AGENDA
TOWN OF PARACHUTE
PLANNING AND ZONING COMMISSION
REGULAR MEETING
TOWN OF PARACHUTE TOWN HALL
222 GRAND VALLEY WAY
MARCH 10, 2016
6:30 PM

(A) ROLL CALL

(B) PLEDGE OF ALLEGIANCE

(C) APPROVAL OF AGENDA

(D) CONSIDERATION OF MINUTES

- Regular Meeting February 11, 2016

(E) PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

The Planning and Zoning Commission welcomes you and thanks you for your time and concerns. If you wish to address the Planning and Zoning Commission, this is the time set on the agenda for you to do so. When you are recognized, please step to the podium, state your name and address then address the Commission. Your comments will be limited to **three (3) minutes**. The Commission may not respond to your comments this evening, rather they may take your comments and suggestions under advisement and provide direction to the appropriate member of Town Staff for follow-up. Thank you.

(F) PUBLIC MEETING BEFORE THE PLANNING AND ZONING COMMISSION TO CONSIDER A DEVELOPMENT REVIEW APPLICATION FROM WEST RUN, INC. TO ANNEX A PARCEL OF LAND INTO THE TOWN OF PARACHUTE. (TO BE CONTINUED)

APPLICANT/OWNER:	West Run, Inc., Applicant 2536 Rimrock Ave. Ste 400-380 Grand Junction, CO 81505 Jesse Carnahan, Owner 8495 Highway 6 Parachute, CO 81635
PROJECT NAME:	Public meeting to seek authorization from the Town of Parachute to annex a parcel of land into the Town of Parachute.

PROJECT LOCATION:	8495 Highway 6 Parachute, CO 81635
LEGAL DESCRIPTION(S):	Section: 13 Township: 7 Range: 96 A Lot: 3 AKA LOT 2 FISCHER #1 EXEMPTION

STAFF: STUART McARTHUR, TOWN MANAGER

(G) PUBLIC MEETING BEFORE THE PLANNING AND ZONING COMMISSION TO CONSIDER A DEVELOPMENT REVIEW APPLICATION FROM WEST RUN, INC. TO ESTABLISH ZONING FOR AN ANNEXED PARCEL. (TO BE CONTINUED)

APPLICANT/OWNER:	West Run, Inc., Applicant 2536 Rimrock Ave. Ste 400-380 Grand Junction, CO 81505 Jesse Carnahan, Owner 8495 Highway 6 Parachute, CO 81635
PROJECT NAME:	Public meeting to seek authorization from the Town of Parachute to establish zoning for an annexed parcel.
PROJECT LOCATION:	8495 Highway 6 Parachute, CO 81635
LEGAL DESCRIPTION(S):	Section: 13 Township: 7 Range: 96 A Lot: 3 AKA LOT 2 FISCHER #1 EXEMPTION

STAFF: STUART McARTHUR, TOWN MANAGER

(H) PUBLIC MEETING BEFORE THE PLANNING AND ZONING COMMISSION TO CONSIDER A DEVELOPMENT REVIEW APPLICATION FROM WEST RUN, INC. FOR A SPECIAL USE REVIEW TO BUILD A RETAIL MARIJUANA CULTIVATION FACILITY IN A SERVICE COMMERCIALLY ZONED AREA. (TO BE CONTINUED)

APPLICANT/OWNER:	West Run, Inc., Applicant 2536 Rimrock Ave. Ste 400-380 Grand Junction, CO 81505

	Jesse Carnahan, Owner 8495 Highway 6 Parachute, CO 81635
PROJECT NAME:	Public meeting to seek authorization from the Town of Parachute for a Special Use Review to build a Retail Marijuana Cultivation Facility in a Service Commercially zoned area.
PROJECT LOCATION:	8495 Highway 6 Parachute, CO 81635
LEGAL DESCRIPTION(S):	Section: 13 Township: 7 Range: 96 A Lot: 3 AKA LOT 2 FISCHER #1 EXEMPTION

STAFF: STUART McARTHUR, TOWN MANAGER

(I) PUBLIC MEETING BEFORE THE PLANNING AND ZONNING COMMISSION IN CONSIDERATION OF A DEVELOPMENT REVIEW APPLICATION FROM THE TOWN OF PARACHUTE TO AMEND THE TOWN OF PARACHUTE MUNICIPAL CODE TITLE 15.

