

# REQUEST FOR COMMITTEE ACTION

## HENDERSON COUNTY TECHNICAL REVIEW COMMITTEE

**Meeting Date:** April 1, 2008

**Subject:** Rezoning Application #R-2008-04

**Staff Contact:** Alexis Baker, Planner

**Attachments:**

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

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### **SUMMARY OF REQUEST:**

Rezoning Application #R-2008-04, which was submitted on March 3, 2008, requests that the County rezone approximately 0.48 acres of land, located at the intersection of Stoney Mountain Road (SR 1383) and Mountain Road (SR1381), approximately 261 feet from the intersection of Mountain Road (SR 1381) and Haywood Road (NC Highway 191) from Residential One (R1) zoning district to a Local Commercial (LC) zoning district. The Subject Area is one parcel (PIN 9650-51-8601) owned by Gregory and Leslie Shipley. Technical Review Committee action to recommend that the Board of Commissioners approve, approve with modifications, table, or deny rezoning action #R-2008-04 would be appropriate.

### **TECHNICAL REVIEW COMMITTEE ACTION REQUESTED:**

#### **Suggested Motion:**

I move that the TRC recommend approval of rezoning application #R-2008-04 to rezone the Subject Area from a Residential One (R1) Zoning District to a Local Commercial (LC) zoning district based on the recommendations of the Henderson County 2020 Comprehensive Plan.

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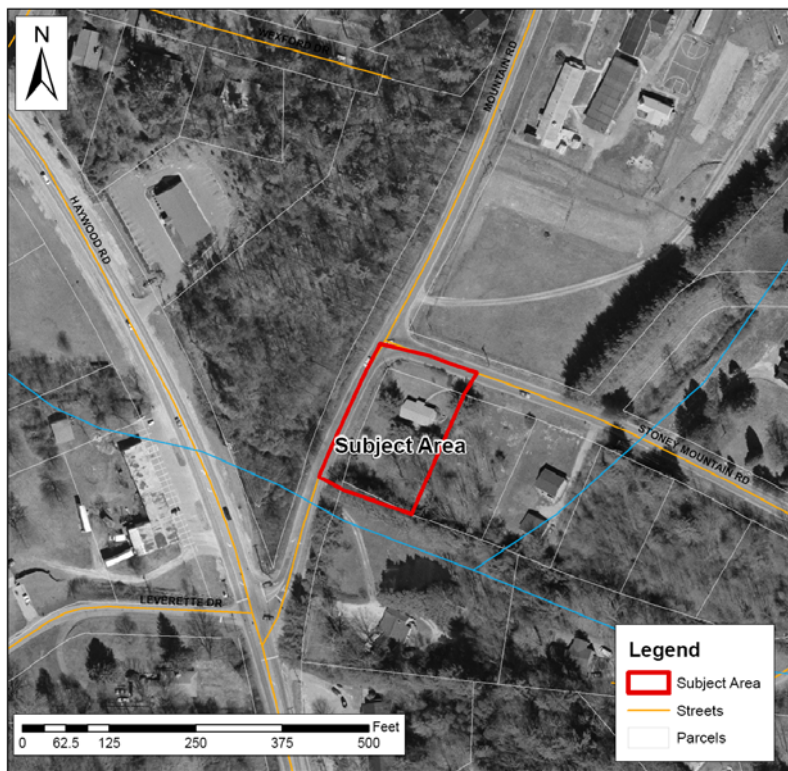
**Henderson County Planning Department Staff Report**

**Rezoning Application #R-2008-04 (R1 to LC)  
Gregory and Leslie Shipley, Property Owners  
Kirk Ledoux, Applicant/Agent**

**1. Rezoning Request**

- 1.1. **Date of Application:** March 3, 2008
- 1.2. **Property Owners:** Gregory and Leslie Shipley
- 1.3. **Applicant/Agent:** Kirk Ledoux
- 1.4. **Request:** Rezone Subject Area from an R1 (Residential One) zoning district to an LC (Local Commercial) zoning district.
- 1.5. **Subject Area** (see Map A)

