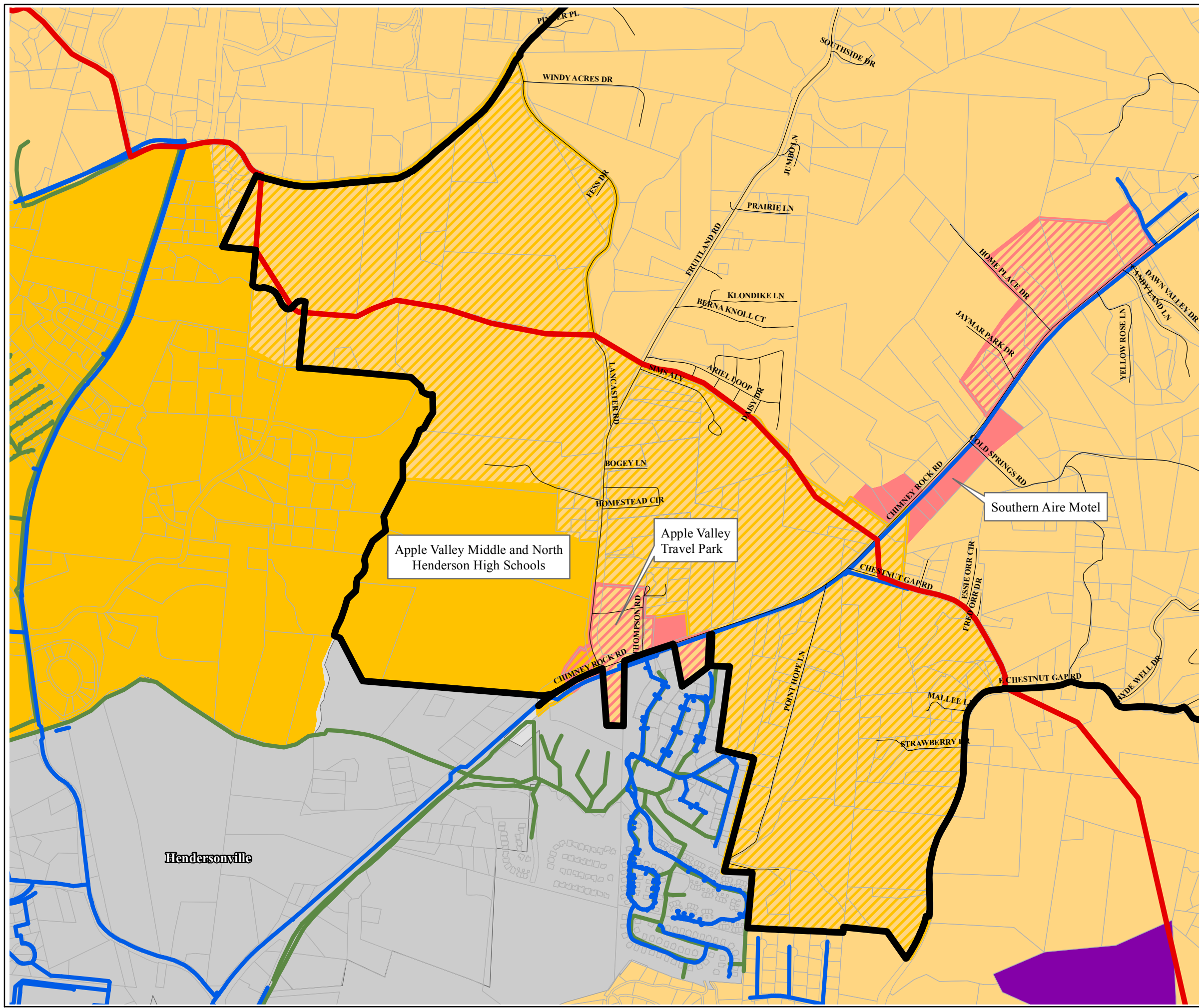
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Edneyville Community Planning Area

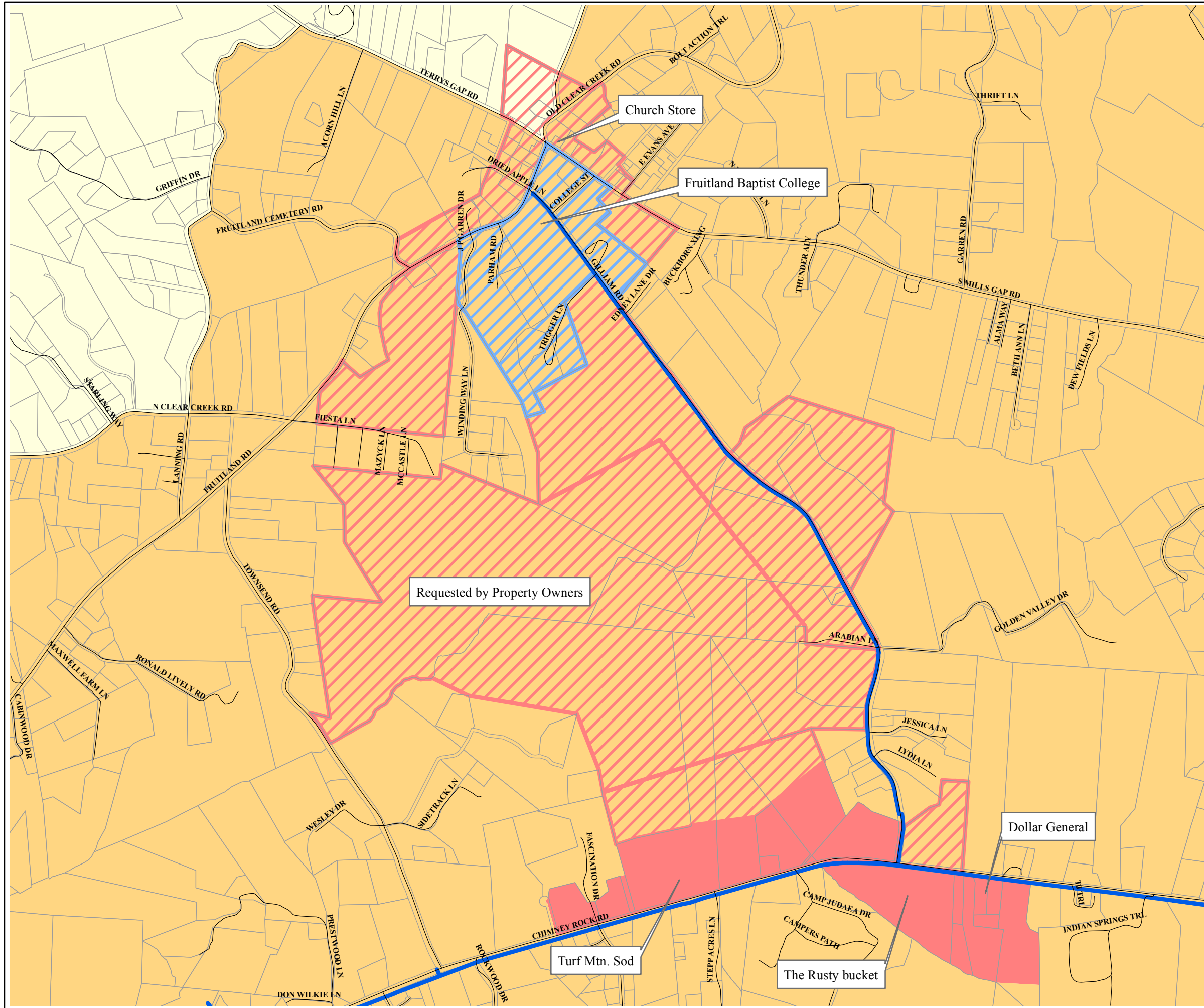
Land Use Recommendations

-  Streets
-  City of Hendersonville
-  Waterlines
-  Sewerlines
-  Edneyville Community Plan Boundary
-  Urban Service Area Boundary
- Proposed Zoning**
-  Residential 1
-  Local Commercial
- Zoning Districts**
-  Residential 4
-  Residential 3
-  Residential 2 - Rural
-  Residential 2
-  Residential 1
-  R-40
-  WR
-  SW
-  O&I
-  Local Commercial
-  Community Commercial
-  Regional Commercial
-  Industrial
-  Municipal Limits and ETJ
-  Parcels