APPLICANT/OWNER:	Town of Parachute 222 Grand Valley Way Parachute, CO 81635
PROJECT NAME:	Revisions to its Municipal Code: Title 15 (Town of Parachute Land Use Regulations), to the Schedule of Uses Table regarding medical marijuana facilities.
PROJECT LOCATION:	N/A
LEGAL DESCRIPTION(S):	N/A

STAFF: STUART McARTHUR, TOWN MANAGER

(J) MOTION TO ADJOURN

TOWN OF PARACHUTE
PLANNING AND ZONING COMISSION
REGULAR MEETING MINUTES
February 11, 2016
6:30 P.M.

ACTION MINUTES

Meeting was called to order by Chair Kellie Stanton at 6:30 p.m.

(A) ROLL CALL:

COMMISSION MEMBERS PRESENT:

CANDY ALLBEE
ROY MCCLUNG
TIM OLK
KELLIE STANTON, CHAIR
JUANITA WILLIAMS

COMMISSION MEMBER ABSENT:

SHERRY LOSCHKE

STAFF PRESENT:

TOWN MANAGER, STUART MCARTHUR
TOWN CLERK, DENISE CHIARETTA
TOWN PLANNNER, DAVIS FARRAR

(B) PLEDGE OF ALLEGIANCE

(C) APPROVAL OF AGENDA

MOTION NO. 1:

Moved and seconded by members Stanton / McClung to approve the agenda as presented.

Vocal vote passed unanimously.

(D) CONSIDERATION OF MINUTES

Regular Meeting November 12, 2015

APPLICANT/OWNER:	John B. Loschke and Sherry Loschke 250 S. Railroad Avenue Parachute, CO 81635
PROJECT NAME:	Public meeting to seek authorization from the Town of Parachute to re-zone a property that is currently zoned Service Commercial to Light Industrial.
PROJECT LOCATION:	250 ½ S. Railroad Avenue Parachute, CO 81635
LEGAL DESCRIPTION(S):	A parcel located within Lot 4 of Section 7, Township 7 South Range 95 West of the 6th Meridian more particularly described as follows: Beginning at a point on the north line of a county road, from whence the West Quarter Corner of said Section 7 bears South 65 degrees 58'10" West 677.33 feet: Thence South 82 degrees 29'50" West along a road right of way fence line 107.40 feet; Thence North 07degress 25'13" West along a fence line 160.0 feet: Thence north 82 degrees 29'50" East along a fence line 25.00 feet: Thence North 07 degrees 25'13" East along a fence line 571.24 feet to the POINT OF BEGINNING. County of Garfield State of Colorado

Public meeting called to order at 6:39 p.m.

Chair Stanton asked if the applicant was present. They answered in the affirmative.

Chair Stanton asked Town Clerk Chiaretta if the meeting has been properly noticed and if there was proof of publication.

Town Clerk Chiaretta answered in the affirmative.

Chair Stanton asked if there was proof of certified mailings to property owner.

Town Clerk Chiaretta stated that there was proof of certified mailings.

Davis Farrar, Town Planner presented his staff report and over view of his staff report.

Mr. Farrar will make his recommendation after the applicant has made his presentation and comments are heard from the general public.

Chair Stanton had the representative of the applicant come forward and sworn she swore him in.

Applicant representative is Phil Vaughn of Phil Vaughn Construction Management, Inc. located at 1038 County Road 323 Rifle, CO. 81650.