**Map A: Map of Subject Area**

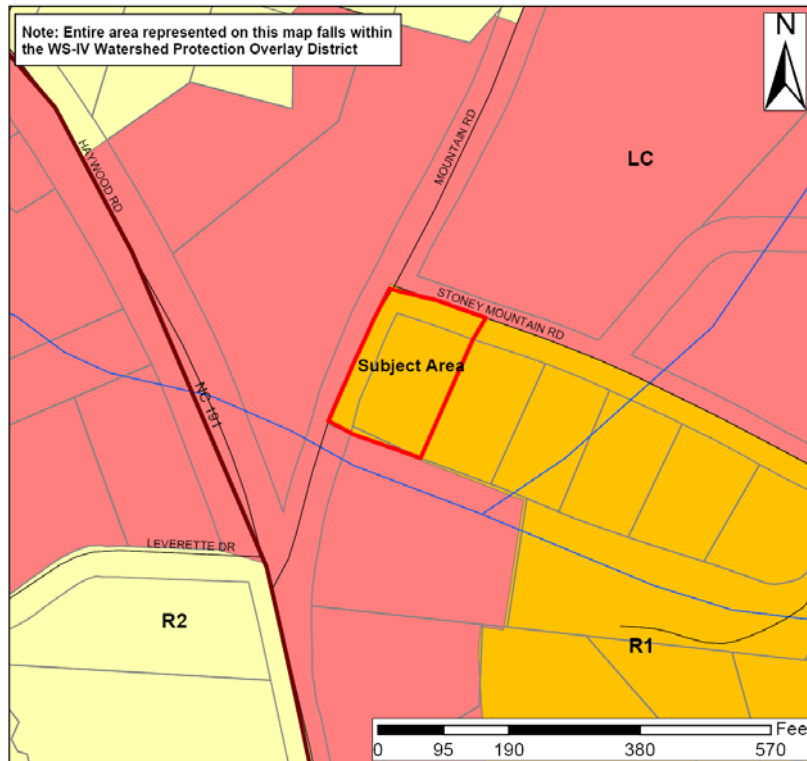


- 1.5.1. **PIN:** 9650-51-8601
- 1.5.2. **Size:** Approximately 0.48 acre tract, exclusive of right-of-way
- 1.5.3. **Location:** The Subject Area is located at the intersection of Stoney Mountain Road (SR 1383) and Mountain Road (SR1381), approximately 261 feet from the intersection of Mountain Road (SR 1381) and Haywood Road (NC Highway 191).

## 2. Current Zoning

- 2.1. **Application of Current Zoning:** The Subject Area is currently zoned R1 (Residential one) which was applied on September 19, 2007, as a result of the adoption of the Land Development Code (See Map B). The Subject Area was previously (prior to LDC adoption on September 19, 2007) zoned R-20 (low density residential) (see Map B).

**Map B: Current Zoning**



- 2.2. **Adjacent Zoning:** The Subject Area is within the R1 (Residential One) Zoning District, which is applied to the adjacent property to the east. The LC (Local Commercial) Zoning District is adjacent to the Subject Area to the north, west, and south (See Map B).
- 2.3. **Prior Zoning:** The areas surrounding the Subject Area and to the east (prior to LDC adoption on September 19, 2007) were zoned R-20 (low density residential). Areas to the north, south, and west were zoned C-2 (Neighborhood Commercial).

### 2.4. **District Comparison:**

- 2.4.1. **R1 High-Density Residential Zoning District:** *“The purpose of Residential District One (R1) is to foster orderly growth where the principal use of land is residential. The intent of this district is to allow for medium to high density residential development consistent with the recommendation of the Comprehensive plan. This general uses is typically meant to be utilized in areas designated as Urban in the Comprehensive Plan”* (Chapter 200A, Land Development Code §200A-27). R1 requires 10 foot side and rear setbacks, a maximum building height of 40 feet, and a standard density of four (4) units per acre (maximum sixteen (16) units per acre) (LDC §200A-27).
- 2.4.2. **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). LC requires 10 foot side and rear setbacks, maximum building height of 40 feet, 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) (LDC § 200A-33). Where this district abuts a lot in a residential district, there shall be provided and maintained along the property line a twenty foot buffer with a designated number of trees planted every 100 linear feet of abutting property line (LDC §200A-136,137).*

- 2.4.3. **Overlay Districts:** Where the Zoning District Regulations and Water Supply Watershed Protection Overlay Districts standards conflict with each other, the most restrictive standard applies.

