

## ARTICLE 8

### DISTRICTS

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## ARTICLE 8

### DISTRICTS

#### 8.1 PURPOSE

In order to provide for the orderly development of Wilson's Mills, preserve existing development patterns that contribute to the character and sense of place of the community, and to allow for creativity in the planning for future development, the Town hereby establishes districts and their associated standards and specifications.

#### 8.2 DISTRICTS CREATED

The following Primary General-Use Districts are created. This listing is in order of intensity of development listed within the district, from least intense to most intense:

- (1.) Agriculture (AG)
- (2.) Single-Family Residential (SFR-1)
- (3.) Single-Family Residential (SFR-2)
- (4.) Single-Family Residential (SFR-3)
- (5.) Residential Main Street Transition (RMST)
- (6.) Main Street (MS)
- (7.) Civic (CIV)
- (8.) Mixed Use
- (9.) US Highway 70 & I-42 Commercial (C-70)
- (10.) Corporate Park (CP)
- (11.) Vehicle Service and Repair (VSR)
- (12.) Industrial (IND)

In addition to the Primary General-Use Districts above, the following Overlay Districts are created to provide for more creativity in the development of land and/or to protect unique environmental features of the Town.

- (13.) Traditional Neighborhood Development Overlay (TNDO)

#### 8.3 DESCRIPTION OF DISTRICTS

The districts created by this Ordinance are described as follows:

The Agriculture District (AG) is established to protect lands used for agricultural production, agriculturally based businesses and related activities. Farmland is a defining element of Wilson's Mills' traditional identity and the protection of these lands aids in preserving the character of the Town until such time as new development is preferred by the Town. Listed uses are limited, with an emphasis on uses that are agricultural in

nature. Development density is very low to encourage preservation of agricultural lands while discouraging large lot residential subdivision type development and excessive septic system utility. The Agriculture District can also be used to preserve open spaces.

The Single-Family Residential Districts (SFR-1, SFR-2 and SFR-3) provide for the completion of existing residential neighborhoods and the development of new residential neighborhoods. Allowed building/lot types in the Single-Family Districts are Detached House. Listed uses are restricted to Single-Family, including duplex (two-family), homes and their accessory uses. Neighborhoods in these districts are the dominant land use in Wilson's Mills and are a major element in defining the character of the community. Standards for the Single-Family Residential Districts promote that new development maintains the character of the community. The Single-Family Residential Districts permit the completion and conformity of conventional residential subdivisions already existing or approved in sketch plan form by the Town of Wilson's Mills prior to the effective date of these regulations.

The Residential Main Street Transition District (RMST) provides for neighborhoods in the residential area(s) surrounding the Main Street and contiguous Civic Districts. The intent of this district is to recognize that gradual transition from intense development to high quality mixed density residential development is needed to support the central core of the Town. Higher density residential development allows a greater number of households to walk or bike, thus supporting businesses while reducing the parking demand and providing environmental and health benefits. Allowed building/lot types in these districts are the Detached House, Attached House, and Multi-family Building. Streets in the Residential Main Street Transition District should be interconnected, with streets and sidewalks providing a connection from Wilson's Mills' Main Street and other mixed-use districts to the Single-Family Residential districts surrounding these neighborhoods. A range of housing types is encouraged. Criteria for the mix of building types establishes compatibility.

The Main Street District (MS) provides for new development in establishing Wilson's Mills' core downtown. A broad array of uses is listed to enable the needs of residents and visitors to be met. Allowed building/lot types in this district are Urban Workplace, Shopfront, Detached House, Attached House, Multi-family Building, and Civic Building. The development pattern seeks to integrate shops, restaurants, services, workplaces, civic, educational, and higher density housing in a compact, pedestrian oriented environment. The Main Street District serves as the hub of the surrounding neighborhoods and of the broader community. The Main Street District may be expanded over time to meet the needs of the growing community for downtown facilities and services. Expansion of the Main Street District shall be contiguous and not separated from the primary district area.

The Civic District (CIV) provides a location for educational, medical, governmental, religious, and other institutional uses. Large developments in the Civic District are encouraged to provide a master plan to the Town. Institutional uses in the Civic District are required to provide pedestrian connections on their campuses and, to the extent

possible, develop an internal street system with structures fronting on the streets. Parking should not be the dominant visible element of the campuses developed for institutional uses. Providing a unique district for civic uses will establish uniform standards.

The Mixed-Use District (MU) is established to provide opportunities for both compatible and sustainable re-development where underutilized commercial properties already exist as well as infill sites where site specific land planning of new development creates opportunities for businesses and various housing designs sharing community amenities and enhancements. Existing auto-oriented street, lot, and building designs can create uncomfortable pedestrian environments; however, with careful site planning these areas will allow a greater number of residents to walk or bike to businesses and services with an interconnected network of streets and sidewalks. Allowed building/lot types are Highway Commercial, Urban Workplace, Shopfront, Detached House, Attached House, and Multi-family. Dominant uses in this district are residential, retail and office. The Mixed-Use Districts are expected to serve Wilson's Mills residents as well as persons who travel from surrounding communities. The development pattern in this district acknowledges the role of the automobile, with parking and access provided to promote safety for the motoring public. Development standards in the Mixed-Use District promotes the creation of a pleasant pedestrian-friendly auto-oriented environment while enabling a compatible transition to use in adjacent neighborhood districts.

The US Highway 70 & I-42 Commercial District (C-70) is established to provide opportunities for compatible and sustainable development along the US Hwy 70 & I-42 corridor. Development standards in the US Highway 70 & I-42 Commercial District acknowledge that the automobile is the primary mode of transportation. Development and design standards encourage pedestrian scale development along a secondary street network serving larger projects. Goals of the US Highway 70 & I-42 Commercial District include providing a pleasant environment for motorists, a safe environment for pedestrians along the secondary network of streets and pedestrian facilities; promoting the safety of motorists and pedestrians; and preserving the capacity of the transportation network outside the core area as shown in the adopted Town Plan. Uses in this district include commercial goods & services, employment, and some limited industrial. Allowed building/lot types include Highway Commercial, Urban Workplace, and Shopfront.

The Corporate Park (CP) is established to provide opportunities for compatible and sustainable development within the employment centers of Wilson's Mills. Development standards in the Corporate Park (CP) District acknowledge that the automobile is the primary mode of transportation. Development and design standards encourage pedestrian scale development along a secondary street network serving larger projects.

Goals of the Corporate Park (CP) District include providing a pleasant environment for motorists, a safe environment for pedestrians along the secondary network of streets and pedestrian facilities; promoting the safety of motorists and pedestrians; and preserving the capacity of the transportation network outside the core area as shown in the adopted Town Plan. Uses in this district include office complexes and limited commercial goods

& services. Allowed building/lot types include Highway Commercial, Urban Workplace, and Shopfront.

