



Agenda

Planning and Zoning Commission

May 15, 2012

6:30 PM

Council Chambers, City Hall, 200 W. Fifth Street

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I. CALL MEETING TO ORDER -

II. INVOCATION - Godfrey Bell

III. ROLL CALL

IV. APPROVAL OF MINUTES - April 17, 2012

V. NEW BUSINESS

REZONINGS

1. Ordinance requested by David Hill to rezone 0.3325 acres (14,483 square feet) located at the southeast corner of the intersection of Greenville Boulevard and Belvedere Drive from O (Office) to CG (General Commercial).

VI. ADJOURN

DRAFT OF MINUTES PROPOSED FOR ADOPTION BY THE GREENVILLE PLANNING
AND ZONING COMMISSION
April 17, 2012

The Greenville Planning and Zoning Commission met on the above date at 6:30 p.m. in the Council Chambers of City Hall.

Mr. Tim Randall - *
Mr. Godfrey Bell - X Mr. Dave Gordon - X
Mr. Tony Parker - * Ms. Linda Rich - *
Mr. Hap Maxwell – * Ms. Ann Bellis – *
Ms. Shelley Basnight - * Mr. Brian Smith - *
Mr. Doug Schrade - * Mr. Jerry Weitz – X
Ms. Wanda Harrington-X

The members present are denoted by an * and the members absent are denoted by an X.

VOTING MEMBERS: Parker, Maxwell, Basnight, Schrade, Rich, Bellis, Smith

PLANNING STAFF: Chris Padgett, Interim Assistant City Manager; Elizabeth Blount, Staff Support Specialist II; Chantae Gooby, Planner II and Andrew Thomas, Jr., Lead Planner.

OTHERS PRESENT: Dave Holec, City Attorney; Tim Corley, Engineer, and Jonathan Edwards, Communications Technician.

MINUTES: Motion was made by Ms Bellis, seconded by Mr. Parker, to accept the March 20, 2012 minutes as presented. Motion carried unanimously.

NEW BUSINESS

REZONINGS

Ordinance requested by David Hill to rezone location at the southeast corner of the intersection of Greenville Boulevard and Belvedere Drive from O (Office) to CG (General Commercial).

Chairman Randall noted that a letter had been submitted on behalf of the applicant for a continuance until the May meeting.

Motion was made by Mr. Parker, seconded by Mr. Smith, to grant a continuance until the May 2012 meeting. Motion carried unanimously.

PRELIMINARY PLATS

Request by Ashton Point E, LP for a preliminary plat entitled "Winslow Pointe". The property is located on the eastern side of Hooker Road at its intersection with Ridge Place. The property is bound by Green Mill Run to the north, CSX Railroad to the east and Pinebrook Subdivision to the south. The subject property is further identified as Pitt County Tax Parcel Nos. 06649 and 37049. The proposed development consists of 1 lot on 23.65 acres.- APPROVED

Mr. Andrew Thomas, Jr. stated that this was a preliminary plat for Winslow Pointe. He stated that the plat was presented a second time due to inadvertently mailing notice letters to the wrong residents. He apologized and stated that another mailing was sent to the right residents. The site is the recombination of two existing parcels. One parcel contains the Flynn Christian Home and the other tract is vacant. The property is bound on the north by the Green Mill Run. The property has significant wetlands and the Army Corps of Engineers has approved a wetlands delineation. Approximately 45% of this property will not be developed. The property will be served by a private drive connecting to Hooker Road. This preliminary plat also illustrates the multi-family units that are proposed to be built. There will be no costs to the City of Greenville associated with this subdivision other than routine costs to provide public services. The City's Subdivision Review Committee has reviewed the preliminary plat and has determined that it meets all applicable city requirements.

Chairman Randall asked since this plat is being revisited did the board have to do anything pertaining to the prior decision.

Mr. Thomas said approval of the current plat will take care of the prior decision.

Mr. Tim Corley, Public Works Engineer, stated that the developer is only required to provide 1 year/24 hour storm water detention; however, at the city's request he has provided a 50 year detention plan. A storm water pond will be dug and maintained along with yearly inspections.

Ms Bellis stated the cumulative effort of the storm water drainage should be considered and not just individual developments.