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Edneyville Community Planning Area Land Use Recommendations



- Edneyville Community Plan Boundary
- Streets
- City of Hendersonville Waterlines
- Parcels
- Proposed Zoning**
 - Office Institutional
 - Local Commercial
- Zoning Districts**
 - Residential 4
 - Residential 3
 - Residential 2 - Rural
 - Residential 2
 - Residential 1
 - R-40
 - WR
 - SW
 - O&I
 - Local Commercial
 - Community Commercial
 - Regional Commercial
 - Industrial
 - Municipal Limits and ETJ























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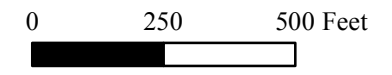
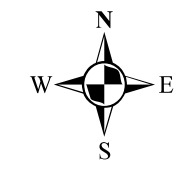
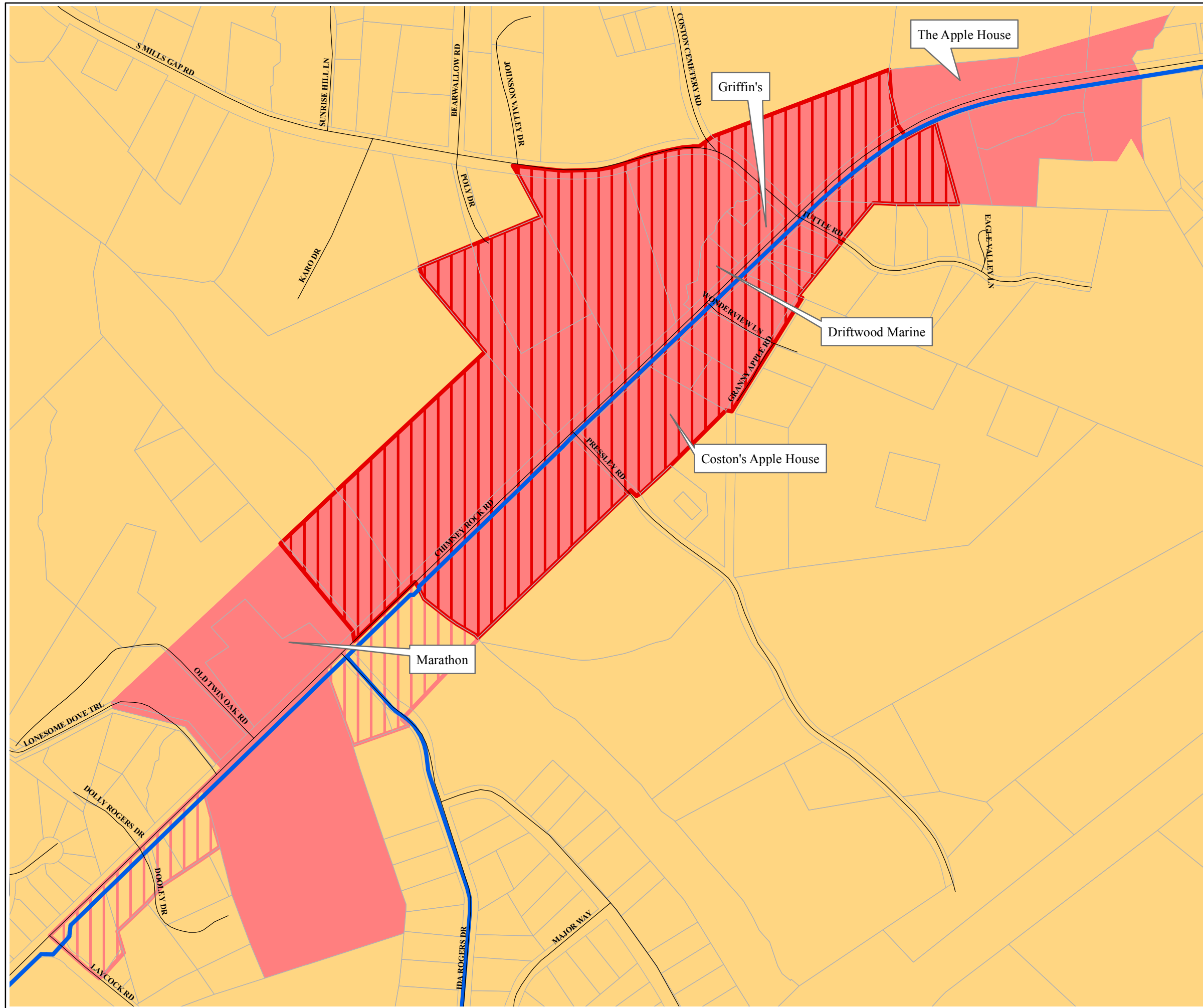


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Edneyville Community Planning Area

Land Use Recommendations




















-  Streets
-  City of Hendersonville Waterlines
-  Edneyville Community Plan Boundary
- Proposed Zoning**
-  Local Commercial
-  Community Commercial
- Zoning Districts**
-  Residential 4
-  Residential 3
-  Residential 2 - Rural
-  Residential 2
-  Residential 1
-  R-40
-  WR
-  SW
-  O&I
-  Local Commercial
-  Community Commercial
-  Regional Commercial
-  Industrial
-  Municipal Limits and ETJ
-  Parcels

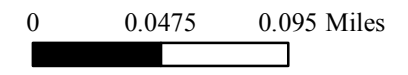
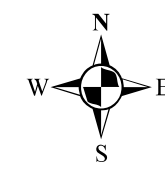
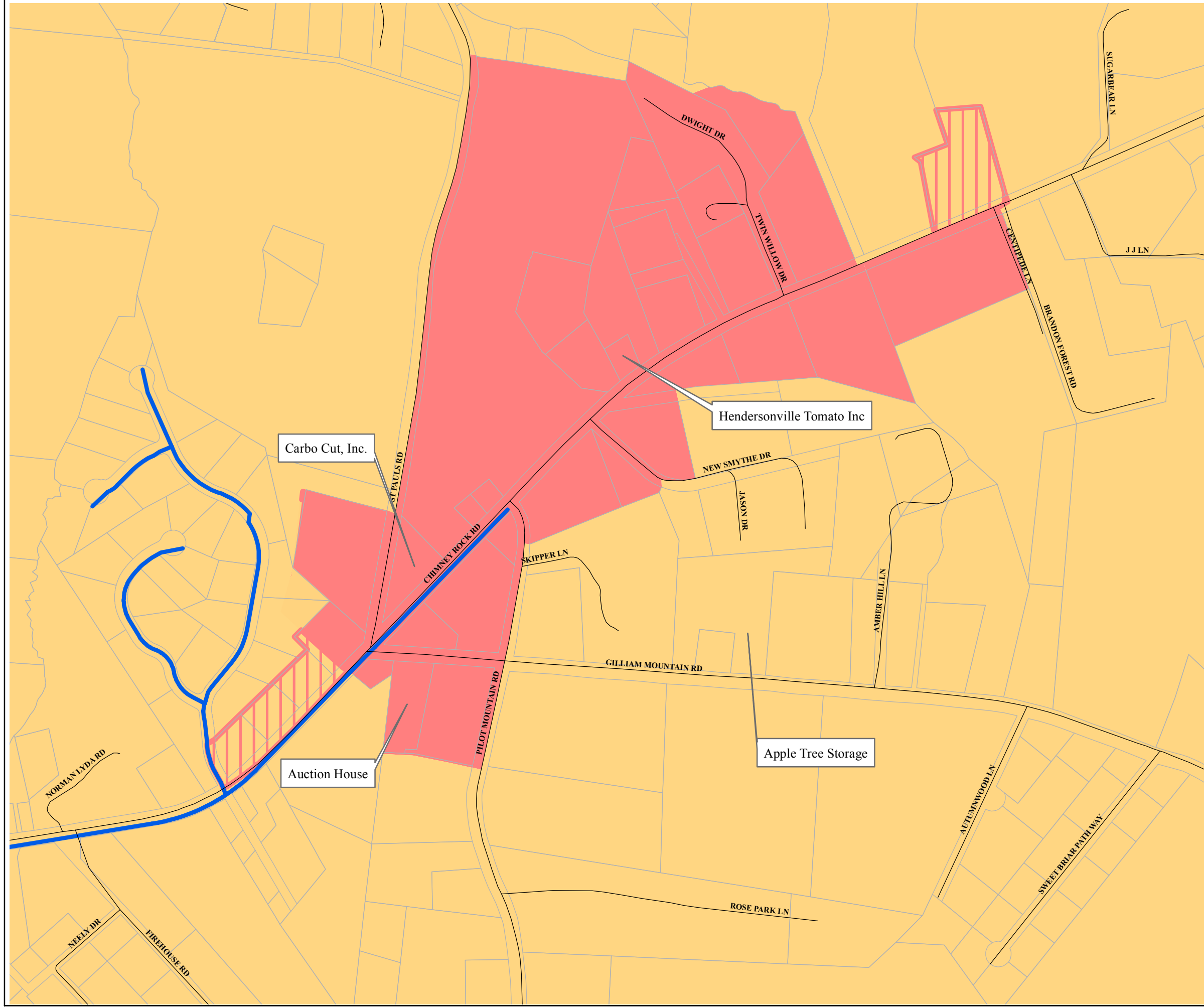