The Vehicle Service and Repair District (VSR) is established to provide locations for specific uses that, due to their unique characteristics and importance to the community, and the traveling public, require different criteria and specifications than typical commercial development. Development standards in the Vehicle Service and Repair District acknowledge that the automobile is the primary mode of transportation in suburban communities and there is a vital need for such businesses to be located in close proximity to one another. Uses within the Vehicle Service and Repair District are buffered from adjacent uses. The dominant uses in this district are vehicle oriented and/or dependent and include vehicle-based services, vehicle repair shops and disabled vehicle storage areas. The Vehicle Service and Repair District is reserved for uses which require broad maneuvering spaces and avoid pedestrian interaction with potentially hazardous conditions. Goals of the Vehicle Service and Repair District include providing a pleasant environment for motorists, a safe environment for pedestrians along the network of streets and pedestrian facilities; promoting the safety of motorists and pedestrians; and preserving the capacity of Main Street and its interconnecting network of streets outside the core area as shown in the adopted Town Plan. Uses in this district include heavy commercial goods and services for motor vehicles, and some limited industrial. Allowed building/lot type is Highway Commercial.

The Industrial District (IND) is established to provide locations for industrial uses that, due to the scale of the buildings and/or the nature of the use, cannot be integrated into the community. Uses within the Industrial District are buffered from adjacent uses. The dominant uses in this district are manufacturing and warehouse storage. Small scale manufacturing and storage that is compatible with less intensive uses can and should be located in other non-residential or mixed-use districts. The Industrial District is reserved for uses which require very large buildings and/or large parking and loading facilities.

The Traditional Neighborhood Development Overlay District (TNDO) provides for the development of new neighborhoods and the revitalization or extension of existing neighborhoods. These neighborhoods are structured upon a fine network of interconnecting pedestrian-oriented streets and other public spaces. Traditional Neighborhood Developments (TND's) provide a mixture of housing types and prices, prominently sited civic or community building(s), stores/offices/workplaces, and churches to provide a balanced mix of activities. A Traditional Neighborhood Development (TND) has a recognizable center and clearly defined edges; optimum size is a quarter mile from center to edge. A TND is urban in form, is typically an extension of the existing developed area of the Town and has an overall residential density of up to eleven (11) dwelling units per acre. TNDO districts should have a significant portion of land dedicated to improved open spaces, and reserve un-improved open spaces where environmentally sensitive areas are located.

## 8.4 DISTRICT DEVELOPMENT STANDARDS AND PERMITTED USES LISTED FOR EACH DISTRICT

Development standards are established for each of the following Primary General-Use Districts to promote the orderly development of the Town of Wilson's Mills. The permitted uses listed for each district, are as specified in Table 8.1, Sections 1-3 appearing at the end of this Article for each of the three categories of use listings as follows:

- 1) Listed Use - Where a use is listed in a given district, the symbol "L" is entered in the corresponding district column for the specific use.
- 2) Use Listed with Additional Standards - Where a use requiring supplemental standards and specifications in accordance with Section 10.1 of this Ordinance is listed in a district, the symbol "S" is entered in the corresponding district column for the specific use along with the reference number for the applicable supplemental standard(s).
- 3) Special Use - Where a use is listed in a given district, upon satisfaction of the requirements established in Section 10.2 of this Ordinance, the symbol "SUP" is entered in the corresponding district column for the specific use.

Where a use is not listed within a given Primary General-Use District, such use shall not be permitted.

### 8.4-1 Agriculture District (AG)

(A.) Intent. The Agriculture District (AG) is established to protect lands used for agricultural production, agriculturally based businesses and related activities. Farmland is a defining element of Wilson's Mills' identity and the protection of these lands aids in preserving the character of the Town until such time as new development is preferred by the Town. Listed uses are limited, with an emphasis on uses that are agricultural in nature. Development density is very low to encourage preservation of agricultural lands while discouraging large lot residential subdivision type development and excessive septic system utility. The Agriculture District can also be used to preserve open spaces.

(B.) Listed Uses:

- (1.) Uses listed by right: See Table of Uses (Table 8.6) of this Article
- (2.) Uses listed with additional standards: See Table of Uses (Table 8.6) of this Article and Article 10, Section 10.1
- (3.) Uses listed with conditions: See Table of Uses (Table 8.6) of this Article and Article 10, Section 10.2

(C.) Listed Building and Lot Types: Detached House

(D.) Residential Density Limit: 1.0 units/acre

(E.) General Standards & Specifications:

- (1.) Building placement, parking placement, building type, access, and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building type listed in the Agriculture District.
- (2.) Lot lines are exempt from the provisions of Article 16, sub-section 16.2-3(D).
- (3.) In addition to the requirements established by the lot type standards and building type standards, the following dimensional standards shall apply in the Agriculture District:

<b>Minimum Lot Size</b>	<b>Minimum Lot Width</b>	<b>Minimum Front Street Setback</b>	<b>Minimum Rear Yard Setback</b>	<b>Minimum Side Yard Setback</b>	<b>Minimum Corner Lot Side Street Setback</b>
1.0 acres	150'	30'	10'	10'	20'

(F.) Open Space. The provision and design of open space shall comply with the requirements set forth in Article 21.

(G.) Parking and Landscaping. Parking shall comply with the requirements set forth in Article 12. Landscaping shall comply with the requirements set forth in Article 11.

8.4-2 Single-Family Residential Districts (SFR-1, SFR-2 and SFR-3)

(A.) Intent. The Single-Family Residential Districts (SFR-1, SFR-2 and SFR-3) provide for the completion of existing residential neighborhoods and the development of new residential neighborhoods. Allowed building/lot types in the Single-Family Districts are Detached House. Listed uses are restricted to Single Family, including duplex (two-family), homes and their accessory uses. Neighborhoods in these districts are the dominant land use in Wilson's Mills and are a major element in defining the character of the community. Standards for the Single-Family Residential Districts promote that new development maintains the character of the community. The Single-Family Residential Districts permit the completion and conformity of conventional residential subdivisions already existing or approved in sketch plan form by the Town of Wilson's Mills prior to the effective date of these regulations.

(B.) Listed Uses:

- (1.) Uses listed by right: See Table of Uses (Table 8.6) of this Article
- (2.) Uses listed with additional standards: See Table of Uses (Table 8.6) of this Article and Article 10, Section 10.1

(3.) Uses listed with conditions: See Table of Uses (Table 8.6) of this Article and Article 10, Section 10.2

(C.) Listed Building and Lot Types: Detached House

(D.) Gross Residential Density Limit, excluding Accessory Dwellings meeting the limitations of and in accordance with Article 10, Section 10.1-3

- (1.) SFR-1: 0.91 unit/acre
- (2.) SFR-2: 1.82 units/acre
- (3.) SFR-3: 2.64 units/acre

(E.) General Standards & Specifications:

- (1.) Building placement, parking placement, building type, access, and lot arrangement shall be controlled by the lot and building type standards set forth in Article 9 for the lot and building types listed in the Single-Family Residential Districts.
- (2.) In addition to the requirements established by the lot type standards and building type standards, the following dimensional standards shall apply in the Single-Family Residential Districts for the *Principle Structure*:

Minimum Lot Size	Minimum Lot Width	Minimum Front Street Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Minimum Corner Lot Side Street Setback
SFR-1 30,000 S.F.	SFR-1 100'	SFR-1 40'	SFR-1 15'	SFR-1 15'	SFR-1 25'
SFR-2 20,000 S.F.	SFR-2 70'	SFR-2 30'	SFR-2 10'	SFR-2 10'	SFR-2 20'
SFR-3 10,000 S.F.	SFR-3 60'	SFR-3 20'	SFR-3 8'	SFR-3 8'	SFR-3 15'

(F.) Open Space. The provision and design of open space shall comply with the requirements set forth in Article 21.