Mr. Vaughn went over the application explaining where the retail cultivation facility would be located. He also went over the buildings and vacant land surrounding the area in question.

Mr. Vaughn also went over lighting and signage for this property.

Mr. Vaughn covered the question of there being any odor issues with the facility. He stated that there should be none.

Town Planner Farrar recommended that the special use be approved with conditions: 1 through 15.

Mr. Vaughn ask to add one more condition and agrees with the Town's recommendations. Condition 16

Chair Stanton asked if the Commission members had any questions for the applicant.

Commissioner McClung asked

No other questions were asked.

Chair Stanton stated that she would now open the public comment portion of the public meeting.

Chair Stanton swore in the members of the public that had signed up to speak.

Pam Jarret 184 South 2nd Court Parachute, CO - Ms. Jarret questioned the notices that were posted in October as there were conflicting owners listed in the notices in the paper and feels that not all persons understand that this is still happening.

Katherine Backus 5708 County Road 301 Parachute, CO - Ms. Backus is concerned with how close this is to her property and she has lost sales on her property due to the fact that they were told that this project was coming before the planning and zoning and would like someone to explain to her why the zoning is being changed and she will not be able to sell her property to someone that would like to do a retail business

Tammie Thomason Booker, manager from Candlewood Suites stated that she is definitely in favor of anything that would bring any activity/business to the Town of Parachute.

Chair Stanton asked if there were any other persons that had not signed up that would like to speak.

Ron Jarret 184 South 2nd Court Parachute, CO – Mr. Jarret asked if the application would have to be filed and approved before a building permit would be issued.

Town Planner Farrer stated that they would have to file for a building permit.

Town Manager McArthur added that they would also have to apply for a state license and a Town license before they could start to grow and / or sell.

Mr. Vaughn had a comment regarding the public notices. He stated they notified property owners as far out as 300 feet and everything was followed according to Town requirements.

Town Manager McArthur stated that Ms. Jarret needed to specify which applicants she was referring to as there were several.

Town Manager McArthur explained how the 150 feet distance requirement worked to the public and the Commission.

Chair Stanton closed the public meeting at 7:53.

Chair Stanton asked if the Commission had any comments or questions.

Commission Member McClung stated that this is the best presented application that has come before the Planning and Zoning Commission and that it was the first time the applicant agreed with all the staff recommendations.

Commission Member Williams had comments on the landscaping and asked what would happen when the productsgrow facility was loading would that be a problem with orders escaping.

Town Planner Farrar stated he was not sure but with the doors open it would be likely that the air would be sucked in, but he was not sure if there was a problem the Town would get reports of the smell and send a sniffer to the property and have it taken care of.

MOTION NO. 3:

Moved and seconded by members McClung / Olk to move the Loschke Request for a Special Review Use with the sixteen recommendations agreed upon by applicant and Planning and Zoning Commission to the Board of Trustees.

Motion passed unanimously.

VII. Planning Commission Recommendation:

The Planning Commission recommended **APPROVAL** of the Loschke Retail Marijuana Cultivation Facility Special Review Use application with the following conditions.

1. The applicant shall conform to the land dedication requirements specified in Section 15.01.111.
2. The applicant shall conform to the landscaping requirements applicable for all businesses, commercial and industrial uses specified in Section 15.03.197, and a detailed plan addressing the items in this section shall be submitted for review and approval by the town prior to issuance of a building permit.
3. The applicant shall conform to Section 15.03.199 - Building Exterior Design Standards and shall submit detailed plans subject to staff review and approval prior to issuance of a building permit.