Mr. Corley stated when Lakewood Pines was first established that storm water regulations were not in place. The city is working with Lakewood Pines to comprise a plan to help alleviate some of the flooding problems in the area.

Mr. Steve Rice, representative of Ashton Point, spoke in favor of the application and made himself available to answer any questions concerning the development.

Ms Suzanne Lea, secretary of the Lakewood Pines Association, spoke in opposition of the application. She stated that the solutions that the city has been working on will only divert water around the neighborhood into almost the same spot it would normally go in Green Mill Run Way. The association is concerned about the dry water basin being the best management solution and the future development of a parcel labeled "phase 2".

Ms Betsey Leech, a resident of Lakewood Pines, spoke in opposition of the application. She stated that she was concerned about the drainage flowing into the flood plain and why only their

neighborhood is asked to accept the responsibility of managing the storm water drainage. Ms Leech suggested that the commission be careful in approving ideas that have proven to work and look at adopting some plans to stop developers from ruining neighborhoods with poor planning techniques.

Mr. Adam Lanklear, president of Lakewood Pines Association, spoke in opposition of the application. He stated that a house has already been condemned due to flooding and asked the commission to take a wholistic look at the drainage problem to the neighborhood. In his opinion, the retention ponds near the neighborhood have not been effective.

Mr. Steve Rice spoke in rebuttal to the opposition. He clarified that the developer will install a dry basin and not a pond so it will only have water in it when it rains. The dry basin is sized for future development in the area. He also stated that the sedimentary and erosion plan has been approved by the state and the storm water management along with the erosion velocity plans have been approved by staff.

Mr. Tim Corley addressed the concerns from the Lakewood Pines Association. He explained that the developer has an option of which water management design he would like to use as long as it is within the guidelines of the Division of Water Quality. The city does not dictate which best management practice to use. The existing ponds near Lakewood Pines were built under the old regulations before 2004. There was neither maintenance nor procedures to make sure that the ponds were operating the way they were design. Now the city has a Storm Water Division that makes sure the ponds are operating like they should. The city is doing a Storm Water Master Plan to study how improvements can be implemented to improve the flooding issue. The City's Flood Plain Manager did ensure that the plans met all state and federal regulations.

Mr. Parker asked if the older ponds were inefficient.

Mr. Corley stated that the older ponds were not maintained and did not require inspection.

Mr. Parker asked if the old ponds had to be brought up to code.

Mr. Corley stated no.

Mr. Parker asked if the property owners disagree with the city's plan, what will be the city's next step.

Mr. Corley stated that the city just got started with the plan and has not gotten to that point yet.

Mr. Maxwell asked if the city had any leverage with the older places besides asking them to evaluate the plan.

Mr. Corley stated that the older ponds are maintained. The City may look at making modifications to improve versus trying to bring the ponds up to codes.

Mr. Parker asked was there a timeframe for the completion of the plan.

Mr. Corley stated he was unsure because the Storm Water Management section is handling the plan.

Mr. Schrade asked will there be more run off pre development or post development.

Mr. Rice stated he was not sure of the exact amounts but they have designed the basin to handle higher frequency storms.

Motion was made by Mr. Schrade, seconded by Mr. Smith, to approve the preliminary plat. Those voting in favor: Bellis, Smith, Parker, Schrade, Rich and Basnight. Those voting in opposition: Maxwell. Motion passed.

TEXT AMENDMENTS

Zoning Ordinance Text Amendment Application submitted by Paradigm, Inc. requesting to modify the city's standards for Family Care Homes- DENIED

Mr. Christopher Padgett, Interim Assistant City Manager, stated that city staff and the applicant have been communicating regarding the proposed text amendment for over six months. The State defined and created standards for family care homes in 1981. The City of Greenville first defined and created standards for family care homes in the same year and later modified them in 2005. Mr. Padgett stated the definition for a family care home, “persons with disabilities” and individuals that are considered to be “dangerous to others”. He also described the state limits on how municipalities can regulate family care homes along with an explanation of the Federal Fair Housing Act and the City’s current zoning standards for family care homes. Mr. Padgett stated that the city currently has 29 approved family care homes in its jurisdiction (24 active and 5 approved but pending State permitting). Additionally, there are 8 active Oxford House facilities that are not subject to the local zoning requirements related to spacing due to federal legislation. 39.86 square miles or 60% of the city’s planning and zoning jurisdiction would qualify to locate a new family care home facility by right. The applicant is requesting a text amendment that would allow for an exception to the ¼ mile separation applicable to family care homes if: 1) both the existing family care home and the proposed family care home are operated by the same licensed operator; 2) the proposed family care home is located upon property which is adjacent to the property upon which the existing family care home is located; and 3) the existing family