(G.) Parking and Landscaping. Parking shall comply with the requirements set forth in Article 12. Landscaping shall comply with the requirements set forth in Article 11.



- (A.) Intent. The Residential Main Street Transition District (RMST) provides for neighborhoods in the residential area(s) surrounding the Main Street and contiguous Civic Districts. The intent of this district is to recognize that gradual transition from intense development to high quality mixed density residential development is needed to support the central core of the Town. Higher density residential development allows a greater number of households to walk or bike, thus supporting businesses while reducing the parking demand and providing environmental and health benefits. Allowed building/lot types in these districts are the Detached House, Attached House, and Multi-Family Building. Streets in the Residential Main Street Transition District should be interconnected, with streets and sidewalks providing a connection from Wilson's Mills' Main Street and other mixed-use districts to the Single-Family Residential districts surrounding these neighborhoods. A range of housing types is encouraged. Criteria for the mix of building types establishes compatibility.
- (B.) Listed Uses:
- (1.) Uses listed by right: See Table of Uses (Table 8.6) of this Article
  - (2.) Uses listed with additional standards: See Table of Uses (Table 8.6) of this Article and Article 10, Section 10.1
  - (3.) Uses listed with conditions: See Table of Uses (Table 8.6) of this Article and Article 10, Section 10.2
- (C.) Listed Building and Lot Types: Detached House, Attached House, and Multi Family Building
- (D.) Gross Residential Density Limits:
- (1.) Single-Family Detached: 7 units/acre
  - (2.) Single-Family Attached: 16 units/acre
  - (3.) Multifamily: See 10.1-24 B.(2) for Multifamily limits
- (E.) General Standards & Specifications:
- (1.) Building placement, parking placement, building type, urban form, access, and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building types listed in the Residential Main Street Transition District (RMST).
  - (2.) In addition to the requirements established by the lot type standards and building type standards, the following dimensional standards shall apply in the Residential Main Street Transition District (RMST):

<b>Minimum Lot Size</b>	<b>Minimum Lot Width</b>	<b>Minimum Front Street Setback</b>	<b>Minimum Rear Yard Setback</b>	<b>Minimum Side Yard Setback</b>	<b>Minimum Corner Lot Side Street Setback</b>
5000 SF for all types except Single family Attached Townhouse at 1600 SF	40' for all types except Single family Attached Townhouse at 16'	12' to principle structure; 28' to accessory structures including minimum off-street parking spaces (see Article 9, Sub-section 9.2-2(A) and Article 12, Section 12.3)	4'	4' for all types except interior lot lines of Single family Attached Townhouse at 0'	8' or as required by buffering standards and/or building type whichever is greater

(F.) Open Space. The provision and design of open space shall comply with the requirements set forth in Article 21.

(G.) Parking and Landscaping. Parking shall comply with the requirements set forth in Article 12. Landscaping shall comply with the requirements set forth in Article 11.

8.4-4 Main Street District (MS)

(A.) Intent. The Main Street District (MS) provides for new development in establishing Wilson's Mills' core downtown. A broad array of uses is listed to enable the needs of residents and visitors to be met. Allowed building/lot types in this district are Urban Workplace, Shopfront, Detached House, Attached House, Multi-family Building, and Civic Building. The development pattern seeks to integrate shops, restaurants, services, workplaces, civic, educational, and higher density housing in a compact, pedestrian-oriented environment. The Main Street District serves as the hub of the surrounding neighborhoods and of the broader community. The Main Street District may be expanded over time to meet the needs of the growing community for downtown facilities and services. Expansion of the Main Street District shall be contiguous and not separated from the primary district area.

(B.) Listed Uses:

- (1.) Uses listed by right: See Table of Uses (Table 8.6) of this Article
- (2.) Uses listed with additional standards: See Table of Uses (Table 8.6) of this Article and Article 10, Section 10.1
- (3.) Uses listed with conditions: See Table of Uses (Table 8.6) of this Article and Article 10, Section 10.2

(C.) Listed Building and Lot Types: Urban Workplace, Shopfront, Detached House, Attached House, Multi-family Building, and Civic Building

(D.) Residential Density Limit: 24 units/acre

(E.) General Standards & Specifications:

- (1.) Building placement, parking placement, building type, urban form, access, and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building types listed in the Main Street District.
- (2.) In addition to the requirements established by the lot type standards and building type standards, the following dimensional standards shall apply in the Main Street District:

<b>Minimum Lot Size</b>	<b>Minimum Lot Width</b>	<b>Build-to-Line from any street</b>	<b>Minimum Rear Yard Setback</b>	<b>Minimum Side Yard Setback</b>
0 SF	0'	10' or 15' off back-of-curb at streetside edge-of-sidewalk (exclusive of curb bump-outs) per Section 13.6-1 of this Ordinance, or the average alignment of existing buildings within the same block and same side of the street, provided that buildings with greater than six (6) feet of deviation shall not be considered in this computation. Under no conditions shall a building be permitted within the public right-of-way.	8'	0'

(F.) Open Space. The provision and design of open space shall comply with the requirements set forth in Article 21.

(G.) Parking and Landscaping. Parking shall comply with requirements set forth in Article 12. Landscaping shall comply with the requirements set forth in Article 11.

8.4-5 Civic District (CIV)

Intent: The Civic District (CIV) provides a location for educational, medical, governmental, religious, and other institutional uses. Large developments in the Civic District are encouraged to provide a master plan to the Town. Institutional uses in the Civic District are required to provide pedestrian connections on their campuses and, to the extent possible, develop an internal street system with structures fronting on the streets. Parking should not be the dominant visible element of the campuses developed for institutional uses. Providing a unique district for civic uses will establish uniform standards.

(A.) Parking should not be the dominant visible element of the campuses developed for institutional uses.

(B.) Listed Uses:

- (1.) Uses listed by right: See Table of Uses (Table 8.6) of this Article
- (2.) Uses listed with additional standards: See Table of Uses (Table 8.6) of this Article and Article 10, Section 10.1
- (3.) Uses listed with conditions: See Table of Uses (Table 8.6) of this Article and Article 10, Section 10.2

(C.) Listed Building and Lot Types: Urban Workplace, Detached House, Attached House, Multi-family, and Civic Building

(D.) Residential Density Limits:

- (1.) Single-Family Detached: 2 unit/acre
- (2.) (2.) Single-Family Attached: 8 units/acre
- (3.) Dormitory: Unlimited
- (4.) Multifamily: See 10.1-24 B (2) for Multifamily limits

(E.) General Standards & Specifications:

- (1.) Building placement, parking placement, building type, urban form, access, and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building types listed in the Civic District.
- (2.) In addition to the requirements established by the lot type standards and building type standards, the following dimensional standards shall apply in the Civic District:

<b>Minimum Lot Size</b>	<b>Minimum Lot Width</b>	<b>Minimum Front Street Setback</b>	<b>Minimum Rear Yard Setback</b>	<b>Minimum Side Yard Setback</b>	<b>Minimum Side Street Setback, Corner Lot</b>
43,560 SF	100'	20'	12' or as required by buffering standards and/or building type whichever is greater	12' or as required by buffering standards and/or building type whichever is greater	20' or as required by buffering standards and/or building type whichever is greater

(F.) Open Space. The provision and design of open space shall comply with the requirements set forth in Article 21.