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Edneyville Community Planning Area

Land Use Recommendations

-  Streets
-  City of Hendersonville Waterlines
-  Edneyville Community Plan Boundary
- Proposed Zoning
 -  Local Commercial
- Zoning Districts
 -  Residential 4
 -  Residential 3
 -  Residential 2 - Rural
 -  Residential 2
 -  Residential 1
 -  R-40
 -  WR
 -  SW
 -  O&I
 -  Local Commercial
 -  Community Commercial
 -  Regional Commercial
 -  Industrial
 -  Municipal Limits and ETJ
 -  Parcels



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Section 3. Dana Community Plan (B)























Dana Community Plan Proposed Zoning Map Amendments		
Total Parcels and Acres		

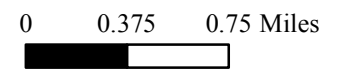
Map 2.1		
Proposed Zoning District	Parcels	Acres
Industrial	24	87.6
Residential One	43	222.7
Total	67	310.3

Total All Maps		
Dana Community Plan	Parcels	Acres
Total	67	310.3

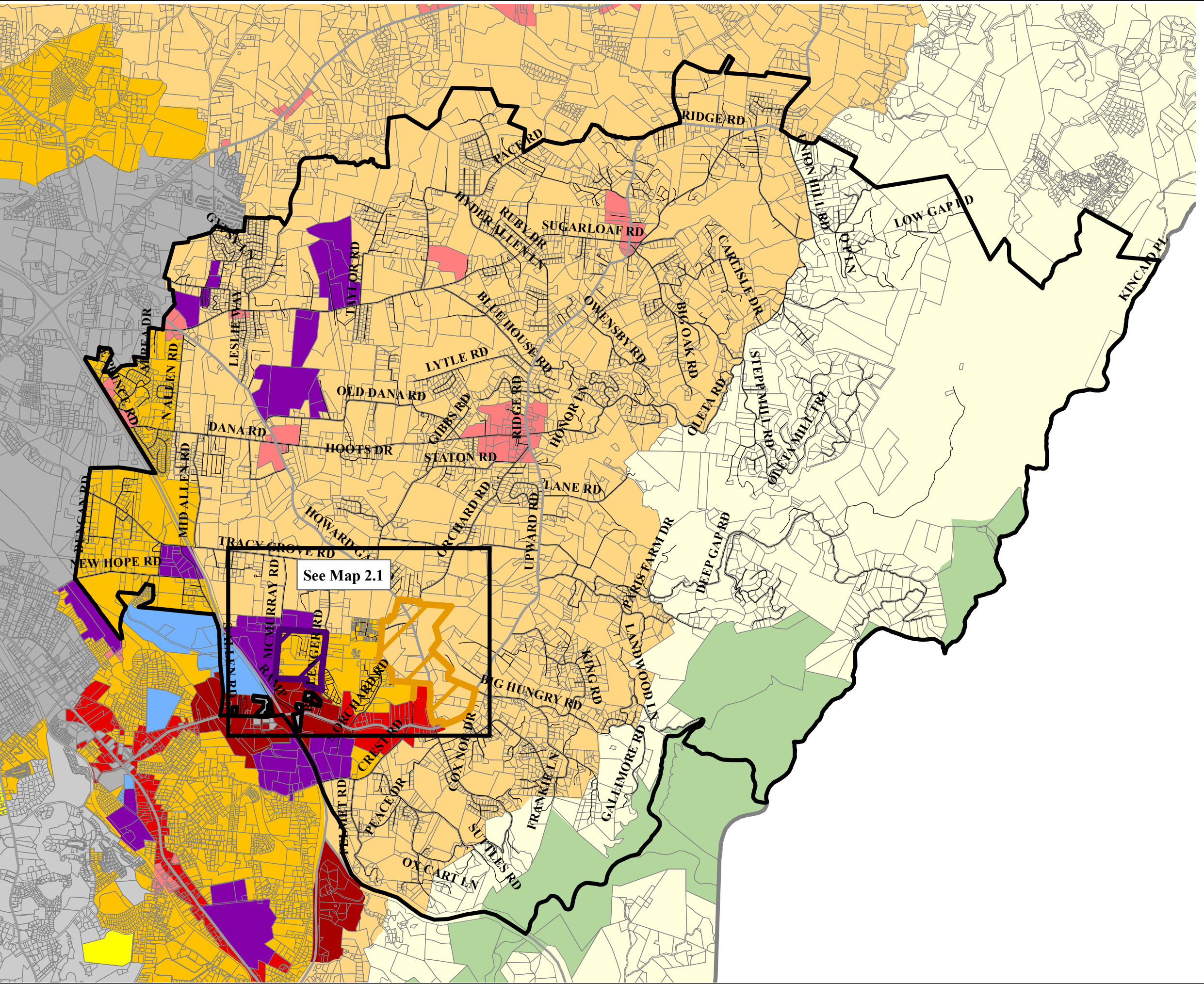
Dana Community Planning Area

Land Use Recommendations

-  Major Roads
-  Streets
-  Community Plan Boundary
- Proposed Zoning**
-  Residential 1
-  Industrial
- Zoning Districts**
-  Residential 4
-  Residential 3
-  Residential 2 - Rural
-  Residential 2
-  Residential 1
-  R-40
-  WR
-  SW
-  O&I
-  Local Commercial
-  Community Commercial
-  Regional Commercial
-  Industrial
-  City of Hendersonville
-  Village of Flat Rock
-  Municipal ETJ
-  Parcels