care home and the proposed family care home are not located within one mile of any other family care home. Staff outlined the applicable provisions of the Comprehensive Plan. In staff's opinion, the proposed text amendment is not in compliance with Horizons: Greenville's Comprehensive Plan. In staff's opinion, the City's current standards for family care homes, including the ¼ mile separation requirement, provides reasonable opportunities for family care homes within the City's planning and zoning jurisdiction.

Mr. Parker asked if the text amendment was approved could the family care home owners build on two new family care homes on properties adjacent to the existing facility.

Mr. Padgett stated they could not. The proposed amendment if approved would allow them to have a facility adjacent to the existing facility but the next facility would have to be ¼ mile away from each facility.

Ms Bellis asked didn't the amendment say it would have to be one mile separation.

Mr. Padgett stated that in order to qualify to have a second family care home adjacent to an existing facility according to this amendment, both the existing and the proposed has to be a mile away from any other care home; therefore you can have two side by side. At that point, if another operator or the same operator decided they wanted to open another family care home within that vicinity, they would have to meet the current separation standard of a ¼ mile.

Attorney Warner Wells, representative of the applicant, spoke in favor of the request. He stated that part 3 of the amendment, as he understood, meant that neither the applicant nor any other home once two facilities were operating on adjacent parcels could open an additional facility within a one mile radius.

Mr. Padgett stated that the way the amendment was written, in order to have a facility next door to an existing facility, there cannot be another facility within a mile of the existing or proposed facility. Once there are two facilities side by side under that provision, state laws limits the city's ability to do separation requirements to not more than ½ mile. The City would not have the ability to impose the one mile on anyone else. As the applicant trying to use this provision, in order to qualify, the one mile stipulation would have to be made on the front end. Afterwards another facility would still be subject to the city's current standard of ¼ mile.

Attorney Wells stated that according to 2005 data 1,272 people in Pitt County are in group homes. He stated that there are seven family care homes that service the adult population with mental disabilities. Attorney Wells delineated the property's zoning district. He stated that the applicant owns the adjacent home to the existing facility. The proposed amendment could apply to three family care homes at the current time. Two of the facilities are north of the river and service communities normally considered as economically depressed. Several of the existing family care homes were grandfathered before the standard was established. He also stated that the objection of the Federal Fair Housing Act is to provide residential, neighborhood quality living for individuals with disabilities. This amendment would provide greater economy of sufficiency for the community and the operator by providing additional jobs for the county.

Ms. Sophia Ellis, representative of Pitt County Department of Social Services, spoke in favor of the request. She read a letter from Pitt County Department of Social Services that iterated the need for adult care facilities, the convenience for families and the Department of Social Services staff to have homes in the community and the cost effectiveness of having a facility located in Pitt County.

Mr. Bobby Hardy, neighbor of Paradigm, Inc. family care home, spoke in favor of the request. He stated that he and his family welcome an additional family care home in the area. He stated that the facility was neat, staff was personable and they have not encountered any problems with the residents or its staff.

Mr. John Bradley, citizen, spoke in favor of the request. He stated that he has a mentally handicapped son with cerebral palsy who is in need of an adult care home in Pitt County. They are currently unable to find an appropriate location.

Mr. Smith asked to be excused from the meeting. Mr. Parker made a motion to excuse Mr. Smith from the remainder of the meeting. Ms Rich seconded and the motion passed unanimously.

Ms. Inez Fridley, citizen, spoke in opposition of the request. She stated that the current separation requirement adds an amount of separation and protection for all citizens. She recommended that the commission deny the request based on the thorough research and points presented by staff.