(G.) Parking, Landscaping and Buffers. Parking shall comply with the requirements set forth in Article 12. Landscaping, including required buffers, shall comply with the requirements set forth in Article 11.

8.4-6 Mixed Use District

(A.) Intent. The Mixed-Use District (MU) is established to provide opportunities for both compatible and sustainable re-development where underutilized commercial properties already exist as well as infill sites where site specific land planning of new development creates opportunities for businesses and various housing designs sharing community amenities and enhancements. Existing auto-oriented street, lot, and building designs can create uncomfortable pedestrian environments; however, with careful site planning these areas will allow a greater number of residents to walk or bike to businesses and services with an interconnected network of streets and sidewalks. Allowed building/lot types are Highway Commercial, Urban Workplace, Shopfront, Detached House, Attached House, and Multi-family. Dominant uses in this district are residential, retail and office. The Mixed-Use District is expected to serve Wilson’s Mills residents as well as persons who travel from surrounding communities. The development pattern in this district acknowledges the role of the automobile, with parking and access provided to promote safety for the motoring public. Development standards in the Mixed-Use Districts promote the creation of a pleasant pedestrian-friendly auto-oriented environment while enabling a compatible transition to uses in adjacent districts.

(B.) A Development Agreement, established pursuant to Section 7.15 of this Ordinance, shall be required as part of the Mixed Use (MU-1 and MU-2) District applications.

(C.) Listed Uses:

- (1.) Uses listed by right: See Table of Uses (Table 8.6) of this Article
- (2.) Uses listed with additional standards: See Table of Uses (Table 8.6) of this Article and Article 10, Section 10.1
- (3.) Uses listed with conditions: See Table of Uses (Table 8.6) of this Article and Article 10, Section 10.2

(D.) Listed Building and Lot Types: Highway Commercial, Urban Workplace, Shopfront, Detached House, Attached House, and Multi-family

(E.) Residential Density Limits:

- (1.) Single-Family Detached: 7 unit/acre
- (2.) Single-Family Attached: 17 units/acre
- (3.) Multifamily: 14.5 units/acre

(F.) General Standards & Specifications:

- (1.) Building placement, parking placement, building type, urban form, access, and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building types listed in the Mixed-Use District.
- (2.) In addition to the requirements established by the lot type standards and building type standards, the following dimensional standards shall apply in the Mixed-Use District:

<b>Minimum Lot Size</b>	<b>Minimum Lot Width</b>	<b>Setback from the “Main Street” type streets and intersecting streets</b>	<b>Build-to-Line from street(s) other than the “Main Street” type street</b>	<b>Minimum Rear Yard Setback</b>	<b>Minimum Side Yard Setback</b>
6,000 SF for all types except Single family Attached Townhouse at 1600 SF	120’ on US Hwy 70 & I-42, 0’ on a “Main Street” type street, or 40’ on all other streets for all types except Single family Attached Townhouse at 16’	10’ or 15’ off back of curbing at street side edge of sidewalk (exclusive of curb bump-outs) per Section 13.6-1 of this Ordinance, or the average alignment of existing buildings within the same block and same side of the street, provided that buildings with greater than six (6) feet of deviation shall not be considered in this computation. Under no conditions shall a building be permitted within the public right-of-way.	Maximum of 16’ from r/w or as required by buffering standards and/or building type whichever is greater	12’ or as required by buffering standards and/or building type whichever is greater	0’ or as required by buffering standards and/or building type whichever is greater unless specified by development agreement(s) for all types except interior lot lines of Single family Attached Townhouse at 0’

(G.) Open Space. The provision and design of open space shall comply with the requirements set forth in Article 21.

(H.) Parking, Landscaping and Buffers. Parking shall comply with the requirements set forth in Article 12. Landscaping, including required buffers, shall comply with the requirements set forth in Article 11.

8.4-7 US Hwy 70 & I-42 Commercial District (C-70)

(A.) Intent: The US Highway 70 & I-42 Commercial District (C-70) is established to provide opportunities for compatible and sustainable development along the US Hwy 70 & I-42 corridor. Development standards in the US Highway 70 & I-42 Commercial District acknowledge that the automobile is the primary mode of transportation. Development and design standards encourage pedestrian scale development along a secondary street network serving larger projects. Goals of

the US Highway 70 & I-42 Commercial District include providing a pleasant environment for motorists, a safe environment for pedestrians along the secondary network of streets and pedestrian facilities; promoting the safety of motorists and pedestrians; and preserving the capacity of the transportation network outside the core area as shown in the adopted Town Plan. Uses in this district include commercial goods & services, employment, and some limited industrial. Allowed building/lot types include Highway Commercial, Urban Workplace, and Shopfront.

(B.) Listed Uses:

- (1.) Uses listed by right: See Table of Uses (Table 8.6) of this Article
- (2.) Uses listed with additional standards: See Table of Uses (Table 8.6) of this Article and Article 10, Section 10.1
- (3.) Uses listed with conditions: See Table of Uses (Table 8.6) of this Article and Article 10, Section 10.2

(C.) Listed Building and Lot Types: Highway Commercial, Urban Workplace, Shopfront, and Civic Building

(D.) Residential Density Limit: 0

(E.) General Standards & Specifications:

- (1.) Building placement, parking placement, building type, urban form, access, and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building types listed in the US Hwy 70 & I-42 Commercial District.
- (2.) In addition to the requirements established by the lot type standards and building type standards, the following dimensional standards shall apply in the US Hwy 70 & I-42 Commercial District:



Minimum Lot Size	Minimum Lot Width	Minimum Street Setback from r/w of US Hwy 70 & I-42	Minimum Street Setback from r/w of any street other than US Hwy 70 & I-42	Minimum Rear Yard Setback	Minimum Side Yard Setback
10,000 SF	360' on US Highway 70 & I-42, or 125' on all other streets	30'	15' or as required by buffering standards and/or building type whichever is greater	12' or as required by buffering standards and/or building type whichever is greater	0' or as required by buffering standards and/or building type whichever is greater

(F.) Open Space. The provision and design of open space shall comply with the requirements set forth in Article 2.

(G.) Parking, Landscaping and Buffers. Parking shall comply with the requirements set forth in Article 12. Parking may be placed in between a building and the Highway. However, parking shall not be in the required setback between a building and the Highway. Landscaping, including required buffers, shall comply with the requirements set forth in Article 11.

(H.) When a building is in between a secondary street and the Highway, that building shall front the secondary street.

#### 8.4-8 Corporate Park (CP)

(A.) Intent: The Corporate Park (CP) is established to provide opportunities for compatible and sustainable development within the employment centers of Wilson's Mills. Development standards in the Corporate Park (CP) District acknowledge that the automobile is the primary mode of transportation. Development and design standards encourage pedestrian scale development along a secondary street network serving larger projects. Goals of the Corporate Park (CP) District include providing a pleasant environment for motorists, a safe environment for pedestrians along the secondary network of streets and pedestrian facilities; promoting the safety of motorists and pedestrians; and preserving the capacity of the transportation network outside the core area as shown in the adopted Town Plan. Uses in this district include office complexes and limited commercial goods & services. Allowed building/lot types include Highway Commercial, Urban Workplace, and Shopfront.