4. The applicant shall conform to the applicable lighting requirements in Parachute Land Use Code Design Standards in Section 15.06.104 and other applicable sections and shall submit a lighting plan for all exterior lighting, which shall be subject to staff review and approval prior to issuance of a building permit.
5. All parking spaces (including loading areas) shall conform to the Town of Parachute parking requirements and shall be surfaced with asphalt or concrete.
6. As required by the Parachute Municipal Code, the applicant shall submit a detailed site plan subject to review and conformance with Section 15.07.112 Site Plan Review.
7. All access to the site shall conform to all Town of Parachute requirements. Compliance with access requirements shall be demonstrated prior to issuance of a building permit.
8. Applicant shall utilize odor control technology to mitigate to Town staff's satisfaction the smells associated with the Retail Marijuana Cultivation Facility use.
9. The applicant shall conform to the requirements of the Parachute Sign Code for which, a separate sign permit application is required.
10. The applicant shall conform to the recommendations of the Parachute Fire Protection District in their letter dated 10/19/2015.
11. Applicant shall submit reports prepared by a qualified Colorado-licensed engineer on water demands, wastewater generation, site drainage, traffic generation, and other related site impacts for review and approval by staff prior to issuance of a building permit.
12. All development on the site shall comply with the adopted fire codes applicable to the Town of Parachute.
13. The Record of Decision by the Parachute Board of Trustees for the Loschke Retail Marijuana Cultivation Facility Special Review Use shall be recorded in the real estate records of the Garfield County Clerk and Recorder.
14. All representations made in the Applicant's written materials or verbally as reflected in the minutes of the public meetings or hearings where the Application was presented to or considered by the Commission and/or Board of Trustees are considered part of the Application and binding on the Applicant.
15. Applicant shall reimburse the Town for any and all fees, including consulting costs, incurred in the review of the Application.
16. The Town of Parachute will allow for the applicant to apply for building permits for the proposed warehouse/cultivation 18,000 sq. ft. building or the proposed retail 1,500 sq. ft. building in any other. The Town of Parachute agrees that the application for a building permit and construction of either structure may be phased by the applicant. The site plan submitted for building permit issuance shall incorporate the footprint of the 2nd phase building.

VIII. Recommended Board of Trustees Motion:

The recommended motion on the special review use application.
*The Board of Trustees **APPROVES** of the Loschke application for a Retail Marijuana Cultivation Facility Special Review Use with the Planning Commission recommended conditions and the addition of condition 16 proposed by the applicant.*
(Any modifications or additional conditions made by the Board of Trustees should be added to this motion).

(H) OTHER MATTERS

(I) MOTION TO ADJOURN

Moved and seconded by members Olk / McClung to adjourn.

Vocal vote passed unanimously.

Meeting adjourned at 8:02 p.m.

_____
Chairperson

_____
Town Clerk

DRAFT

MOTION NO. 2:

Moved and seconded by members McClung / Williams to approve the minutes from the November 12, 2015 meeting as presented.

Motion passed unanimously.

(E) PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

There were none.

(F) PUBLIC MEETING BEFORE THE PLANNING AND ZONING COMMISSION TO CONSIDER A DEVELOPMENT REVIEW APPLICATION FROM BRUCE HOGGAN FOR A SPECIAL USE REVIEW TO BUILD AN OUTDOOR RECREATION FACILITY IN A SERVICE COMMERCIALLY ZONED AREA (CANCELLED).

Bruce Hoggan has requested to cancel his development review. He stated to the Commission that he cannot get the funding at this time to build facility on Cardinal Way.

APPLICANT/OWNER:	Bruce Hoggan 225 Callahan Avenue Parachute, CO 81635
PROJECT NAME:	Public meeting to seek authorization from the Town of Parachute for a Special Use Review to build an outdoor recreation center in an area that is zoned Service Commercial
PROJECT LOCATION:	68 Cardinal Way Parachute, CO 81635
LEGAL DESCRIPTION(S):	Section: 12 Township: 7 Range: 96 Subdivision: SPRING LAKE ESTATES, SECTION E Lot: 3 A RESUB OF LOT 2A, SEC.E 6th Prime Meridian County of Garfield State of Colorado