Attorney Wells spoke in rebuttal to the opposition. He asked the commission to consider the reasonableness and necessary for equal opportunity factors enumerated by the fourth circuit court of appeals – A) Legitimate purposes and effects of existing zoning regulations; B) Benefits to Handicapped; C) Existence of Alternatives; D) No undue financial burdens on municipalities; E) Substantial or fundamental alterations to existing nature of community; F) Direct link between accommodation and equal opportunity; G) Affirmative enhancement of quality of life.

No one spoke in rebuttal to the applicant's comments.

Ms. Bellis stated that the commission is not opposing the necessity of family care homes, but should consider the concentration of the homes.

Chairman Randall agreed and that it is a zoning issue.

Mr. Parker stated that no one is challenging the good that the homes do, but the impact of future areas in our city if this amendment passes.

Mr. Maxwell stated that he talked to folks working in an area with group homes who stated that part of the idea of having a group home in a neighborhood is to have the neighborhood's impact

on the group home residents. If there are multiple group homes in a neighborhood then you change the dynamic of the neighborhood which is counterproductive.

Mr. Schrade stated that the commission has to look at the whole city and not just the individual request.

Chairman Randall stated that he looked at eight group homes and five were within a ½ to ¼ mile of his home which did not impact the neighborhood too much; however, we have to look at the future and clusters.

Mr. Parker asked what the percentage to build within the city was.

Chairman Randall answered 60% of the jurisdiction is currently available.

Motion made by Mr. Parker, seconded by Ms Basnight, to recommend denial of the proposed amendment, to advise that it is inconsistent with the Comprehensive Plan or other applicable plans, and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

With no further business, motion made by Mr. Parker, seconded by Mr. Maxwell, to adjourn. Motion passed unanimously. Meeting adjourned at 7:45 p.m.

Respectfully Submitted,

Merrill Flood, Secretary to the Commission
Director of Community Development Department



City of Greenville, North Carolina

Meeting Date: 5/15/2012
Time: 6:30 PM

Title of Item: Ordinance requested by David Hill to rezone 0.3325 acres (14,483 square feet) located at the southeast corner of the intersection of Greenville Boulevard and Belvedere Drive from O (Office) to CG (General Commercial).

Explanation:

Required Notice:

Planning and Zoning Commission meeting notice (property owner and adjoining property owner(s) letters) mailed on May 2, 2012.
On-site sign(s) posted on May 2, 2012.
City Council public hearing notice (property owners and adjoining property owner(s) letters) mailed - N/A at this time.
Public hearing legal advertisement published - N/A at this time.

Comprehensive Plan:

The subject property is located in Vision Area E.

Greenville Boulevard is designated as a connector corridor from its intersection with Charles Boulevard to its intersection at Dickinson Avenue. Connector corridors are anticipated to contain a variety of higher intensity land uses.

Belvedere Drive is a standard residential collector street that provides access to Greenville Boulevard.

The Future Land Use Plan Map recommends office/institutional/multi-family (OIMF) along the southern right-of-way of Greenville Boulevard from Hooker Road to the western (Greenville Boulevard) entrance of Belvedere Subdivision, transitioning to medium density residential (MDR) in the interior areas to the south. Office development is preferred in lieu of multi-family in the areas abutting single-family neighborhoods.

The Comprehensive Plan states that, "office/institutional/multi-family development should be used as a buffer between light industrial and commercial

development and adjacent lower density residential land uses."

Thoroughfare/Traffic Volume (PWD - Engineering Division) Report Summary:

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1,588 trips to and from the site on Greenville Boulevard, which is a net increase of 1,552 additional trips per day.

During the review process, measures to mitigate traffic impacts will be determined. Mitigation measures may include limiting access onto Greenville Boulevard through cross access to the adjacent eastern parcel and constructing an eastbound right turn lane at the Bismarck Street intersection.

History/Background:

In 1969, the property was zoned R9 (Residential). In 1987, the property was part of a neighborhood rezoning (Club Pines, Belvedere, and Westhaven Subdivisions) to R9S (single-family only). In 2007, the property was rezoned from R9S to Office as part of a larger rezoning along this section of Greenville Boulevard that added additional commercial zoning to the adjacent property to the east.