(B.) Listed Uses:

- (1.) Uses listed by right: See Table of Uses (Table 8.6) of this Article
- (2.) Uses listed with additional standards: See Table of Uses (Table 8.6) of this Article and Article 10, Section 10.1
- (3.) Uses listed with conditions: See Table of Uses (Table 8.6) of this Article and Article 10, Section 10.2

(C.) Listed Building and Lot Types: Highway Commercial, Urban Workplace, and Shopfront.

(D.) Residential Density Limit: 0

(E.) General Standards & Specifications:

- (1.) Building placement, parking placement, building type, urban form, access, and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building types listed in the Corporate Park (CP) District.
- (2.) In addition to the requirements established by the lot type standards and building type standards, the following dimensional standards shall apply in the Corporate Park (CP) District:

<b>Minimum Lot Size</b>	<b>Minimum Lot Width</b>	<b>Minimum Street Setback from US Hwy 70 &amp; I-42</b>	<b>Build-to-Line from any street other than US Hwy 70 &amp; I-42</b>	<b>Minimum Rear Yard Setback</b>	<b>Minimum Side Yard Setback</b>
10,000 SF	360' on US Highway 70 & I-42, or 125' on all other streets	30'	12' or as required by buffering standards and/or building type whichever is greater	12' or as required by buffering standards and/or building type whichever is greater	0' or as required by buffering standards and/or building type whichever is greater

(F.) Open Space. The provision and design of open space shall comply with the requirements set forth in Article 2.

(G.) Parking, Landscaping and Buffers. Parking shall comply with the requirements set forth in Article 12. Parking may be placed in between a building and the Highway/Bypass. However, parking shall not be in the required setback between a

building and the Highway/Bypass. Landscaping, including required buffers, shall comply with the requirements set forth in Article 11.

(H.) When a building is in between a secondary street and the Highway/Bypass, that building shall front the secondary street.

8.4-9 Vehicle Service and Repair District (VSR)

(A.) Intent: The Vehicle Service and Repair District (VSR) is established to provide locations for specific uses that, due to their unique characteristics and importance to the community, and the traveling public, require different criteria and specifications than typical commercial development. Development standards in the Vehicle Service and Repair District acknowledge that the automobile is the primary mode of transportation in suburban communities and there is a vital need for such businesses to be located in close proximity to one another. Uses within the Vehicle Service and Repair District are buffered from adjacent uses. The dominant uses in this district are vehicle oriented and/or dependent and include vehicle-based services, vehicle repair shops and disabled vehicle storage areas. The Vehicle Service and Repair District is reserved for uses which require broad maneuvering spaces and avoid pedestrian interaction with potentially hazardous conditions. Goals of the Vehicle Service and Repair District include providing a pleasant environment for motorists, a safe environment for pedestrians along the network of streets and pedestrian facilities; promoting the safety of motorists and pedestrians; and preserving the capacity of Main Street and its interconnecting network of streets outside the core area as shown in the adopted Town Plan. Uses in this district include heavy commercial goods and services for motor vehicles, and some limited industrial. Allowed building/lot type is Highway Commercial.

(B.) Listed Uses:

- (1.) Uses listed by right: See Table of Uses (Table 8.6) of this Article
- (2.) Uses listed with additional standards: See Table of Uses (Table 8.6) of this Article and Article 10, Section 10.1
- (3.) Uses listed with conditions: See Table of Uses (Table 8.6) of this Article and Article 10, Section 10.2

(C.) Listed Building and Lot Type: Highway Commercial

(D.) Residential Density Limit: 0

(E.) General Standards & Specifications:

- (1.) Building placement, parking placement, building type, urban form, access, and lot arrangement shall be controlled by the lot and building type standards

(Article 9) for the lot and building types listed in the Vehicle Service and Repair District.

(2.) In addition to the requirements established by the lot type standards and building type standards, the following dimensional standards shall apply in the Vehicle Service and Repair District:

Minimum Lot Size	Minimum Lot Width	Minimum Street Setback from US Hwy 70 & I-42	Build-to-Line from any street other than US Hwy 70 & I-42	Minimum Rear Yard Setback	Minimum Side Yard Setback
12,000 SF	360' on US Highway 70 & I-42, or 80' on all other streets	30'	12' or as required by buffering standards and/or building type whichever is greater	8' or as required by buffering standards and/or building type whichever is greater	4' or as required by buffering standards and/or building type whichever is greater

(F.) Open Space. The provision and design of open space shall comply with the requirements set forth in Article 2.

(G.) Parking, Landscaping and Buffers. Parking shall comply with the requirements set forth in Article 12. Parking may be placed in between a building and Main Street. However, parking shall not be in the required setback between a building and Main Street. Landscaping, including required buffers, shall comply with the requirements set forth in Article 11. See Image 8.4-2 below.

(H.) When a building is in between a secondary street and the Highway, that building shall front the secondary street.

#### 8.4-10 Industrial District (IND)

(A.) Intent: The Industrial District (IND) is established to provide locations for industrial uses that, due to the scale of the buildings and/or the nature of the use, cannot be integrated into the community. Uses within the Industrial District are buffered from adjacent uses. The dominant uses in this district are manufacturing and warehouse storage. The Industrial District is reserved for uses which require very large buildings and/or large parking and loading facilities.

(B.) Listed Uses:

- (1.) Uses listed by right: See Table of Uses (Table 8.6) of this Article
- (2.) Uses listed with additional standards: See Table of Uses (Table 8.6) of this Article and Article 10, Section 10.1
- (3.) Uses listed with conditions: See Table of Uses (Table 8.6) of this Article and Article 10, Section 10.2

(C.) Listed Building and Lot Types: Highway Commercial

(D.) Residential Density Limit: 0

(E.) General Standards & Specifications:

- (1.) Building placement, parking placement, building type, urban form, access, and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building types listed in the Industrial District.
- (2.) In addition to the requirements established by the lot type standards and building type standards, the following dimensional standards shall apply in the Industrial District:

<b>Lot Size</b>	<b>Lot Width</b>	<b>Front Street Setback</b>	<b>Rear Yard Setback</b>	<b>Side Yard Setback</b>	<b>Corner Lot Side Street Setback</b>
30,000 SF	180'	80'	20'	15'	80'

(F.) Open Space. The provision and design of open space shall comply with the requirements set forth in Article 21.

(G.) Parking, Landscaping and Buffers. Parking shall comply with the requirements set forth in Article 12. Landscaping, including required buffers, shall comply with the requirements set forth in Article 11.

## 8.5 OVERLAY DISTRICTS

The following Overlay Districts supersede the underlying primary general use zoning districts where additional listed uses and/or requirements and/or standards and/or conditions are established by the Overlay District. All other provisions of the Primary General-Use District shall apply where no superseding provisions of the Overlay Districts are established.