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(G) THE CONTINUATION OF THE PUBLIC MEETING BEFORE THE PLANNING AND ZONING COMMISSION TO CONSIDER A DEVELOPMENT REVIEW APPLICATION FROM JOHN B. AND SHERRY L. LOSCHKE FOR A SPECIAL USE REVIEW TO BUILD RETAILL MARIJUANA CULTIVATION FACILITY IN A SERVICE COMMERCIALLY ZONED AREA

Town of Parachute

A Safe Place to Land

Stuart S. McArthur, Town Manager

Integrity • Respect • Teamwork • Pride • Innovation • Diversity

222 Grand Valley Way • Parachute, CO 81635 • (970) 285-7630

STAFF REPORT

DATE: March 10, 2016

TO: Town of Parachute Planning and Zoning Commission

FROM: Stuart S. McArthur, Town Manager

SUBJECT: AMENDING SECTION 15.03.215 OF THE PARACHUTE MUNICIPAL CODE CONCERNING THE SCHEDULE OF USES PERMITTED IN ZONE DISTRICTS

Background

On June 18, 2015, the Board adopted Ordinance No. 683, which added a new Chapter 6.11 to Title 6 of the Code to govern the licensing and operation of retail marijuana cultivation facilities, testing facilities, product manufacturing facilities, and stores ("Retail Marijuana Establishment"). At the time, the Board did not include medical marijuana uses within the Town.

On December 17, 2015, the Board of Trustees amended the Schedule of Uses Permitted in Zone Districts to include the Retail Marijuana Establishments.

Staff Analysis

Several individuals and businesses have approached the Town inquiring about establishing medical marijuana operations in the Town. What this text amendment does is add medical marijuana operations to the permitted uses table. These uses include:

- Medical Marijuana Optional Premises Cultivation Operation;
- Medical Marijuana Infused Products Manufacturer; and
- Medical Marijuana Testing Facility.

Note that the amended uses **DO NOT** include Medical Marijuana Dispensaries.

By adding these uses, the Town will realize increased job creation. According to the *Economic and Fiscal Impacts of Retail Marijuana* report prepared by BBC Research and

Consulting:

> "An average 10,000 square foot cultivation facility is likely to employ about fifteen (15) full-time employees and a 5,000 square foot manufacturing facility is estimated to employ eight (18) full-time employees."

The individuals/firms that have communicated with the Town recently are intending to build much larger facilities than indicated above, therefore, more employment can be expected to be created.

Attorney Review

The Town Attorney is drafting the ordinance that will revise Chapter 6 of the Town of Parachute Municipal Code that would include medical marijuana facilities within Town limits.

Recommendations

Staff recommends that the Planning and Zoning Commission positively recommends approval of these text changes to the Board of Trustees.

If you have any additional questions or concerns, please contact me at 970-285-7630, x-106.

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
AGRICULTURAL USE											
Agricultural uses including crops, grazing, ranching	P										
Agricultural-related business	S							S	S		
Equestrian stable with or without training facility	S										
Greenhouse and /or nursery without retail sales	P							P	S	S	
Greenhouse and/or nursery with retail sales	S							P	S	S	
Landscape business including equipment sales/rental, landscape & hardscape materials	S							S	P	P	
Poultry hatcheries, fish hatcheries, commercial ranching and dairy farms or animals raised or kept for profit or production	P								S	S	
Riding academies and stables	P							S	S	S	S
Rodeo grounds	S										S
Soil amendments packaging and processing such as peat moss, top soil and composted manure; but excluding raw manure or chemical fertilizers	S								P	P	
ANIMAL SERVICES											
Animal boarding and training	P								S	S	S
Animal hospital, large; without outside kennels	S							S	P	S	
Animal hospital, small; without outside kennels	P							P	P	P	
Outside Kennels in association with animal hospital or veterinary use	S							S	S	S	
Veterinary offices or clinics; without outside kennels	P							P	P	P	
COMMERCIAL / RETAIL USES											
Bakeries – Retail					P	P	P	P	P		
Bakeries - Commercial					S		S	S	P	P	
Business services, courier services, catering and others	P	S	S	S	P	P	P	P	P	P	
Car washes							S	P	P	S	
Commercial parking lots or garages						S	S	S	P	P	
Convenience retail stores					P	P	P	P	P	S	
Convenience retail stores with more than four fueling stations							S	S	P	S	
Convenience retail stores with or without motor vehicle fuel sales (maximum four fuel pumps)							P	P	P	S	