Present Land Use:

Vacant

Water/Sewer:

Water and sanitary sewer are available in the right-of-way of Greenville Boulevard.

Historic Sites:

There is no known effect on designated sites.

Environmental Conditions/Constraints:

There are no known environmental constraints.

Surrounding Land Uses and Zoning:

North: CH - Tabeya and Kentucky Fried Chicken/Long John Silvers Restaurants
South: R9S - Belvedere Subdivision
East: CG - Vacant (under common ownership as applicant)
West: O - Vacant (under common ownership as applicant)

Density Estimates:

Under the current zoning (O), the site could yield 3,186+/- square feet of office

space.

Under the proposed zoning (CG), the site could yield 3,186+/- square feet of retail/ restaurant/office space.

The anticipated build-out time is 1-2 years.

Additional Staff Comments:

Of primary concern is the protection of the Belvedere Subdivision entrance. The intersection of Greenville Boulevard and Belvedere Drive serves as a primary entrance into a substantial single-family neighborhood.

A similar zoning pattern has been established at the western corner of this intersection.

The proposed rezoning will reduce the office buffer along Belvedere Drive which was established by the previous rezoning in 2007.

The existing office zoning contains a compatible mix of business and office uses and serves as a transition between the commercial activities on Greenville Boulevard and the residential dwellings in the interior. Office zoning is the most restrictive non-residential zoning district. There is no residential option under the office zone.

This specific property has been the subject of a past rezoning request and continuing neighborhood concerns have resulted in the current zoning. Office zoning is the preferred zoning for this location due to the intersection's function as a primary entrance into the neighborhood. If approved, this request will result in a narrowing of the current office zoning that will likely result in the parcel not being developed in the preferred office-like character.

Under Article O. Parking, office zoning allows for cross-district parking for uses in the proposed CG district.

The subject property will have egress/ingress onto Greenville Boulevard via the signalized intersection at Bismarck Street. There is an approved site plan for Car Quest Auto Parts in the intervening lot between the subject property and the University Church of Christ. An additional curb cut along Belvedere Drive for access to the subject property is possible.

Any specific improvements above minimum bufferyard and street tree requirements, including additional plantings and the like, which the applicant may voluntarily offer, would be by private agreement. The City cannot participate in the development of or in the enforcement of any private agreements associated with any rezoning.

Fiscal Note:

No cost to the City.

Recommendation:

In staff's opinion, the request is not in compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan Map due to the absence of an adequate buffer or other conditions(s) determined sufficient to protect the interest of the neighborhood. However, the inclusion of transitional zoning or other private conditions of development that are agreeable to the affected neighborhood residents may accomplish the intent of the Plan.

The Plan recommends that buffers to commercial development be provided to minimize negative impacts on low density residential developments in proximity. Accomplishment of that objective is the primary concern.

In staff's opinion, the proposed CG (General Commercial) zoning would not be in compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan Map in the absence of adequate buffer or other condition(s) determined sufficient to protect the interest of the abutting single-family neighborhood. The inclusion of transitional zoning (marginally beneficial in this case due to the limited depth of the property), or other private conditions of development that are agreeable to the affected neighborhood residents, may accomplish the intent of the Plan.

The Plan also recommends that buffers to that commercial development be provided to minimize negative impacts on low density residential developments in proximity. Accomplishment of that objective is the primary concern.

"Not in compliance with the comprehensive plan" should be construed as meaning the requested rezoning (i) is specifically noncompliant with plan objectives and recommendations including the range of allowable uses in the proposed zone, etc., and/or of a scale, dimension, configuration or location that is not objectively in keeping with the plan intent and (ii) does not promote or preserve the desired urban form. The requested rezoning is considered undesirable and not in the public interest, and staff recommends denial of the requested rezoning.