Development standards are established for each of the following Overlay Districts to promote the orderly development of the Town of Wilson's Mills. The permitted uses

listed for each district, are as specified in Table 8.6, Sections 1-3 appearing at the end of this Article for each of the three categories of use listings as follows:

- 1) Listed Use - Where a use is listed in a given district, the symbol "L" is entered in the corresponding district column for the specific use.
- 2) Use Listed with Additional Standards - Where a use requiring supplemental standards and specifications in accordance with Section 10.1 of this Ordinance is listed in a district, the symbol "S" is entered in the corresponding district column for the specific use along with the reference number for the applicable supplemental standard(s).
- 3) Special Use - Where a use is listed in a given district, upon satisfaction of the requirements established in Section 10.2 of this Ordinance, the symbol "SUP" is entered in the corresponding district column for the specific use.

Where a use is not listed within a given Overlay District or underlying Primary General Use District, such use shall not be permitted.

8.5-1 Traditional Neighborhood Development Overlay (TNDO)

(A.) Intent: The Traditional Neighborhood Development Overlay District (TNDO) provides for the development of new neighborhoods and the revitalization or extension of existing neighborhoods. These neighborhoods are structured upon a fine network of interconnecting pedestrian-oriented streets and other public spaces. Traditional Neighborhood Developments (TND's) provide a mixture of housing types and prices, prominently sited civic or community building(s), stores/offices/workplaces, and churches to provide a balanced mix of activities. A Traditional Neighborhood Development (TND) has a recognizable center and clearly defined edges; optimum size is a quarter mile from center to edge. A TND is urban in form, is typically an extension of the existing developed area of the Town and has an overall residential density of up to eleven (11) dwelling units per acre. TNDO districts should have a significant portion of land dedicated to improved open spaces, and reserve un-improved open spaces where environmentally sensitive areas are located.

(B.) A Development Agreement, established pursuant to Section 7.15 of this Ordinance shall be required as part of all Traditional Neighborhood Development Overlay (TNDO) District applications and apply to all projects within the TNDO District.

(C.) Listed Uses:

- (1.) Uses listed by right: See Table of Uses (Table 8.6) of this Article
- (2.) Uses listed with additional standards: See Table of Uses (Table 8.6) of this Article and Article 10, Section 10.1
- (3.) Uses listed with conditions: See Table of Uses (Table 8.6) of this Article and Article 10, Section 10.2

(D.) Listed Building and Lot Types: Urban Workplace, Shop-front Commercial, Multi-family Building, Detached House, Attached House and Civic Building

(E.) Residential Density Limits:

- (1.) Single-Family Detached: 7 units/acre
- (2.) Single-Family Attached: 12 units/acre
- (3.) Multifamily: See 10.1-24 B.(2) for Multifamily limits (F.) General

Standards & Specifications:

- (1.) Building placement, parking placement, building type, urban form, access, and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building types listed in the Traditional Neighborhood Development Overlay District and by the standards set forth in section 8.5-1.(F) below.
- (2.) Along existing streets, new buildings shall respect the general spacing of structures, building mass and scale, and street frontage relationships of existing buildings.
  - (a.) New buildings which adhere to the scale, massing, volume, spacing, and setback of existing buildings along fronting streets exhibit demonstrable compatibility.
  - (b.) New buildings which exceed the scale and volume of existing buildings may demonstrate compatibility by varying the massing of buildings to reduce perceived scale and volume.
- (3.) On new streets, allowable building and lot types will establish the development pattern.
- (4.) A master site development plan in compliance with Traditional Neighborhood Development standards of this Ordinance Section 8.5-1 shall be provided with both the application for a Zoning Map Amendment and the Zoning Compliance Permit Submittal for a TNDO. The master plan shall include a topographic survey and shall show the location and hierarchy of streets and public open spaces, location of residential, commercial, and civic building lots, street sections and/or plans, a master sign program, an outline of any additional regulatory intentions, phasing, and any other information, including building elevations, which may be required to evaluate both the internal pedestrian environment and conditions at project edges.
- (5.) A grading plan shall be provided for review and approval in accordance with the procedures of Article 7 of this Ordinance to demonstrate both positive drainage characteristics and smooth grade transitions to avoid abrupt “v” ditches swales and other disruptions to the landscape, particularly between dwellings. The use of crawl-space construction techniques and professional landscape design is required to meeting this characteristic of site development.

(6.) Minimum Development Size: 10 acres

(7.) Maximum Development Size: none.

(G.) TND Design Standards & Specifications:

(1.) Neighborhood Form:

(a.) The descriptions of Traditional Neighborhood Building and Lot types in Article 9 will determine the general arrangement and distribution of elements in a TND.

(b.) The area of the TND shall be divided into blocks, streets, lots, and open space. Grading of blocks shall not produce abrupt “v” ditches, swales and other disruptions to the landscape between dwellings on either individual lots or the same lot.

(c.) Similar land uses shall generally front across each street. Dissimilar categories shall generally abut at rear lot lines. Corner lots which front on streets of dissimilar use shall generally observe the setback established on each fronting street.

(2.) Streets, Alleys and Blocks:

(a.) Public streets shall provide access to all tracts and lots.

(b.) Streets and alleys shall, wherever practicable, terminate at other streets within the neighborhood and connect to existing and projected streets outside the development.

(c.) Cul-de-sacs shall not exceed 500 feet in length, must be accessed from a street providing internal or external connectivity, shall be permanently terminated by a vehicular turnaround, and are permitted only where topography makes a street connection impracticable. In most instances, a “close” or “eyebrow” is preferred to a cul-de-sac.

(d.) Vehicular turnarounds of various configurations are acceptable so long as emergency access is adequately provided.

(e.) Pedestrian connections should be provided as extensions of terminating streets where not precluded by topography or other physical constraints.

(f.) The average perimeter of all blocks within the TND should not exceed 1,850 feet. No block face should have a length greater than 750 feet without a dedicated alley or pathway providing through access.

(g.) A continuous network of rear alleys is recommended for all lots in a TND; rear alleys shall provide vehicular access to lots 49 feet or less in width.

(h.) Utilities may run along alleys provided that a permanent access and utility easement is recorded for the full length of alley being used for utilities or public services such as garbage collection.

(i.) TND streets shall be organized according to a hierarchy based on function, size, capacity, and design speed; streets and rights-of-way are therefore



expected to differ in dimension. The proposed hierarchy of streets shall be indicated on the submitted site plan. Each street type in a TND shall be separately detailed. Street types as described in the Town of Wilson's Mills Standards and Specifications Manual identify the street types listed in a TND. An array of elements that are combined to meet the purposes of TND neighborhood streets: building placement line, optional utility allocation, sidewalk, planting strip, curb and gutter, optional parallel parking, and travel lane(s). Alternative methods of assembling the required street elements will be considered to allow neighborhood street designs that are most appropriate to setting and use.