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
Convenience retail stores without motor vehicle fuel sales					P	S	P	P	P		
Drive-in banks							P	P	P		
Farmers' and flea markets	P				S	S	S	S	P		
Financial institutions					P	S	P	P			
Grocery stores							P	P	P		
Hotels and motels							P	P			
Laundromats and dry cleaning facilities					P	P	P	P	P		
Laundry - commercial									P	P	
Manufactured and modular home sales								S	P	P	
Medical Marijuana Optional Premises Cultivation Operation								**S**	**S**	**S**	
Medical Marijuana Infused Products Manufacturer					**P**	**P**	**P**	**P**	**P**	**P**	
Medical Marijuana Testing Facility					**P**	**P**	**P**	**P**	**P**	**P**	
Mixed-use commercial uses and multiple commercial uses in the same building					P	S	P	P	P	P	S
Other food retail (delicatessen, retail bakery, specialty food market)					P	P	P	P	P	S	
Outdoor retail display and sales					P	S	P	P	P	P	
Outfitter/guide business	S				S		S	S	P	S	
Pawnshops					P		P	P	P		
Personal service establishments					P	P	P	P	P	S	
Pet shop - Retail					P	P	P	P	S		
Printing and bookbinding - commercial					S	S	P	P	P	S	
Rental services					S		S	S	P	P	
Repair, furniture and major household appliance					S	S	P	P	P	P	
Repair, Small equipment, Appliances					P	S	P	P	P	P	
Restaurant, other					P	S	P	P	P	S	
Restaurants - fast food type with drive through pick-up facilities							P	P	P	S	
Retail establishments					P	S	P	P	S	S	
Retail marijuana cultivation facility								S	S	S	
Retail marijuana product manufacturing facility					P	P	P	P	P	P	
Retail marijuana store					P	P	P	P	P	P	
Retail marijuana testing facility					P	P	P	P	P	P	
Sexually oriented business									S	S	
Wholesale retail sales in conjunction with wholesaling								S	P	P	
Wholesaling Business								S	P	P	
CLUBS AND LODGES											

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
Clubs and lodges, fraternal organizations					P	S	P	P	S		
COMMUNITY SERVICES											
Assembly hall or exhibition facilities					S	S	P	P	S		P
Cultural facilities	S				P	S	P	P			P
Events center	S				S		P	P	P		P
INDUSTRIAL USES											
Auction house or yard							S	S	P	P	
Building materials and services							S	S	P	P	
Commercial trash business without trash storage or trash transfer operations									P	P	
Concrete products production									P	P	
Contractor yards - heavy equipment									P	P	
Contractors shops (carpentry, machine, electrical, plumbing)							S	S	P	P	
Custom crafts	S	S	S	S	P	P	P	P	P	S	
Dry cleaning - large scale non-retail								S	P	P	
Food and beverage processing								S	P	P	
Frozen food lockers								P	P	P	
General machine shops							S	P	P	P	
Light trade and technical uses					S	S	P	P	P	P	
Manufacturing, fabrication and assembly operations or industrial uses subject to limitations of subsection 15.03.209								S	P	P	
Meat processing plant									P	P	
Mixed industrial uses and multiple uses in the same building or on the same lot									S	S	
Natural Gas or Oil Extraction Support Facilities	S					S	S	S	P	P	S
Natural gas production and warehousing						S	S	S	P	P	S
Oil/petroleum product production, warehousing and storage						S	S	S	P	P	S
Open sales yards								S	P	P	
Paint and body shops								S	P	P	
Primary manufacturing, assembly, finishing or fabrication								S	P	P	
Publishing facility					S	S	P	P	P	P	
Recycling facilities, large									S	P	
Refining or initial processing of basic raw materials									S	P	
Refuse collection facilities									S	P	
Retail firewood storage and sales								S	P	P	
Salvage operations									S	S	