2.4.3.1. **WS-IV Watershed – Protected Area:** In order to accommodate moderate to high land use intensity, development activities in WS-IV areas shall be conducted in accordance with the terms of Subpart D of the Land Development Code. Single-family residential uses shall develop at a maximum of one dwelling unit per 20,000 square feet of lot size, or three dwelling units per acre upon qualification of a natural drainage and filtering system bonus. All nonresidential development shall be allowed at a maximum of 24% built-upon area, or a maximum of 36% built-upon area upon qualification for a natural drainage and filtering system bonus (LDC § 200A-53D(9)).

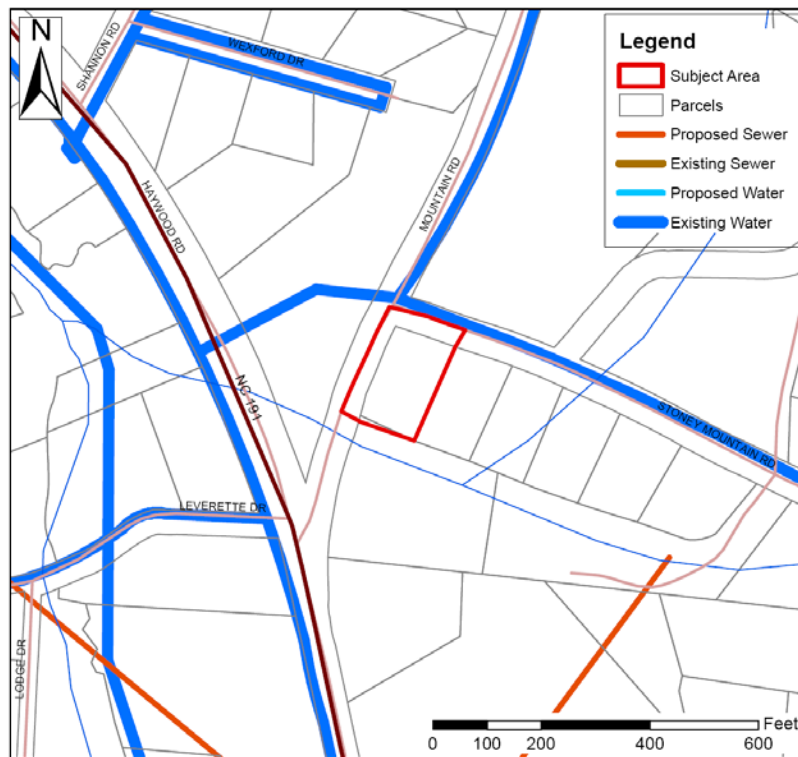
### **3. Current Uses of Subject Area and Adjacent Properties**

- 3.1. **Subject Area Uses:** The Subject Area appears to contain a single family residence.
- 3.2. **Adjacent Area Uses:** Surrounding area lands contain commercial, governmental and residential land uses. The NCDOT Division of Highways Henderson Complex is to the north; Mountain Building and Development is to the south, single-family residential uses are to the east; and undeveloped land is to the west of the Subject Area. Other uses along Stoney Mountain Road include the Henderson County Animal Shelter, Transfer Center, and Public Schools Bus Garage; and Stoney Mountain Activity Center. Commercial uses along Haywood Road (NC Highway 191) include Emerald Isles Tanning and Hair Salon, the Picture Perfect Studio, and Haywood Animal Hospital.