- (j.) To prevent the buildup of vehicular speed, disperse traffic flow, and create a sense of visual enclosure, long uninterrupted segments of straight streets should be avoided. Methods to achieve this interruption include:
  - (i.) A street can be interrupted by intersections designed to calm the speed and disperse the flow of traffic (see Town of Wilson's Mills Standards and Specifications Manual) and terminate vistas with a significant feature (building, park, natural feature);
  - (ii.) a street can be terminated with a public monument, specifically designed building facade, or a gateway to the ensuing space;
  - (iii.) perceived street length can be reduced by a noticeable street curve where the outside edge of the curve is bounded by a building or other vertical elements that hug the curve and deflect the view; and
  - (iv.) other traffic calming configurations are acceptable so long as emergency access is adequately provided.
- (3.) Buildings and Lots:
  - (a.) All lots shall share a frontage line with a street or square; lots fronting a square shall be provided rear alley access.
  - (b.) No minimum lot size, width, or setback dimensions are required, except as required in Article 12, Section 12.3-1 for non-alley served lots. Lot configurations and setback criteria shall be as denoted on the approved Major Site Development Plan approved for the project, provided all design criteria of Section 8.5-1, and applicable provisions of Article 9 are met.
  - (c.) Consistent build-to lines shall be established along all streets and public space frontages; build-to lines determine the width and ratio of enclosure for each public street or space. A minimum percentage build-out at the build-to line shall be established on the plan along all streets and public square frontages.
  - (d.) Building and lot types shall comply with the descriptions provided in Article 9.
  - (e.) Large-scale, single use facilities (conference spaces, theaters, athletic facilities, etc.) shall generally occur behind or above smaller scale uses of

pedestrian orientation. Such facilities may exceed maximum first floor area standards if so sited.

(4.) Open Space: The provision and design of open space shall comply with the requirements set forth in Article 21.

(5.) Parking, Landscaping and Buffers: Parking shall comply with the requirements set forth in Article 12. Landscaping, including required buffers, shall comply with the requirements set forth in Article 11.

## 8.6 TABLE OF PERMITTED USES

### 8.6-1 Table of Authorized Uses Established

The following table lists the principal uses allowed by right within zoning districts as well as uses that may be authorized subject to approval of a Special Use Permit. Function codes of the Land Based Classification Standards (LBCS) of the American Planning Association (APA) correspond to the authorized uses and shall be used to define uses. All uses are subject to the standards and regulations within this UDO.

### 8.6-2 Permitted and Prohibited Uses

Uses not listed as permitted (P); permitted with supplemental use standards (PS); or requiring a special use permit (S) are presumed to be prohibited (-) from the applicable zoning district. Uses requiring a special use permit must also meet the applicable supplemental use standards as well as the findings of fact associated with special use permits.

### 8.6-3 Uses Not Listed

Uses not listed as permitted (P); permitted with supplemental use standards (PS); or requiring a special use permit (S) are presumed to be prohibited (-) from the applicable zoning district. Uses requiring a special use permit must also meet the applicable supplemental use standards as well as the findings of fact associated with special use permits.

### 8.6-4 Land Use Categories

All uses permitted have been divided into nine (9) categories, defined as follows:

- A. RESIDENTIAL
- B. LODGING/ACCOMMODATIONS
- C. OFFICE AND SERVICES
- D. COMMERCIAL AND ENTERTAINMENT
- E. INDUSTRIAL, WHOLESALE AND STORAGE
- F. EDUCATIONAL AND INSTITUTIONAL
- G. AGRICULTURAL/FORESTRY
- H. COMMUNICATIONS/TRANSPORTATION/INFRASTRUCTURE
- I. OTHER

### 8.6-5 Similar Uses

The Planning, Zoning and Subdivision Administrator may determine that a use is materially similar if a permitted use is similarly classified by the Land Based Classification Standards (LBCS) of the American Planning Association (APA); North American Industrial Classification System (NAICS) or Institute of Transportation Engineers (ITS) Trip Generation Guide.

LAND USE TYPE:	AG	SFR (1-3)	RMST	MS	CIV	MU	C-70	CP	VSR
<b>RESIDENTIAL</b>									
Accessory Dwelling Unit – Accessory	PS	PS	PS	P	PS	PS	-	-	-
Accessory Dwelling - Manufactured Home (Type 2 on individual lot)	PS	PS	-	-	-	-	-	-	-
Accessory Dwelling – Multi-Family (Apartments or Condominiums)	-	-	PS	PS	PS	PS	-	-	-
Accessory Dwelling – Single Family Attached (Townhome)	-	-	P	P	P	P	-	-	-
Accessory Dwelling – Single Family Detached	P	P	P	P	P	P	-	-	-
Accessory Dwelling – Two Family (Duplex)	-	P	P	P	P	P	-	-	-
Adult Family Care Home	P	P	P	P	P	P	-	-	-
Group Care Facility	S	S	S	S	S	S	S	S	-
Manufactured Home Park (Type 1)	S	-	-	-	-	-	-	-	-
<b>LODGING AND ACCOMMODATIONS</b>									
Bed and Breakfast Inn	PS	-	PS	PS	PS	PS	PS	-	-
Boarding Houses	-	-	-	-	PS	-	-	-	-
Rooming and Boarding House	-	S	-	S	S	-	-	-	-
Hotel or Motel	-	-	-	P	P	P	P	P	-
<b>OFFICE AND SERVICES</b>									
Banks, Credit Unions, Financial Services	-	-	-	PS	PS	PS	P	P	-
Crematoriums	-	-	-	P	P	P	P	-	-
General Office Uses (not specifically listed)	-	-	-	P	P	P	P	P	-
General Offices Use (with screened outdoor storage)	-	-	-	-	-	-	PS	PS	PS
Home Occupation	PS	PS	PS	PS	PS	PS	-	-	-
Hospital	-	-	-	P	P	P	P	P	-
Medical, Dental or Related	-	-	-	P	P	P	P	P	-
Personal Care Service	-	-	-	P	P	P	-	-	-
Post Office	-	-	-	P	P	P	P	P	-
Professional Office/Service	-	-	-	P	P	P	P	P	-
Veterinary Service, Pet Grooming w/o Outdoor Kennels or Runs	P	-	-	P	-	P	P	P	-
Veterinary Service, Pet Grooming with Outdoor Kennels or Runs	S	-	-	-	-	-	S	S	-
<b>COMMERCIAL AND ENTERTAINMENT</b>									
Appliance Repair	-	-	-	-	-	-	P	-	-
Adult Establishments/Uses	-	-	-	-	-	-	-	-	-
Alcoholic Beverage Sales or Services	-	-	P	P	P	P	P	-	-
Automobile Rental or Leasing	-	-	-	-	-	P	P	P	P
Automobile/Vehicle Repair Services – Major	-	-	-	-	-	-	PS	-	PS
Automobile/Vehicle Repair Services – Minor	-	-	-	-	-	-	PS	-	PS
Automobile Sales	-	-	-	-	-	-	P	-	P
Automobile Towing & Storage Services	-	-	-	-	-	-	-	-	PS
Bar/Tavern/Microbrewery	-	-	-	P	P	P	P	-	-
Building Supply Sales (see outdoor storage)	-	-	-	-	-	-	PS	-	-