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
Sand and gravel, stone, and mineral extraction and processing									S	S	
Sand and gravel, stone, mineral - extraction and processing - excluding asphalt production	S								S	S	
Secondary manufacturing, assembly, finishing or fabrication								S	P	P	
Warehousing and distribution									P	P	
Waste-related uses, trash transfer station									P	P	
Wholesale establishments								S	P	P	
LABORATORY, RESEARCH AND DEVELOPMENT											
General research and development					S	S	S	P	P	P	
Laboratory: medical, dental, optical, scientific					P	S	P	P	P	S	
MEDICAL FACILITIES											
Medical, dental or other health-related offices					P	S	P	P	S		
Hospital					S		P	P	P		P
MOTOR VEHICLE-RELATED SALES AND SERVICE OPERATIONS											
Automobile rentals							P	P	P	P	
Automobile washing facility						S	P	P	P	P	
Equipment sales and service with associated storage							S	S	P	P	
Limited equipment rental						S	P	P	P	P	
Major vehicle/equipment repair							S	S	P	P	
Motor vehicle dealer/sales, new and/or used							P	P	P	P	
Recreational vehicle sales and service							S	P	P	P	
Service stations						S	P	P	P	P	
Truck stops							S	S	P	P	
Truck washes							S	S	P	P	
Vehicle repair							S	S	P	P	
Vehicle fueling facilities with minor repair							S	S	P	P	
Vehicle or automobile wrecking or salvage yard									S	P	
Vehicle storage									P	P	
Vehicle towing services and associated storage									P	P	
Vehicle/equipment sales and rentals					S		S	S	P	P	
OTHER USES											
Ambulance service					S	S	P	P	P	P	S
Cemetery	S	S	S	S							S
Day care center, adult or child	S	S	S	S	S	S	S	P			

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
Funeral homes and mortuaries					P		P	P	P		
Government facilities with or without associated operations	S	S	S	S	P	P	P	P	P	P	P
Heliports/helistops	S							S	S	S	S
Home occupations	P	P	S	S		P					
Overnight campground and travel trailer parking	S						S	S	S		S
Public assembly - indoor	S				P	S	P	P	P		P
State licensed day care facilities	P	P	S	S	S	P	P	P			
Uses Not Itemized / Similar Usage	S	S	S	S	S	S	S	S	S	S	S
Zoos, arboretum, botanical gardens	S	S				S	P	P	P		S
OFFICE, CLERICAL AND SERVICES NOT RELATED TO GOODS OR MERCHANDISE											
Administrative and executive; business and professional; and general offices					P	P	P	P	P	P	
Financial services no drive-in facilities					P	P	P	P	P		
Financial services with drive-in facilities						S	P	P	P		
Instructional services, studies	S				P	P	P	P	P	P	
Offices - business or professional					P	P	P	P	P	P	
RESIDENTIAL											
Accessory Dwelling Unit (ADU)	S	S									P
Assisted living facility					S	S	S	P			
Bed and Breakfast accommodations	S	S	S	S	P	P	P	P			
Dwelling unit accessory to a permitted business use	S				S	P	P	P	P	S	
Dwelling unit accessory to permitted uses and located in the same building or on the same lot as the principal use	S				S	S	S	S	S	S	
Employee housing provided employees are in the employ of property owner	S				S	P	P	P	P	P	S
Group homes for the developmentally disabled or for persons sixty years of age or older		S	S	S		S	S	S			
Mobile home parks			S	S							
Mobile homes			S	S							
Multiple-family dwelling and townhouses		S	P	P	S	S	S	S			
Nursing home			S	S	S	S					
One-family dwelling (Single-family dwelling)	P	P	P	P	S	S		S	S	S	
Rooming, lodging or boarding houses			S	P	S	S	S	S			
Two-family dwelling		S	P	P	S	S		S			
RESTAURANT FOOD SERVICE											
Bar, tavern, nightclub					P	P	P	P	S		