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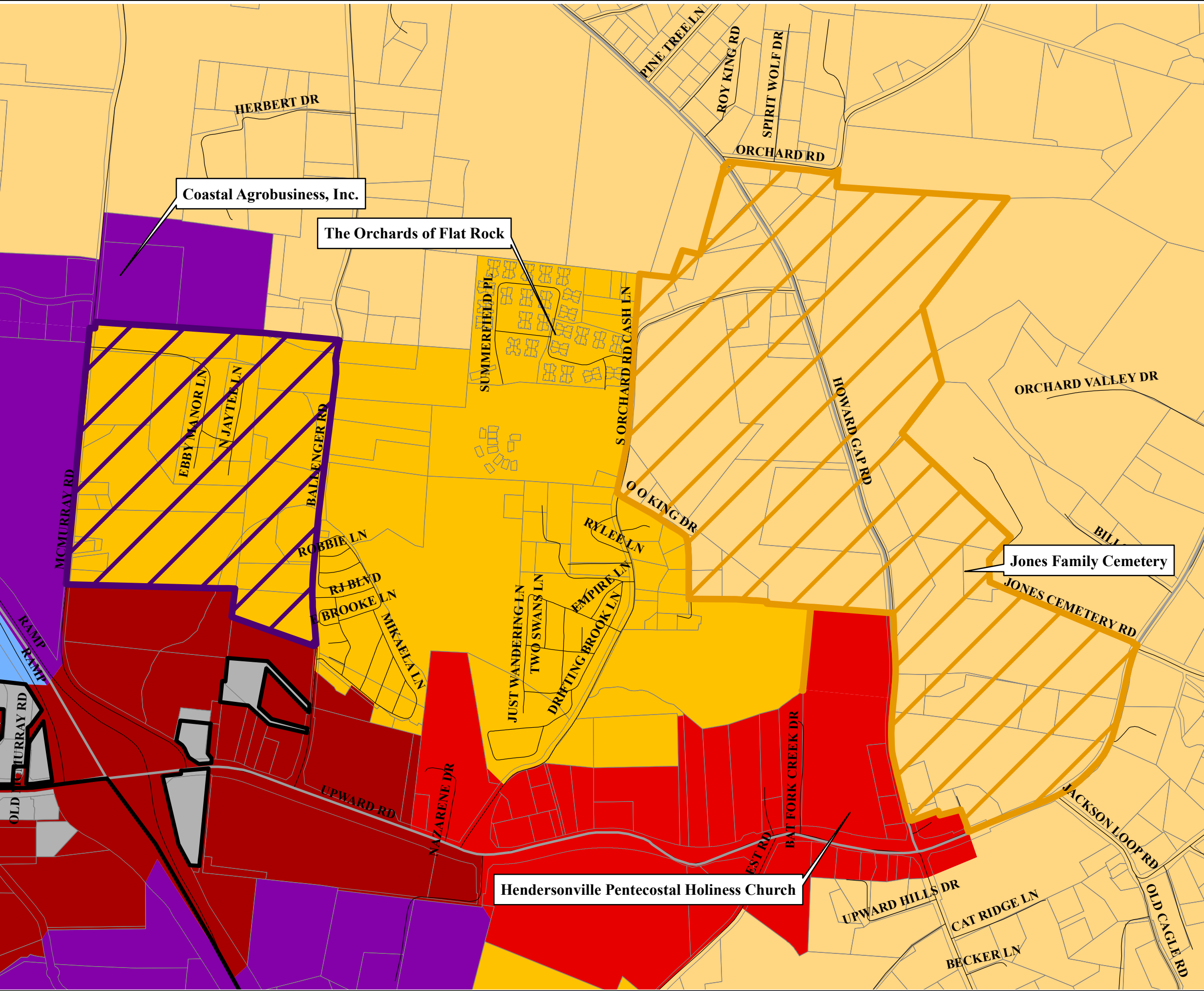
Dana Community Planning Area

Land Use Recommendations

- Major Roads
- Streets
- Community Plan Boundary
- Proposed Zoning**
- Residential 1
- Industrial
- Zoning Districts**
- Residential 4
- Residential 3
- Residential 2 - Rural
- Residential 2
- Residential 1
- R-40
- WR
- SW
- O&I
- Local Commercial
- Community Commercial
- Regional Commercial
- Industrial
- City of Hendersonville
- Village of Flat Rock
- Municipal ETJ
- Parcels

0 500 1,000 Feet

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Coastal Agrobusiness, Inc.

The Orchards of Flat Rock

Jones Family Cemetery

Hendersonville Pentecostal Holiness Church

Section 4. Green River/Tuxedo/Zirconia Community Plan (C)

GRTZ Community Plan Proposed Zoning Map Amendments		
Total Parcels and Acres		

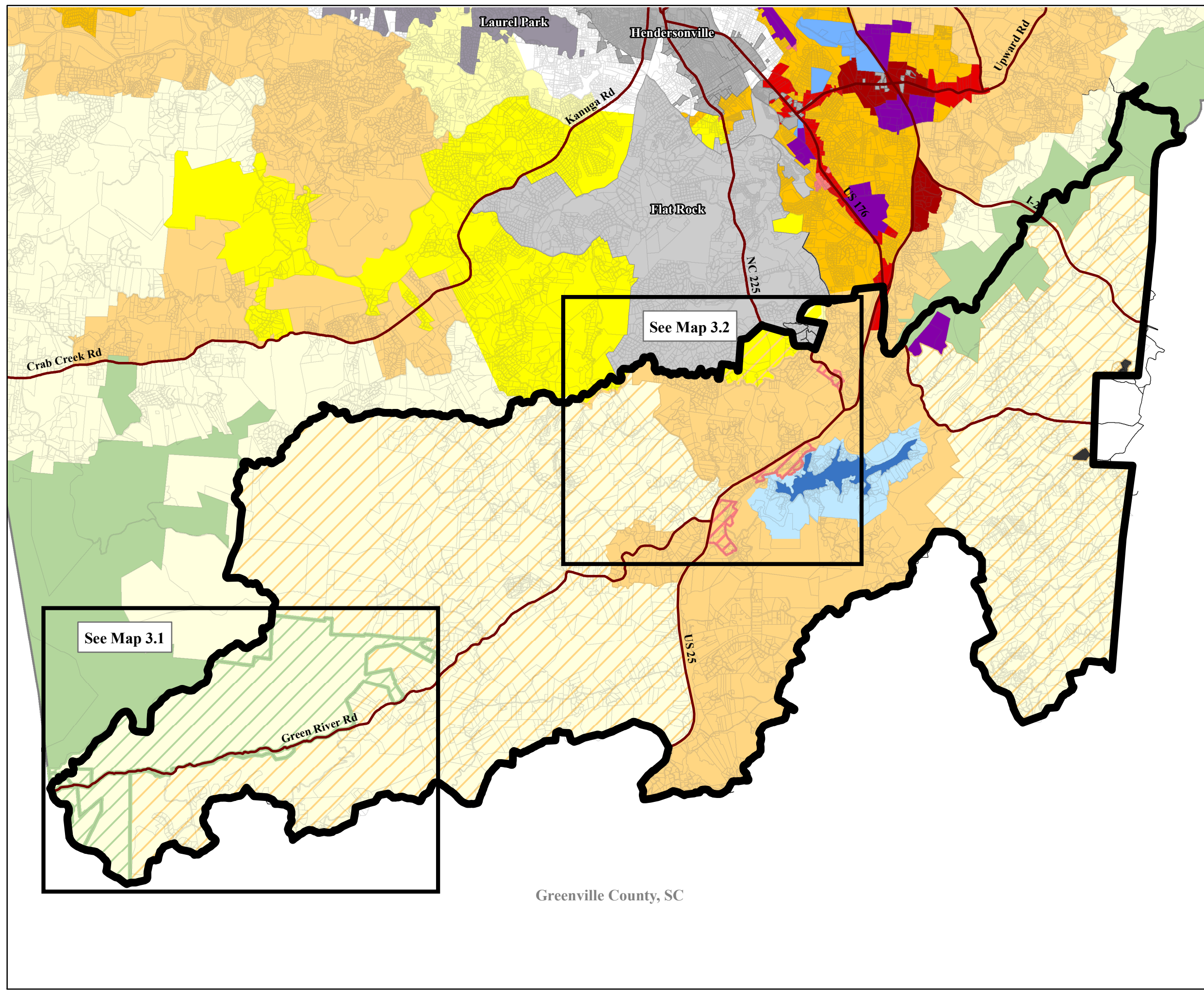
Map 3		
Proposed Zoning District	Parcels	Acres
Residential Two Rural	2,717	22,960.5
Total	2,717	22,960.5

Map 3.1		
Proposed Zoning District	Parcels	Acres
Residential Four	9	3,409.9
Total	9	3,409.9

Map 3.2		
Proposed Zoning District	Parcels	Acres
Residential Two Rural (Mt Olivet Rd & Fortescue Rd)	21	58.1
Residential Two Rural (Greenville Hwy)	29	290.4
Residential Two (Mine Gap Rd)	1	40.1
Local Commercial (Green River Road Intersection)	29	98.9
Local Commercial (Lake Summit)	72	82.2
Local Commercial (Greenville Hwy)	20	26.0
Total	172	595.7

Total All Maps		
GRTZ Community Plan	Parcels	Acres
Total	2,898	26,966.1

GRTZ Community Planning Area Land Use Recommendations



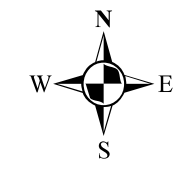
- Proposed Zoning**
- Local Commercial
 - Residential 4
 - Residential 2 - Rural
 - Residential 2
 - Community Plan Boundary
 - Major Roads
 - Streets

- Zoning Districts**
- Residential 4
 - Residential 3
 - Residential 2 - Rural
 - Residential 2
 - Residential 1
 - R-40
 - WR
 - SW
 - O&I
 - Local Commercial
 - Community Commercial
 - Regional Commercial
 - Industrial
 - Hendersonville
 - Laurel Park
 - Flat Rock
 - Saluda
 - Municipal ETJ
 - Parcels