LAND USE TYPE:	AG	SFR (1-3)	RMST	MS	CIV	MU	C-70	CP	VSR	
<b>MANUFACTURING, INDUSTRIAL &amp; WHOLESALE TRADE</b>										
Ammunition Manufacturing, Small Arms	-	-	-	-	-	-	-	-	-	
Asphalt Paving Plant	-	-	-	-	-	-	-	-	-	
Battery Manufacturing	-	-	-	-	-	-	-	-	-	
Beverage Products and or Bottling	-	-	-	-	-	-	S	S	-	
Chemicals, Paints and Allied Product Manufacturing	-	-	-	-	-	-	-	-	-	
Concrete Plant	-	-	-	-	-	-	S	-	-	
Foundries Producing Iron & Steel Products/Materials	-	-	-	-	-	-	-	-	-	
Foods, Textiles and Related Products	-	-	-	-	-	-	P	-	-	
Hazardous Industrials, Hazardous Waste Storage, Treatment, Transportation or Disposal Facilities	-	-	-	-	-	-	-	-	-	
Industrial Equipment & Commercial Machinery Manufacturing	-	-	-	-	-	-	-	-	-	
Industry Uses, Heavy (not specifically listed) (see 10.1-9)	-	-	-	-	-	-	-	-	-	
Industry Uses, Light (not specifically listed) (see 10.1-8)	-	-	-	-	-	-	PS	-	-	
Leather Manufacturing (including tanning)	-	-	-	-	-	-	-	-	-	
Materials Recovery & Waste Transfer Facilities	-	-	-	-	-	-	S	-	-	
Metal Processing	-	-	-	-	-	-	-	-	-	
Mineral Mining, Extraction Operations & Quarries	-	-	-	-	-	-	S	-	-	
Petroleum Products Storage/Transfer Facility ---	-	-	-	-	-	-	-	-	-	
Pharmaceutical Products	-	-	-	-	-	-	-	-	-	
Rubber and Plastic Manufacturing	-	-	-	-	-	-	-	-	-	
Recycling Collection Stations	-	-	-	-	-	-	-	-	-	
Sanitary Landfill	-	-	-	-	-	-	-	-	-	
Sawmills	-	-	-	-	-	-	-	-	-	
Shampoos and Cosmetic Manufacturing	-	-	-	-	-	-	-	-	-	
Solid Waste Disposal (non-hazardous)	-	-	-	-	-	-	-	-	-	
Storage, Self-Service	-	-	-	-	-	P	P	-	-	
Textiles Manufacturing	-	-	-	-	-	-	-	-	-	
Tire Recapping	-	-	-	-	-	-	-	-	-	
Utility Equipment Storage Yard	-	-	-	-	-	-	-	-	-	
Warehouse & Storage (outdoor)	-	-	-	-	-	S	S	-	-	
Warehouse & Storage (Indoor)	-	-	-	-	-	P	P	-	-	
Wholesaling and Distribution Establishments (not specifically listed)	-	-	-	-	-	-	P	-	-	
Wholesale of Chemical & Allied Products	-	-	-	-	-	-	-	-	-	
Wholesale of Resins	-	-	-	-	-	-	-	-	-	
Wholesale of Scrap & Waste Metals	-	-	-	-	-	-	-	-	-	
<b>EDUCATION AND INSTITUTIONS</b>										
Business Associations, Non-profits, Civic Clubs, Lodges	PS	-	-	PS	PS	PS	PS	PS	-	
Assisted Living Facility	S	-	-	S	S	S	S	-	-	

<b>Cemetery or Mausoleum</b>	PS	-	-	-	PS	-	-	-	-
<b>Child/Adult Day Care (6 or less)</b>	PS	PS	PS	PS	-	PS	-	-	-
<b>Child/Adult Day Care (more than 6)</b>	-	-	-	PS	PS	PS	PS	PS	-
<b>College or University</b>	-	-	-	-	P	-	-	-	-
<b>Correctional Institution</b>	-	-	-	-	-	-	-	-	-
<b>Hospital</b>	-	-	-	P	P	P	P	P	-
<b>Library</b>	-	-	-	P	P	P	-	P	-
<b>Museum/Art Gallery</b>	-	-	-	P	P	P	P	P	-
<b>Public Administration/Civic Meeting Facilities</b>	P	-	-	P	P	P	-	P	-
<b>Public Safety Station</b>	P	-	-	P	P	P	P	P	P
<b>Parks, Sports, Recreation Facility (Indoor)</b>	-	-	-	P	P	P	P	P	-
<b>Parks, Sports, Recreation Facility (Outdoor)</b>	PS	PS	PS	PS	PS	PS	PS	PS	-
<b>Religious Institutions</b>	PS	-	-	PS	PS	PS	-	-	-
<b>School (elementary or secondary)</b>	-	-	-	-	PS	-	-	-	-
<b>School (vocational/technical/business)</b>	-	-	-	P	P	P	P	P	-
<b>Sports Arena/Stadium</b>	-	-	-	P	P	P	P	-	-
<b>Studio (art, dance, martial arts, music)</b>	-	-	-	P	P	P	P	-	-
<b>AGRICULTURE AND FORESTRY</b>									
<b>Agricultural Based Business Facility</b>	S	-	-	-	-	-	-	-	-
<b>Agricultural Production (Crops only)</b>	P	P	-	-	P	-	-	-	-
<b>Agricultural Production (Crops &amp; Livestock)</b>	P	-	-	-	-	-	-	-	-
<b>Animal Feeds</b>	-	-	-	-	-	-	S	-	-
<b>Equestrian Facility ---</b>	S	-	-	-	-	S	S	-	-
<b>Farmers Market</b>	P	-	-	P	P	P	P	-	-
<b>Fennels/Pet Grooming (indoor)</b>	P	-	-	P	-	P	P	P	-
<b>Fennels (outdoor)</b>	PS	-	-	-	-	-	PS	PS	-
<b>Nurseries and Garden Centers</b>	P	-	-	-	-	PS	PS	-	-
<b>COMMUNICATIONS, TRANSPORTATION &amp; INFRASTRUCTURE</b>									
<b>Electrical Energy Production</b>	-	-	-	-	-	-	-	-	-
<b>Rail Station</b>	-	-	-	S	S	S	S	-	-
<b>Wastewater Treatment Plant</b>	-	-	-	-	-	-	-	-	-
<b>Solar Energy System (principal use)</b>	S	-	-	-	-	-	-	-	-
<b>Utility Metering Station</b>	PS	PS	PS	PS	PS	PS	PS	PS	PS
<b>Utility Pumping Station</b>	PS	PS	PS	PS	PS	PS	PS	PS	PS
<b>Utility Substation</b>	PS	PS	PS	PS	PS	PS	PS	PS	PS
<b>Wastewater Treatment Plant</b>	-	-	-	-	-	-	-	-	-
<b>Wireless Telecommunications Facility (microcell)</b>	PS	PS	PS	PS	PS	PS	PS	PS	PS
<b>Wireless Telecommunications Facility (concealed)</b>	PS	PS	PS	PS	PS	PS	PS	PS	PS
<b>Wireless Telecommunications Facility (co-located)</b>	PS	PS	PS	PS	PS	PS	PS	PS	PS
<b>Wireless Telecommunications Facility (tower)</b>	PS	-	-	PS	-	PS	PS	PS	-
<b>OTHER</b>									
<b>Special Events (see Article 15)</b>									
<b>Swimming Pools (accessory use)</b>	P	P	P	-	P	P	P	-	-