Note: In addition to other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Location Map](#)

 [Survey](#)

[📄 Bufferyard and Vegetation Standards and Residential Density](#)

[📄 List_of_Uses_R9S_and_CG_894321](#)

EXISTING ZONING

O (Office)

Permitted Uses

(1) General:

- a. Accessory use or building
- b. Internal service facilities
- c. On- premise signs per Article N
- f. Retail sales; incidental

(2) Residential:

* None

(3) Home Occupations (see all categories):

*None

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)

(6) Recreational/ Entertainment:

- f. Public park or recreational facility

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed

(8) Services:

- c. Funeral home
- e. Barber or beauty shop
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)
- o. Church or place of worship (see also section 9-4-103)
- p. Library
- q. Museum
- r. Art Gallery
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- x. Dance studio

(9) Repair:

* None

(10) Retail Trade:

- s. Book or card store, news stand
- w. Florist

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

* None

(12) Construction:

c. Construction office; temporary, including modular office (see also section 9-4-103)

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

(15) Other Activities (not otherwise listed - all categories):

* None

O (Office)

Special Uses

(1) General:

* None

(2) Residential:

i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile homes

(3) Home Occupations (see all categories):

* None

(4) Governmental:

a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

* None

(7) Office/ Financial/ Medical:

* None

(8) Services:

a. Child day care facilities

b. Adult day care facilities

j. College and other institutions of higher learning

l. Convention center; private

bb. Civic organizations

cc. Trade and business organizations

(9) Repair:

* None

(10) Retail Trade:

* None

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

* None

(12) *Construction:*

* None

(13) *Transportation:*

* None

(14) *Manufacturing/ Warehousing:*

* None

(15) *Other Activities (not otherwise listed - all categories):*

* None

PROPOSED ZONING

CG (General Commercial)

Permitted Uses

(1) *General:*

- a. Accessory use or building
- b. Internal service facilities
- c. On-premise signs per Article N
- e. Temporary uses; of listed district uses
- f. Retail sales; incidental
- g. Incidental assembly of products sold at retail or wholesale as an accessory to principle use

(2) *Residential:* * None

(3) *Home Occupations (see all categories):*

*None

(4) *Governmental:*

- b. City of Greenville municipal government building or use. (See also section 9-4-103)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use
- g. Liquor store, state ABC

(5) *Agricultural/ Mining:*

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)

(6) *Recreational/ Entertainment:*

- f. Public park or recreational facility
- h Commercial recreation; indoor only, not otherwise listed
- j. Bowling alleys
- n. Theater; movie or drama, indoor only
- q. Circus, carnival or fair, temporary only (see also section 9-4-103)
- s. Athletic Club; indoor only

(7) *Office/ Financial/ Medical:*

- a. Office; professional and business, not otherwise listed
- b. Operation/processing center
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
- g. Catalogue processing center

(8) Services:

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- k. Business or trade school
- o. Church or place of worship (see also section 9-4-103)
- q. Museum
- r. Art Gallery
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- y.(1) Television and/or radio broadcast facilities including receiving and transmission equipment and towers not exceeding 200 feet in height or cellular telephone and wireless communication towers not exceeding 200 feet in height (see also section 9-4-103)
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- hh. Exercise and weight loss studio; indoor only
- kk. Launderette; household users
- ll. Dry cleaners; household users
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

(9) Repair:

- g. Jewelry, watch, eyewear or other personal item repair

(10) Retail Trade:

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed
- c. Grocery; food or beverage, off premise consumption (see also Wine Shop)
- c.1 Wine shop (see also section 9-4-103)
- d. Pharmacy
- e. Convenience store (see also gasoline sales)
- f. Office and school supply, equipment sales
- g. Fish market; excluding processing or packing
- h. Restaurant; conventional
- i. Restaurant; fast food
- k. Medical supply sales and rental of medically related products
- l. Electric; stereo, radio, computer, television, etc. sales and accessory repair
- m. Appliance; household use, sales and accessory repair, excluding outside storage
- p. Furniture and home furnishing sales not otherwise listed
- q. Floor covering, carpet and wall covering sales
- r. Antique sales; excluding vehicles
- s. Book or card store, news stand
- t. Hobby or craft shop
- u. Pet shop (see also animal boarding; outside facility)
- v. Video or music store; records, tape, compact disk, etc. sales
- w. Florist
- x. Sporting goods sales and rental shop
- y. Auto part sales (see also major and minor repair)
- aa. Pawnbroker
- bb. Lawn and garden supply and household implement sales and accessory sales
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

- b. Rental of home furniture, appliances or electronics and medically related products (see also (10)k.)
- c. Rental of cloths and accessories; formal wear, etc.