See Map 3.2

See Map 3.1

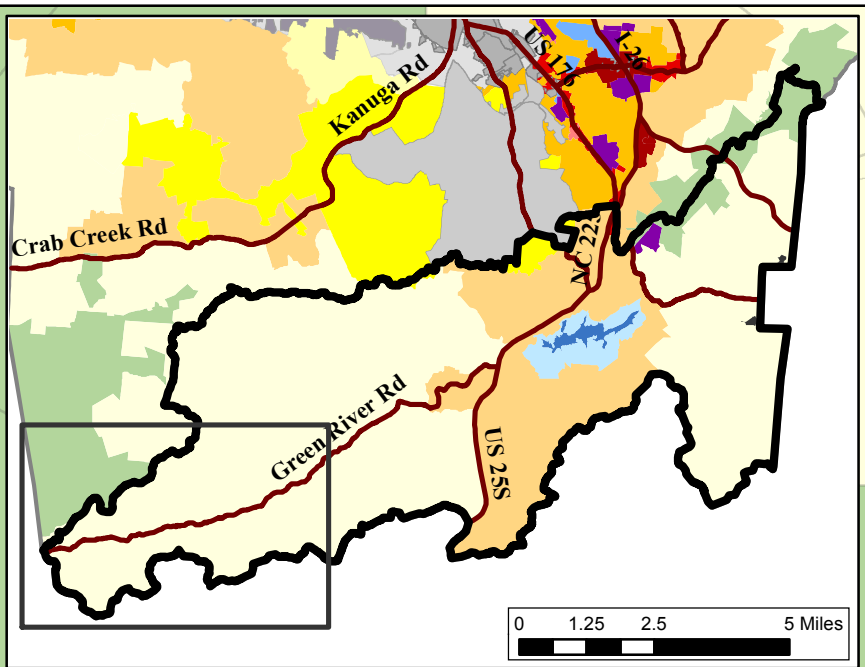
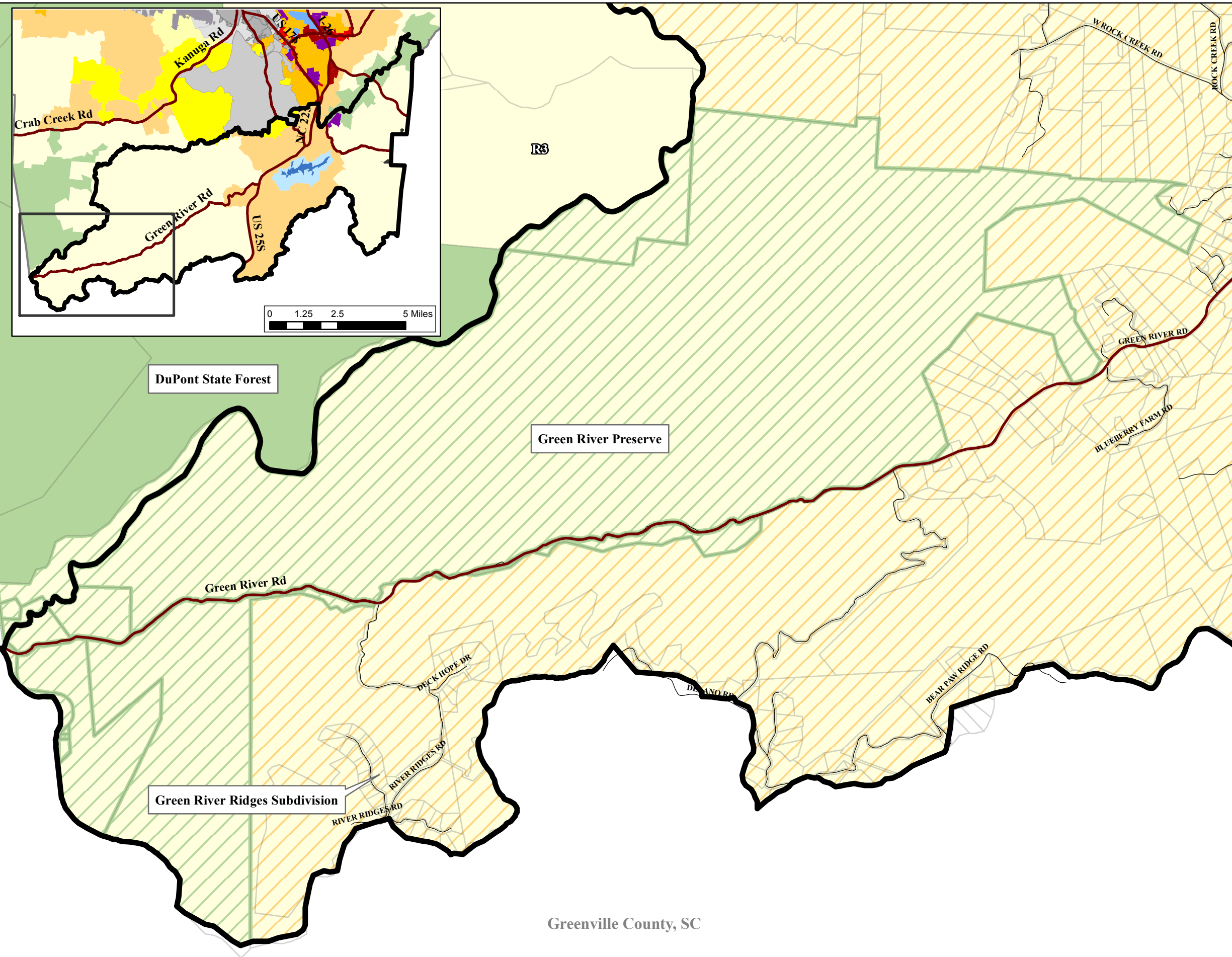
Greenville County, SC



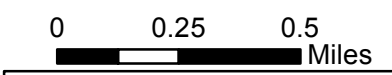
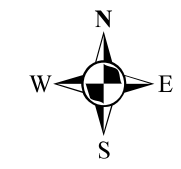
0 0.75 1.5 Miles

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GRTZ Community Planning Area Land Use Recommendations