### **4. Water and Sewer**

- 4.1. **Public Water:** Public water is not currently located on the Subject Area. The nearest existing water line is approximately 43 feet from the Subject Area (See Map C).
- 4.2. **Public Sewer:** There is no existing sewer line on or near the Subject Area. However, it appears that a proposed sewer line is approximately 490 feet from the Subject Area (See Map C).

**Map C: Water and Sewer**



**5. Transportation and Access**

5.1. **Frontage:** The Subject Area has approximately 116 feet of road frontage along Stoney Mountain Road (SR 1383), and 177 feet along Mountain Road (SR 1381).

5.2. **Transportation:** Table 1, below, provides Annual Average Daily Traffic Counts Stoney Mountain Road (SR 1383) and Mountain Road (SR 1381).

<b>Table 1. Annual Average Daily Traffic Count*</b>				
<b>Road</b>	<b>1999</b>	<b>2001</b>	<b>2002</b>	<b>2004</b>
Stoney Mountain Road (SR 1383)	3,100	3,600	3,700	5,400
Mountain Road (SR 1381)	4,200	4,200	5,200	5,200

\*No traffic counts provided since 2004

5.3. **The NCDOT Draft 2009-2015 State Transportation Improvement Program (STIP):** No improvements are scheduled for Stoney Mountain Road or Mountain Road.

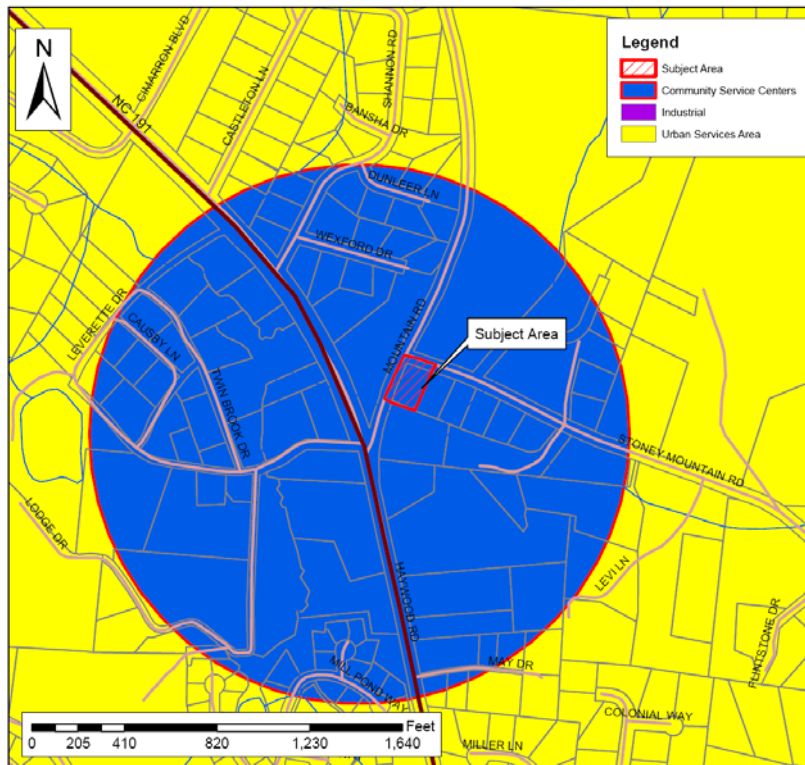
**6. The Henderson County 2020 Comprehensive Plan (CCP)**

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).

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

- 6.1.2. The CCP states that, “the USA will contain considerable commercial development at a mixture of scales,” and further, “all regional commercial development should be concentrated here. Commercial development will exist within predefined zoning districts whose standards and configuration are in keeping with the surrounding community” (2020 CCP, Pg. 129).
- 6.2. **Community Service Center:** The CCP Future Land Use Map also identifies the Subject Area as being located in the Community Service Center, a special designation within the Urban Services Area (2020 CCP, Pg. 129, Pg. 134-5, Pg. 148 & Appendix 1, Map 24)(See Map D).