(12) Construction:

- c. Construction office; temporary, including modular office (see also section 9-4-103)
- e. Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outside storage
- f. Hardware store

(13) Transportation:

- c. Taxi or limousine service
- h. Parking lot or structure; principal use

(14) Manufacturing/ Warehousing:

* None

(15) Other Activities (not otherwise listed - all categories):

* None

CG (General Commercial)

Special Uses

(1) General:

* None

(2) Residential:

- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home

(3) Home Occupations (see all categories):

* None

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

- d. Game center
- l. Billiard parlor or pool hall
- m. Public or private club
- t. Athletic club; indoor and outdoor facilities

(7) Office/ Financial/ Medical:

- c. Office; customer services, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private

(9) Repair:

- a. Major repair; as an accessory or principal use
- b. Minor repair; as an accessory or principal use

(10) Retail Trade:

- b. Gasoline or automotive fuel sales; accessory or principal use, retail
- j. Restaurant; regulated outdoor activities
- n. Appliances; commercial use, sales and accessory repair, excluding outside storage

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

- d. Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
- f. Automobile, truck, recreational vehicle, motorcycle and boat sales and service (see also major and minor repair)

(12) Construction:

* None

(13) Transportation:

* None

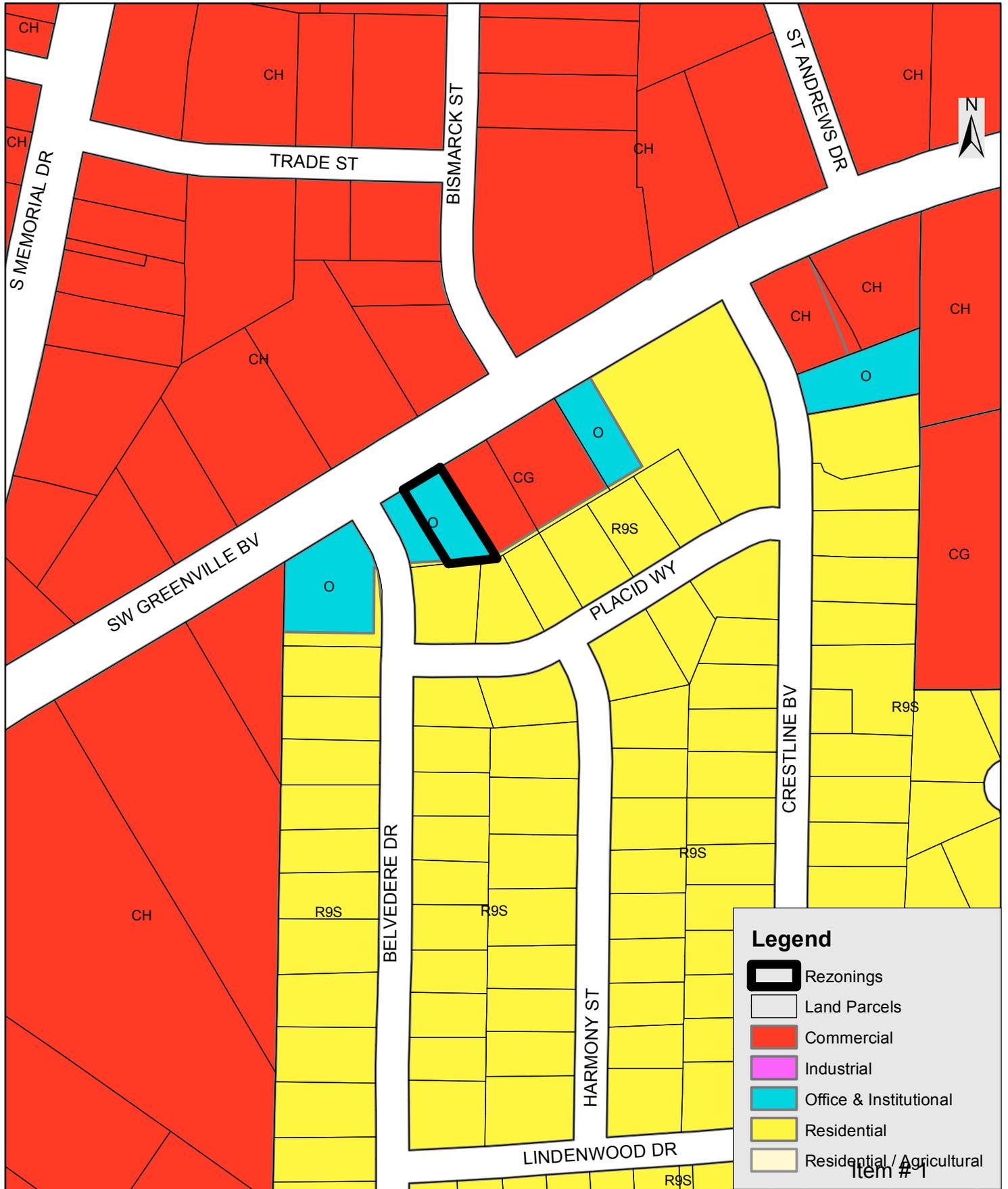
(14) Manufacturing/ Warehousing:

- k. Mini-storage warehouse, household; excluding outside storage

(15) Other Activities (not otherwise listed - all categories):

- a. Other activities; personal services not otherwise listed
- b. Other activities; professional activities not otherwise listed
- c. Other activities; commercial services not otherwise listed
- d. Other activities; retail sales not otherwise listed

David Hill (12-04)
From: O To: CG
Total Acreage: 0.3325 (14,483 square feet)
April 3, 2012



04/30/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirements: Match proposed land use with adjacent permitted land use or adjacent vacant zone/nonconforming use to determine applicable bufferyard.

PROPOSED LAND USE CLASS (#)	ADJACENT PERMITTED LAND USE CLASS (#)					ADJACENT VACANT ZONE OR NONCONFORMING USE		PUBLIC/PRIVATE STREETS OR R.R.
	Single-Family Residential (1)	Multi-Family Residential (2)	Office/Institutional, light Commercial, Service (3)	Heavy Commercial, Light Industry (4)	Heavy Industrial (5)	Residential (1) - (2)	Non-Residential (3) - (5)	
Multi-Family Development (2)	C	B	B	B	B	C	B	A
Office/Institutional, Light Commercial, Service (3)	D	D	B	B	B	D	B	A
Heavy Commercial, Light Industry (4)	E	E	B	B	B	E	B	A
Heavy Industrial (5)	F	F	B	B	B	F	B	A

Bufferyard A (street yard)		
Lot Size	Width	For every 100 linear feet
Less than 25,000 sq.ft.	4'	2 large street trees
25,000 to 175,000 sq.ft.	6'	2 large street trees
Over 175,000 sq.ft.	10'	2 large street trees

Street trees may count toward the minimum acreage.

Bufferyard B (no screen required)	
Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

Bufferyard C (screen required)	
Width	For every 100 linear feet
10'	3 large evergreen trees 4 small evergreens 16 evergreen shrubs

Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.

Bufferyard D (screen required)	
Width	For every 100 linear feet
20'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard E (screen required)	
Width	For every 100 linear feet
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard F (screen required)	
Width	For every 100 linear feet
50'	8 large evergreen trees 10 small evergreens 36 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Parking Area: Thirty (30) inch high screen required for all parking areas located within fifty (50) feet of a street right-of-way.

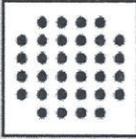
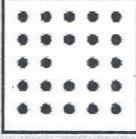
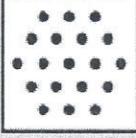
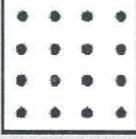
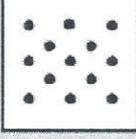
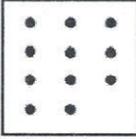
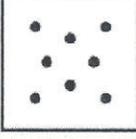
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons per acre	
R6-S	7 units per acre yields 19 persons per acre	
R9	6 units per acre yields 16 persons per acre	
R9-S	5 units per acre yields 13 persons per acre	
Low Density		
RA-20 MRS	4 units per acre yields 11 persons per acre	
R15-S	3 units per acre yields 8 persons per acre	

Illustration: Maximum allowable density in Residential Zoning Districts