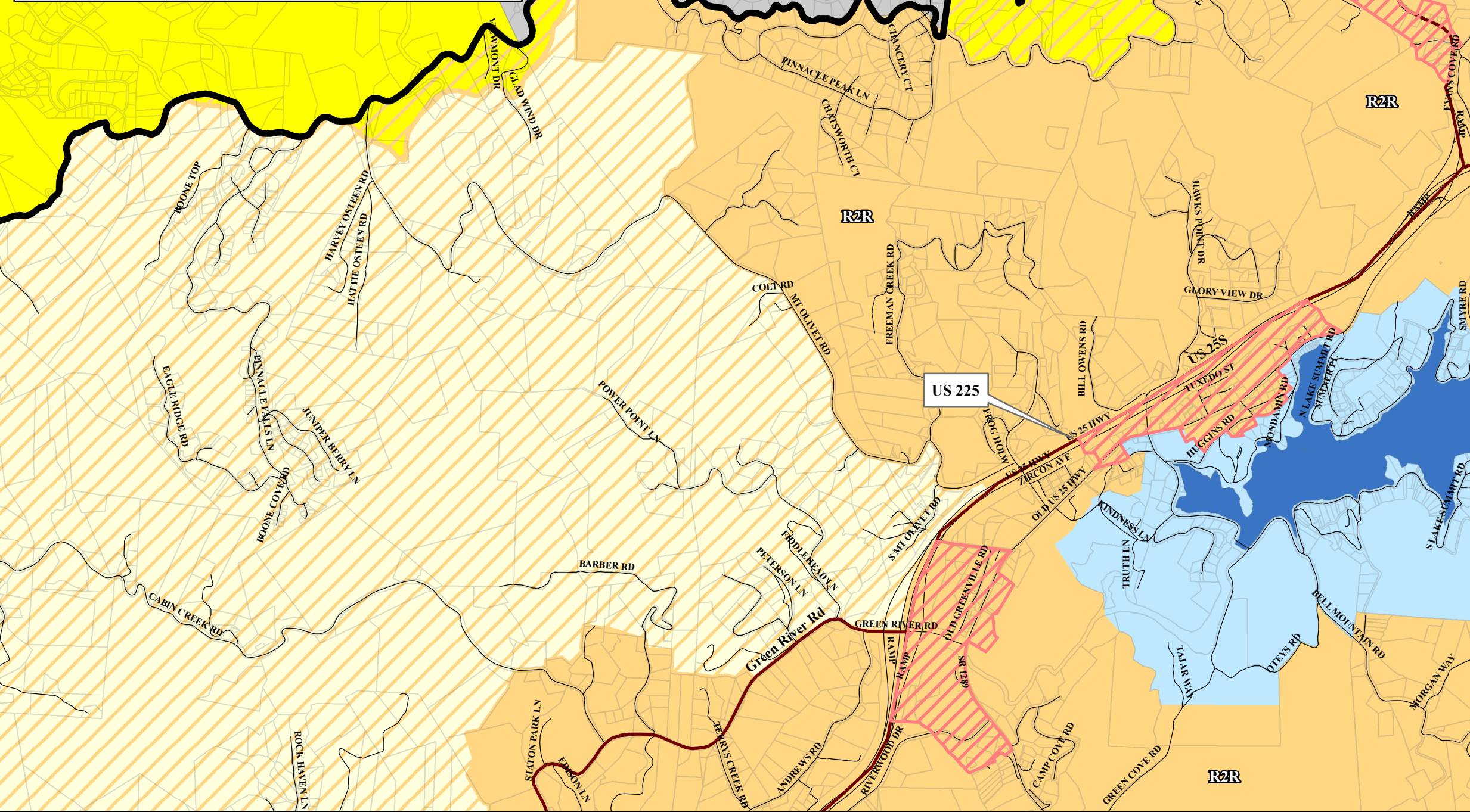
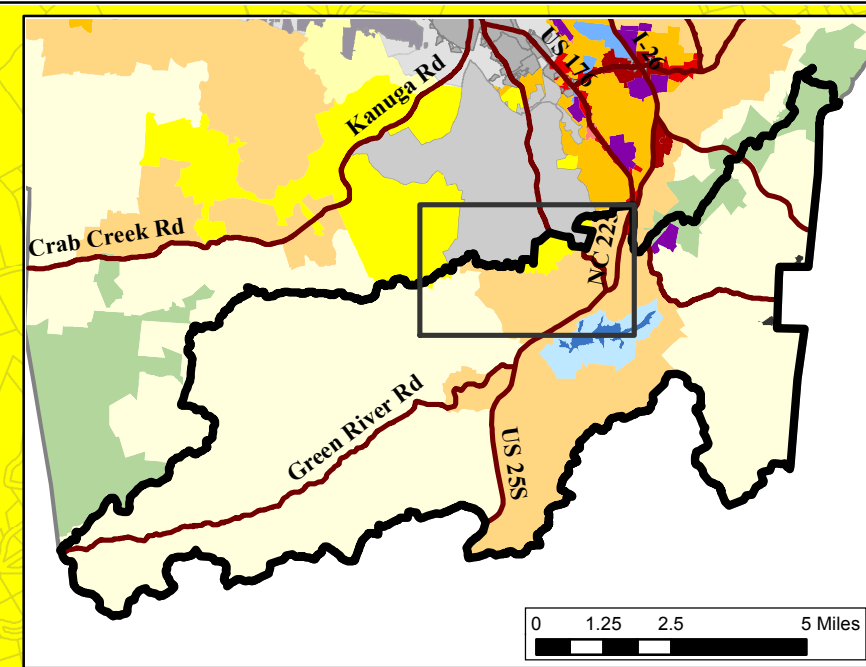
- Proposed Zoning**
- Residential 2 - Rural
 - Residential Four
 - Community Plan Boundary
 - Major Roads
 - Streets
 - Parcels
- Zoning Districts**
- Residential 4
 - Residential 3
 - Residential 2 - Rural
 - Residential 2
 - Residential 1
 - R-40
 - WR
 - SW
 - O&I
 - Local Commercial
 - Local Commercial (CD)
 - Community Commercial
 - Regional Commercial
 - Industrial
 - Municipal Limits and ETJ



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Greenville County, SC

GRTZ Community Planning Area Land Use Recommendations



- Proposed Zoning
- Local Commercial
 - Residential 2 - Rural
 - Residential 2
 - Community Plan Boundary
 - Major Roads
 - Streets
 - Parcels
- Zoning Districts
- Residential 4
 - Residential 3
 - Residential 2 - Rural
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 - O&I
 - Local Commercial
 - Local Commercial (CD)
 - Community Commercial
 - Regional Commercial
 - Industrial
 - Municipal Limits and ETJ

0 0.25 0.5 Miles

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Henderson County Planning Department

Section 5. Supplemental Information

GENERAL DESCRIPTION OF PROPOSED ZONING DISTRICTS

(Note: Additional zoning district information can be found online at: www.hcplanning.org)

R1 (Residential 1): Medium to high-density residential development. Standard density allows 4 homes per acre for single-family development and an intermediate residential density of 8 homes per acre for single-family development provided public water and sewer are available. A maximum density of 16 homes per acre is allowed for multifamily development provided public water and sewer are available (includes duplex, triplex, quadraplex and multifamily dwellings with 5 or more units). Single-wide manufactured homes are **not allowed**. Double and triple-wide manufactured homes are allowed in all residential districts.

R2 (Residential 2): Low to medium-density residential development. Standard density is 1 home per acre for single-family development and a maximum density of 2 homes per acre for multifamily development (duplex and triplex only) provided public water and sewer are available. Single-wide manufactured homes are **not allowed**. Double and triple-wide manufactured homes are allowed in all residential districts.

R2R (Residential 2 Rural): Low to medium-density residential development with rural commercial and light industrial development. Standard density is 1 home per acre for single-family development and a maximum density of 2 homes per acre for multifamily development (duplex and triplex only) provided public water and sewer are available. Single-wide manufactured homes are allowed. Double and triple-wide manufactured homes are allowed in all residential districts. Manufactured home parks are allowed with a special use permit which requires a public hearing (not all special use permits are approved).

R3 (Residential 3): Low-density residential development. Standard density is 1 home per 1 ½ acres for single-family development (allows for duplex units provided density per home is available). Single-wide manufactured homes are allowed. Double and triple-wide manufactured homes are allowed in all residential districts. Manufactured home parks are allowed with a special use permit which requires a public hearing (not all special use permits are approved).

R4 (Residential 4): Low-density residential development. Standard density is 1 home per 5 acres for single-family development (allows for duplex units provided density per home is available). Single-wide manufactured homes are allowed. Double and triple-wide manufactured homes are allowed in all residential districts. Manufactured home parks are allowed with a special use permit which requires a public hearing (not all special use permits are approved).

LC (Local Commercial): Allows residential and local/neighborhood scaled commercial development. Standard density is 4 homes per acre for single-family development and a maximum density of 16 homes per acre for multifamily development provided public water and sewer are available (includes duplex, triplex, quadraplex and multifamily dwellings with 5 or more units). Single-wide manufactured homes are not allowed. Double and triple-wide manufactured homes are allowed. Commercial development is allowed with a maximum size of 10,000 square feet for a single unit on a single lot or 80,000 total square foot for any multi-tenant structure (the principal tenant structure shall have a maximum of 30,000 square feet and any other tenant shall have 10,000 square feet). Non-residential development is allowed with a maximum impervious surface of 80%.

CC (Community Commercial): Allows for multifamily residential and local/community scaled commercial development. With a special use permit, standard density is 16 homes per acre for multifamily developments (with 5 or more units) provided public water and sewer are available. Commercial development is allowed with a maximum size of 30,000 square feet for a single unit on a single lot. A structure or site with many tenants has a maximum size of 80,000 square feet for the principal tenant and 30,000 square feet for any other tenant. Non-residential development is allowed with a maximum impervious surface of 80%.

R-40 (Estate Residential): Low-density residential development. Minimum lot size of 0.92 acres (40,000 square feet) is required for single-family and multi-family development. Single-wide manufactured homes are **not allowed**. Double and triple-wide manufactured homes are allowed. In comparison to the R2 zoning district, R-40 allows all of the same uses except for uses like assisted living/retirement/nursing home developments, accessory residences, Campground/RV Parks, miniature golf courses and kennels (these uses require a special use permit with a public hearing, not all special use permits are approved). The R-40 district shall not be extended from the locations designated on the Official Zoning Map and may be altered or removed with the completion of Community Plans.