**Map D: 2020 County Comprehensive Plan Future Land Use Map**



- 6.2.1. The CCP states that, “Community Service Centers are intended to be intensive, efficient, defined concentrations of mixed services that meet the needs of the surrounding community and defined service areas” (2020 CCP, Pg. 134).
- 6.2.2. The CCP states that “Community Service Centers are located in unified development concentrations at intersections of selected thoroughfares and in central locations that are convenient to nearby residential development so as to minimize problems associates with “strip” commercial development” (2020 CCP, Pg 134).
- 6.2.3. The CCP also suggests that land uses within the Community Service Centers should be Local Commercial, Community Commercial, and Regional Commercial (2020 CCP, Pg. 135).

**7. Staff Comments**

Staff’s position at this time, under the guidelines of current plans, policies and studies, is to support the rezoning of the property to be zoned for industrial uses. This is 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 also indicates that commercial uses may be suitable for the area as the Subject Area falls within the specially designated “Community Service Center” in the USA.

**7.2. Adjacent Zoning:** The Subject Area directly abuts an existing Local Commercial (LC) Zoning District to the north, west, and south. If the Subject Area were to be rezoned to LC, this property would be apart of a contiguous LC zoning district.

**7.3. Comparison of Districts:** Applying Local Commercial (LC) will allow for commercial and residential uses.

## **8. Staff Recommendations**

8.1. When reviewing rezoning requests Staff attempts to identify plans or policies, changes in existing conditions, undue hardship to the Applicant, or overriding community interest to justify supporting the proposed rezoning. Staff’s position at this time, under the guidelines of current plans, policies and studies, is it supports the rezoning of the Subject Area to Local Commercial (LC) consistent with the recommendations of the Henderson County 2020 Comprehensive Plan.

8.1.1. It is generally incumbent upon the Applicant to demonstrate an overriding justification for approving a given rezoning application. Staff encourages the Applicant to present any information that would inform the County’s consideration of the proposed rezoning. Staff requests the Applicant not discuss any specific use being considered for the property. The Technical Review Committee, Planning Board, and the Board of Commissioners cannot consider any specific proposed use for the property and must only consider the range of possible uses when reviewing and making recommendations on the rezoning request.

## **9. Technical Review Committee Recommendations**

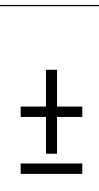
9.1 To be determined

## **10. Planning Board Recommendations**



10.1 To be determined



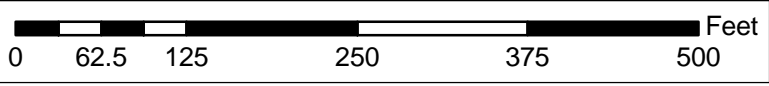
**Subject Area**



**Legend**

-  Subject Area
-  Streets
-  Parcels

Rezoning Application  
#R-2008-04  
Gregory and Leslie Shipley, Owners





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

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

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

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

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

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

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

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

- (2) Standard *residential density* shall be applied:
  - a. On a *lot* existing at the time of the initial adoption of this Chapter, where there is not adequate area to comply with the applicable standard *residential density* requirement;

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

**§200A-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><math>Lot\ size \times allowable\ units\ per\ acre = permitted\ dwelling\ units</math></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 = <b>20 permitted dwelling units</b></p>
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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.