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
Eating and/or drinking establishments excluding fast food restaurants					P	S	P	P	P		
Fast food w/o drive thru					P	P	P	P	P		
Fast food with drive-thru					S	S	P	P	P		
RECREATION OR AMUSEMENT FACILITIES, PRIVATE OR PUBLIC											
Events / Indoor Recreation Center	S				S	S	S	S	S		
Golf course	S										S
Indoor recreation facilities	S				S		P	P	P	P	P
Outdoor Recreation, not including ballparks	S				S		S	S	S	S	P
Outdoor Recreation (ballparks, etc.)	S										P
Parks	P	P	P	P	P	P	P	P			P
Public Recreation facilities with supporting accessory uses such as sports shops, snack shops, restaurants and equipment rental	S	S	S	S	S	S	P	P			S
RELIGIOUS INSTITUTIONS											
Religious assembly and worship	P	P	P	P	P	P	P	P	P	P	P
SCHOOLS											
Educational facilities	S	S	S	S	S	S	S	S	S		P
Elementary and secondary education school	S	S	S	S	S	S	S	S			P
Postsecondary colleges, universities and technical schools	S	S	S	S	S	S	S	S	S	S	P
Private business, trade and vocational school	S	S	S	S	S	S	S	S	S	S	S
Schools - private	S	S	S	S	S	S	S	S	S	S	
Schools of special instruction	S	S	S	S	S	S	S	S	S	S	
STORAGE											
Indoor storage	P					S	P	P	P	P	P
Outside storage - Unscreened	S					S	S	S	P	P	S
Outside storage - Screened	P					S	P	P	P	P	S
Personal storage units (Mini-storage)						S		S	P	P	
TEMPORARY USES											
Circuses, carnivals, other special events	S				S	S	S	S	S		S
Contractor's office/temporary construction uses	S	S	S	S	S	S	S	S	S	S	S
Temporary Construction Facilities with or without outdoor storage	S	S	S	S	S	S	S	S	S	S	S
Temporary real estate sales office	S	S	S	S	S	S	S	S	S	S	
TELECOMMUNICATIONS FACILITIES AND SATELLITE DISH ANTENNAS											
Cellular communications facilities	S							S	S	S	S
Freestanding tower	S							S	S	S	S
Radio and television transmission towers	S								S	S	S

Land Use	RA	LDR	MDR	HDR	OTC	NC	HT	SC	LI	GI	P
Telecommunication facilities other	S	S							S	S	S
TRANSPORTATION FACILITIES											
Passenger terminal					S		S	S	P	S	S
Private automobile parking lots or parking garages as a principal use					S		S	S	P	P	
Public automobile park 'n' ride lots	S						S	S	P	S	S
UTILITIES											
Above Ground electric transmission lines 110 kV or more	S	S	S	S	S	S	S	S	S	S	S
Electric substations	S								S	S	S
Public utilities, major	S								P	P	P
Public utilities, minor	P	P	P	P	P	P	P	P	P	P	P
Public utility facilities - above ground	S	S	S	S	S	S	S	S	S	S	S
Public utility facilities - underground	P	P	P	P	P	P	P	P	P	P	P

P: Permitted Use
S: Use by Special Review
" ": Uses not designated as "P" or "S" are not allowed in the respective zoning category.