OI (Office Institutional): Allows for a mixture of office, institutional, and residential uses. Standard density allows for 4 homes per acre for single-family development and a maximum residential density of 16 homes per acre for multifamily development provided public water and sewer are available, specifically excludes single-family units. All types of manufactured homes (multi-section and singlewide) and mobile homes are not permitted. Non-residential development is allowed with a maximum impervious surface of 80% and a maximum building height of 50 feet for principal structures.

I (Industrial): Allows industrial and heavy commercial developments. The I district requires a maximum building height of 72 feet for principal structures, maximum impervious surface of 80%, and an unlimited maximum floor area. Residential uses are **not allowed**.

Subpart E. Table of Permitted and Special Uses

§42-62. Table of Permitted and Special Uses

USE TYPE	GENERAL USE DISTRICT											
	P=Permitted; S=Special Use Permit											
	R1	R2	R2R	R3	R4	OI	MU	LC	CC	RC	I	SR
1. RESIDENTIAL USES												
<i>Assisted Living Residence</i>	S	S	S	S	S	P	P	P	P	P		1.1
<i>Bed and Breakfast Inn</i>	P	P	P	P	P	P	P	P				1.2
<i>Continuing Care Retirement Community</i>	S	S	S	S	S	P	P	P	P	P		1.3
<i>Dwelling, Duplex</i>	P	P	P	P	P	P	P	P				1.4
<i>Dwelling, Manufactured Home (multi-section)</i>	P	P	P	P	P			P				1.5
<i>Dwelling, Manufactured Home (singlewide)</i>			P	P	P							1.5
<i>Dwelling, Mobile Home</i>			P	P	P							1.5
<i>Dwelling, Multifamily, Five (5) or More Units</i>	S					P	P	S	S	S		1.6
<i>Dwelling, Quadraplex</i>	S					P	P	S				1.7
<i>Dwelling, Single Family Detached</i>	P	P	P	P	P		P	P				1.8
<i>Dwelling, Triplex</i>	P	P	P			P	P	P				1.9
<i>Family Care Home</i>	P	P	P	P	P	P	P	P				1.10
<i>Fraternity and/or Sorority House</i>	P					P	P					1.11
<i>Hospice Residential Care Facility</i>	S	S	S	S	S	P	P	P	P			1.12
<i>Manufactured Home Park</i>			S	S	S							1.13
<i>Nursing Home</i>	S	S	S	S	S	P	P	P	P	P		1.14
<i>Rooming and Boardinghouse</i>	S	S	S	S	S		P	P	P			1.15
2. ACCESSORY USES												
<i>Childcare Facility (as an accessory for a principal business)</i>			S	S	S	P	P	P	P	P	P	2.1
<i>Drive-Thru Window</i>				S	S	P	P	P	P	P		2.2
<i>Dumpster(s)</i>	P	P	P	P	P	P	P	P	P	P	P	2.3
<i>Dwelling, Single-Family (as an accessory for a principal business)</i>			P	P	P	P	P	P	P			2.4
<i>Fuel Pumps</i>			S	S	S			P	P	P	P	2.5
<i>Home Occupation, Adult Day Care</i>	P	P	P	P	P		P	P				2.6
<i>Home Occupation, Childcare Facility</i>	P	P	P	P	P		P	P				2.7
<i>Home Occupation, General</i>	P	P	P	P	P	P	P	P				2.8
<i>Outdoor Storage ≤5000 sq ft</i>			S	P	P			S	P	P	P	2.9
<i>Outdoor Storage >5000 sq ft</i>			S	S	S				S	P	P	2.10
<i>Rural Family Occupation</i>			P	P	P							2.11
<i>Solar Panels</i>	P	P	P	P	P	P	P	P	P	P	P	2.12
3. ACCESSORY STRUCTURES												
<i>Airport (Private Accessory)</i>				S	S		P				S	3.1
<i>Automatic Teller Machine</i>						P	P	P	P	P	P	3.2
<i>Boathouse, Private</i>	P	P	P	P	P		P					3.3
<i>Bulkhead</i>	P	P	P	P	P		P					3.4
<i>Carport</i>	P	P	P	P	P	P	P	P				-
<i>Dock/Pier</i>	P	P	P	P	P	P	P					3.5

USE TYPE	GENERAL USE DISTRICT											
	P=Permitted; S=Special Use Permit											
	R1	R2	R2R	R3	R4	OI	MU	LC	CC	RC	I	SR
Dwelling, Accessory Residential	P	P	P	P	P	P	P	P				3.6
Garage, Residential	P	P	P	P	P	P	P	P				-
Gate and/or Guardhouse	P	P	P	P	P	P	P	P	P	P	P	3.7
Greenhouse	P	P	P	P	P	P	P	P	P	P	P	3.8
Heliport (Private Accessory)	S	S	S	S	S	P	S			P	P	3.9
Loading Bay				S	S	P	P	P	P	P	P	-
Outdoor Sale Display Areas								P	P	P		3.10
Parking Garage						P	P		P	P	P	3.11
Planned Seasonal Agricultural Worker Development	P	P	P	P	P	P	P	P	P	P	P	3.12
Produce Stand, Accessory	P	P	P	P	P	P	P	P	P	P	P	3.13
Satellite Dish	P	P	P	P	P	P	P	P	P	P	P	-
Storage Shed	P	P	P	P	P	P	P	P	P	P	P	3.14
Swimming Pool, Spa, Hot Tub, Residential	P	P	P	P	P	P	P	P				-
Wastewater Treatment Plant, Small Accessory	P	P	P	S	S	P	P	P	P	P	P	3.15
Wind Mill/Turbine, Accessory < 40 ft height	S	S	S	S	S	S	S	S	S	S	S	3.16
Wind Mill/Turbine, Accessory > 40 ft height	S	S	S	S	S	S	S	S	S	S	S	3.17
4. RECREATIONAL USES												
Amusement Park											S	4.1
Camp	P	P	P	P	P	P	P	P	P	P		4.2
Campground	S	S	S	S	S							4.3
Coin Operated Amusements								P	P	P		4.4
Common Area Recreation and Service Facilities	P	P	P	P	P	P	P	P				4.5
Golf Course and/or Country Club	P	P	P	P	P	P	P	P	P	P		4.6
Governmental Recreational Facilities	P	P	P	P	P	P	P	P	P	P		4.7
Marina		S	S	S	S			P	P			4.8
Miniature Golf Course or Driving Tees/Ranges (operated for commercial purposes)	S	S	S	S	S	S		P	P	P		4.9
Motor Sports Facility, Major											S	4.10
Motor Sports Facility, Minor											S	4.11
Motor Sports Facility, Recreational									S	S	S	4.12
Park	P	P	P	P	P	P	P	P	P	P	S	4.13
Recreational Facilities (Indoor/Outdoor)	S	S	S	S	S	S	S	S	P	P	S	4.14
Recreational Vehicle Park	S	S	S	S	S			P	P			4.15
Riding Stables	P	P	P	P	P		P	P	P			4.16
Shooting Ranges, Indoor			S	S	S			S	S	S	S	4.17
Shooting Ranges, Outdoor				S	S						S	4.18
5. EDUCATIONAL AND INSTITUTIONAL USES												
Adult Day Care Facility	P	P	P	P	P	P	P	P	P			5.1
Ambulance Services	P	P	P	P	P	P	P	P	P	P	P	5.2
Cemetery, Family	P	P	P	P	P							5.3