**Subpart E. Table of Permitted and Special Uses****§200A-1. Table of Permitted and Special Uses**

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

Dwelling, Accessory Residential	P	P	3.6
<i>Garage, Residential</i>	P	P	-
<i>Gate and/or Guardhouse</i>	P	P	3.7
<i>Greenhouse</i>	P	P	3.8
<i>Heliport (Private Accessory)</i>	S		3.9
Loading Bay		P	-
<i>Outdoor Sale Display Areas</i>		P	3.10
Parking Garage			3.11
<i>Planned Seasonal Agricultural Worker Development</i>	P	P	3.12
<i>Produce Stand, Accessory</i>	P	P	3.13
Satellite Dish	P	P	-
Storage Shed	P	P	3.14
<i>Swimming Pool, Spa, Hot Tub, Residential</i>	P	P	-
<i>Wastewater Treatment Plant, Small Accessory</i>	P	P	3.15
<b>4. RECREATIONAL USES</b>			
<i>Amusement Park</i>			4.1
<i>Athletic Field, Non-commercial</i>	P		4.2
<i>Camp</i>	S	P	4.3
<i>Campground</i>			4.4
Coin Operated Amusements		P	4.5
<i>Common Area Recreation and Service Facilities</i>	P	P	4.6
<i>Golf Course and/or Country Club</i>	P	P	4.7
<i>Governmental Recreational Facilities</i>	S	P	4.8
<i>Indoor Recreational Facilities (Bowling Alley, Skating Rink, Bingo Games, Indoor Miniature Race Tracks)</i>		P	4.9
Marina		P	4.10
Miniature Golf Course or Driving Tees/Ranges (operated for commercial purposes)	S	P	4.11
<i>Motor Sports Facility, Major</i>			4.12
<i>Motor Sports Facility, Minor</i>			4.13
<i>Motor Sports Facility, Recreational</i>			4.14
<i>Outdoor Recreational Facilities</i>	S		4.15
<i>Park</i>	P	P	4.16
Physical Fitness Center	S	P	4.17
<i>Recreational Vehicle Park</i>			4.18
Riding Stables		P	4.19
<i>School (Sports Instructional)</i>		P	4.20
<i>Shooting Ranges, Indoor</i>			4.21
<i>Shooting Ranges, Outdoor</i>			4.22
<i>Sporting and Recreational Facilities</i>	S		4.23
<i>Swim and Tennis Club</i>	P	P	4.24
<b>5. EDUCATIONAL AND INSTITUTIONAL USES</b>			
<i>Adult Day Care Facility</i>	P	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
College or University			5.6
<i>Community Club</i>	P	P	5.7
Correctional Facilities			5.8
<i>Fire and Rescue Station</i>	P	P	5.9
Funeral Home or Crematorium		P	5.10
Government Offices		P	5.11
Homeless Shelter			5.12
Hospital			5.13
Museum/ <i>Library/Archive</i>	S	P	5.14
<i>Place of Assembly, Large</i>		P	5.15
<i>Place of Assembly, Small</i>		P	5.16
<i>Police Station</i>	S	P	5.17
<i>Religious Institution</i>	P	P	5.18
<i>School (Home)</i>	P	P	-
<i>School (Public/Private/Charter)</i>	P	P	5.19
<i>Youth Center</i>	S	P	5.20
<b>6. BUSINESS, PROFESSIONAL, AND PERSONAL SERVICES</b>			
<i>Animal Shelter</i>		S	6.1
<i>Automobile and Equipment Service</i>		P	6.2
Automotive Towing			6.3
<i>Broadcasting and Communications Facilities</i>		P	6.4
Car Wash		P	6.5
Exterminating and Pest Control Services		P	6.6
<i>Kennel</i>		S	6.7
Motel/Hotel		S	6.8
Office: Business, Professional and Public		P	6.9
<i>School (Technical, Trade and Business)</i>		P	6.10
Theater, Drive-In			6.11
Tire Recapping			6.12
<i>Urgent Care Clinic</i>		P	6.13
<b>7. RETAIL TRADE</b>			
<i>Adult Book and Retail Merchandise Store</i>			7.1
<i>Adult Theatre and Live Entertainment</i>			7.2
Cinema Complex			7.3
Convenience Store		P	7.4
<i>Entertainment Complex</i>			7.5
<i>Flea Market</i>			7.6
<i>Fuel Oil Distribution and Sales</i>			7.7
<i>Landscaping Materials Sales and Storage</i>		S	7.8
Manufactured/Mobile Home Sales			7.9
Motor Vehicle Sales or Leasing			7.10
<i>Open Air Market</i>		S	7.11
Parking Garage or Lot (requiring payment)			7.12
<i>Produce Stand</i>		P	7.13

Retail Sales and Services $\leq 50,000$ sq ft (of <i>gross floor area</i> )		P	7.14
Retail Sales and Services $> 50,000 \leq 100,000$ sq ft (of <i>gross floor area</i> )			7.15
Retail Sales and Services $> 100,000 \leq 150,000$ sq ft (of <i>gross floor area</i> )			7.16
Retail Sales and Services $> 150,000$ sq ft (of <i>gross floor area</i> )			7.17
<i>Shopping Mall</i>			7.18
Truck Stop			7.19
<b>8. WHOLESALE TRADE</b>			
<i>Wholesale Trade</i>			8.1
<b>9. TRANSPORTATION, WAREHOUSING AND UTILITIES</b>			
<i>Airport (Private)</i>			9.1
<i>Airport (Public)</i>			9.2
<i>Communication Facilities, Category 1</i>	P	P	9.3
<i>Communication Facilities, Category 2</i>	P	P	9.3
<i>Communication Facilities, Category 3</i>			9.3
Hazardous Waste Disposal Facilities			9.4
<i>Land Clearing Debris and Inert Debris Storage or Disposal</i>			9.5
<i>Rail Transportation Facilities and Support Activities</i>			9.6
Self-Storage Warehousing			9.7
Septic Tank and Related Services			9.8
Solid Waste Combustors and Incinerators			9.9
<i>Transit and Ground Passenger Transportation</i>			9.10
<i>Truck Terminals</i>			9.11
<i>Utility Substation</i>	P	P	9.12
<i>Warehousing and Storage (Excluding Warehousing of Hazardous Substances)</i>			9.13
<i>Waste Collection and Transfer Facility (Hazardous)</i>			9.14
<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
<b>10. MANUFACTURING &amp; INDUSTRIAL USES</b>			
<i>Asphalt Plant</i>			10.1
Battery Manufacturing Facility			10.2
<i>Chip Mill</i>			10.3
Concrete Batch Plant			10.4
<i>Junkyard</i>			10.5
<i>Landfill, Public or Private</i>			10.6
<i>Machining and Assembly Operations <math>\leq 10,000</math> sq ft (of gross floor area)</i>		P	10.7
<i>Machining and Assembly Operations <math>&gt; 10,000</math> sq ft (of gross floor area)</i>			10.7
<i>Manufacturing and Production Operations <math>\leq 10,000</math> sq ft (of gross floor area)</i>		P	10.8



<i>Manufacturing and Production Operations &gt;10,000 sq ft (of gross floor area)</i>			10.8
<i>Materials Recovery Facilities (Recycling)</i>			10.9
<i>Mining and Extraction Operations</i>			10.10
<i>Packaging and Labeling Services</i>			10.11
<i>Pesticide, Fertilizer and Other Agricultural Chemical Manufacturing</i>			10.12
<i>Product Processing and Storage Facilities</i>			10.13
<i>Recycling Centers, Drop-Off Facilities</i>	P	P	10.14
<i>Research and Development Operations (Hazardous or Biological Materials)</i>			10.15
<i>Research and Development Operations (Non-hazardous)</i>		P	10.16
<i>Sawmill</i>			10.17
<i>Slaughterhouse</i>			10.18
<i>Truck Wash</i>			10.19
<b>11. TEMPORARY USES</b>			
<i>Christmas Tree Lot Sales</i>	P	P	11.1
<i>Circuses, Carnivals, Fairs, Religious Services (or similar types of events)</i>		P	11.2
<i>Model Home Sales Office, Temporary</i>	P	P	11.3
<i>Movie Production</i>	P	P	-
<i>Yard Sale</i>	P	P	11.4
<b>12. TEMPORARY STRUCTURES</b>			
<i>Portable Storage Container</i>		P	12.1
<i>Produce Stand, Temporary</i>	P	P	12.2
<i>Temporary Construction Project Buildings</i>	P	P	12.3
<i>Tent Sale</i>		P	12.4
<b>13. AGRICULTURAL USES</b>			
<i>Agriculture</i>	P	P	-
<i>Food Manufacturing</i>	P	P	-
<i>Forestry</i>	P	P	-
<i>Forestry Support Services</i>	P	P	-
<i>Veterinary Services (livestock)</i>	P	P	-