USE TYPE	GENERAL USE DISTRICT P=Permitted; S=Special Use Permit											
	R1	R2	R2R	R3	R4	OI	MU	LC	CC	RC	I	SR
Cemetery/Mausoleum/Columbarium (excluding crematoriums)	P	P	P	P	P	P		P	P	P	S	5.4
Childcare Facility	P	P	P	P	P	P	P	P	P	P	S	5.5
Club/Lodge	P	P	P	P	P	P	P	P	P	P	S	5.6
College or University						P	P		P	P		5.7
Community Club	P	P	P	P	P	P	P	P	P	P		5.8
Correctional Facilities											S	5.9
Fire and Rescue Station	P	P	P	P	P	P	P	P	P	P	P	5.10
Funeral Home or Crematorium						P		P	P	P		5.11
Government Offices						P	P	P	P	P	S	5.12
Homeless Shelter						P			S	P		5.13
Hospital						P	P		P	P		5.14
Museum/Library/Archive	S	S	S	S	S	P	P	P	P	P		5.15
Place of Assembly, Large						S		P	P	P	S	5.16
Place of Assembly, Small	S	S	S	S	S	P	P	P	P	P	S	5.17
Police Station	S	S	S	S	S	P	P	P	P	P	P	5.18
Religious Institution	P	P	P	P	P	P	P	P	P	P	S	5.19
School (Home)	P	P	P	P	P	P	P	P				-
School (Public/Private/Charter)	P	P	P	P	P	P	P	P	P	P		5.20
Youth Center	S	S	S	S	S	P	P	P	P	P		5.21
6. BUSINESS, PROFESSIONAL, AND PERSONAL SERVICES												
Animal Shelter								S	S	P		6.1
Automobile and Equipment Service			S	S	S			P	P	P	S	6.2
Automotive Towing										P	S	6.3
Broadcasting and Communications Facilities						P	P	P	P	P	S	6.4
Car Wash								P	P	P		6.5
Exterminating and Pest Control Services				S	S			P	P	P	S	6.6
Kennel		S	S	S	S			S	S	P		6.7
Motel/Hotel							P	S	P	P		6.8
Office: Business, Professional and Public			S	P	P	P	P	P	P	P		6.9
School (Technical, Trade and Business)						P	P	P	P	P	S	6.10
Theater, Drive-In									P	P		6.11
Urgent Care Clinic				S	S	P	P	P	P	P		6.12
7. RETAIL TRADE												
Adult Book and Retail Merchandise Store											S	7.1
Adult Theatre and Live Entertainment											S	7.2
Cinema Complex							P		P	P		7.3
Convenience Store						P	P	P	P	P	S	7.4
Entertainment Complex										P		7.5
Flea Market										P		7.6
Fuel Oil Distribution and Sales											S	7.7
Landscaping Materials Sales and Storage			S	S	S		P	S	P	P	S	7.8
Manufactured/Mobile Home Sales										P	S	7.9

USE TYPE	GENERAL USE DISTRICT P=Permitted; S=Special Use Permit											
	R1	R2	R2R	R3	R4	OI	MU	LC	CC	RC	I	SR
Motor Vehicle Sales or Leasing								S	S	P		7.10
<i>Open Air Market</i>	S	S	S	S	S		P	S	S	P		7.11
Parking Garage or Lot (requiring payment)										P	S	7.12
<i>Produce Stand</i>	P	P	P	P	P	P	P	P	P	P		7.13
Retail Sales and Services ≤50,000 sq ft (of gross floor area)						P	P	P	P	P		7.14
Retail Sales and Services >50,000 ≤100,000 sq ft (of gross floor area)							P		P	P		7.15
Retail Sales and Services >100,000 ≤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	S	7.19
8. WHOLESALE TRADE												
<i>Wholesale Trade</i>									P	P	S	8.1
9. TRANSPORTATION, WAREHOUSING AND UTILITIES												
<i>Airport (Private)</i>											S	9.1
<i>Airport (Public)</i>											S	9.2
<i>Communication Facilities, Category 1</i>	P	P	P	P	P	P	P	P	P	P	P	9.3
<i>Communication Facilities, Category 2</i>	P	P	P	P	P	P	P	P	P	P	P	9.3
<i>Communication Facilities, Category 3</i>											S	9.3
Hazardous Waste Disposal Facilities											S	9.4
<i>Land Clearing Debris and Inert Debris Storage or Disposal</i>			S	S	S						S	9.5
<i>Rail Transportation Facilities and Support Activities</i>											P	9.6
Self-Storage Warehousing			S	S	S	S	P	S	P	P		9.7
Septic Tank and Related Services				S	S						S	9.8
<i>Solar Energy Generation Facility ≤ 30 acres</i>	S	S	P	P	P	P	P	P	P	P	P	9.9
<i>Solar Energy Generation Facility > 30 acres</i>			S	S	S	S	S	S	S	S	S	9.9
Solid Waste Combustors and Incinerators											S	9.10
<i>Solid Waste Facility, County Owned/Operated</i>	P	P	P	P	P	P	P	P	P	P	P	9.11
<i>Transit and Ground Passenger Transportation</i>							P		S	S	S	9.12
<i>Truck Terminals</i>											P	9.13
<i>Utility Substation</i>	P	P	P	P	P	P	P	P	P	P	P	9.14
<i>Warehousing and Storage (Excluding Warehousing of Hazardous Substances)</i>									P	P	P	9.15
<i>Waste Collection and Transfer Facility (Hazardous)</i>											S	9.16
<i>Waste Collection and Transfer Facility (Non-hazardous)</i>	S	S	S	S	S	S	S	S	S	S	S	9.17
<i>Wastewater Treatment Plant</i>	S	S	S	S	S	S	P	S	S	S	P	9.18
<i>Water Treatment Plant</i>	S	S	S	S	S	S	P	S	S	S	P	9.19

USE TYPE	GENERAL USE DISTRICT											SR
	P=Permitted; S=Special Use Permit											
	R1	R2	R2R	R3	R4	OI	MU	LC	CC	RC	I	
10. MANUFACTURING & INDUSTRIAL USES												
<i>Asphalt Plant</i>											S	10.1
Battery Manufacturing Facility											S	10.2
<i>Chip Mill</i>											S	10.3
Concrete Batch Plant											S	10.4
<i>Junkyard</i>											S	10.5
<i>Landfill, Public or Private</i>											S	10.6
<i>Machining and Assembly Operations ≤10,000 sq ft (of gross floor area)</i>			S	S	S		P	P	P	P	P	10.7
<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>			S	S	S		P	P	P	P	P	10.8
<i>Manufacturing and Production Operations >10,000 sq ft (of gross floor area)</i>											P	10.8
<i>Materials Recovery Facilities (Recycling)</i>											P	10.9
<i>Mining and Extraction Operations</i>											S	10.10
<i>Packaging and Labeling Services</i>											P	10.11
Pesticide, Fertilizer and Other Agricultural Chemical Manufacturing											S	10.12
<i>Product Processing and Storage Facilities</i>											P	10.13
<i>Recycling Centers, Drop-Off Facilities</i>	P	P	P	P	P	P	P	P	P	P	P	10.14
<i>Research and Development Operations (Hazardous or Biological Materials)</i>											P	10.15
<i>Research and Development Operations (Non-hazardous)</i>							P	P	P	P	P	10.16
<i>Sawmill</i>				P	P						P	10.17
Slaughterhouse											P	10.18
Truck Wash										P	P	10.19
11. TEMPORARY USES												
Christmas Tree Lot Sales	P	P	P	P	P	P	P	P	P	P		11.1
Circuses, Carnivals, Fairs, Religious Services (or similar types of events)			S	S	S			P	P	P	P	11.2
<i>Model Home Sales Office, Temporary</i>	P	P	P	P	P	P	P	P	P	P		11.3
Movie Production	P	P	P	P	P	P	P	P	P	P	P	-
Portable Sawmill			P	P	P							11.4
<i>Yard Sale</i>	P	P	P	P	P	P	P	P	P			11.5
12. TEMPORARY STRUCTURES												
<i>Portable Storage Container</i>	P	P	P	P	P	P	P	P	P	P	P	12.1
<i>Produce Stand, Temporary</i>	P	P	P	P	P	P	P	P	P	P	P	12.2
Temporary Construction Project Buildings	P	P	P	P	P	P	P	P	P	P	P	12.3
Tent Sale							P	P	P	P	P	12.4
13. AGRICULTURAL USES												
<i>Agriculture</i>	P	P	P	P	P	P	P	P	P	P	P	-

USE TYPE	GENERAL USE DISTRICT P=Permitted; S=Special Use Permit											
	R1	R2	R2R	R3	R4	OI	MU	LC	CC	RC	I	SR
Food Manufacturing	P	P	P	P	P	P	P	P	P	P	P	-
<i>Forestry</i>	P	P	P	P	P	P	P	P	P	P	P	-
<i>Forestry Support Services</i>	P	P	P	P	P	P	P	P	P	P	P	-
Veterinary Services (livestock)	P	P	P	P	P	P	P	P	P	P	P	-