



Planning Commission
Regular Meeting
March 17, 2009

Minutes were approved on May 19, 2009

CALL TO ORDER:

Chair Kufeldt-Antle called the meeting to order at 7:00 p.m.

ROLL CALL:

Present:

Commissioner Kufeldt-Antle
Commissioner David Shepherd
Commissioner Troy Hull
Commissioner David Gast (arrived at 7:23 p.m.)
Commissioner Shelly Damore (arrived at 7:05 p.m.)
Commissioner Bryan Beel

Excused:

Commissioner Tim Hein

Staff Present:

Phil Bourquin, Community Development Director
Jan Coppola, Administrative Support Assistant
Sarah Fox, Planner II
Kathy Marlowe, Planner I
David Schultz, City Attorney

Approval of minutes from the February 18, 2009, Planning Commission Meeting.

Commissioner Shepherd MOVED TO APPROVE the minutes from the February 18, 2009, Planning Commission meeting as read. Commissioner Hull SECONDED THE MOTION. The MOTION CARRIED unanimously.

Chair Kufeldt-Antle opened the public hearing at 7:01 p.m.

Public Hearing to consider 2009 Comprehensive Plan Updates.

Phil Bourquin, Community Development Director, briefly outlined the 2009 Comprehensive Plan Amendments and recommended that Planning Commission close the 2009 Comprehensive Plan Annual Review Process to any new applications.

Sarah Fox, Planner II, briefly summarized the *2009 Comprehensive Plan Amendment and Rezone Summary Staff Report* dated March 9, 2009. Included in the staff report is CPA09-01 which is an application from Parkside Church and Family Bible Church for a comprehensive plan amendment and rezone to change from Multi-Family (MF) to Community Commercial (CC). Also included is CPA09-03 which is a request by Staff to amend the comprehensive plan

designations on properties within the Louis Bloch Neighborhood to Commercial and rezone to Mixed Use.

For clarification purposes, Ms. Fox referred to the overhead maps to describe both proposals.

Ms. Fox further explained that the intent of the Louis Bloch Neighborhood proposal is to allow for a mix of commercial and residential uses to be permitted in this neighborhood in an effort to stimulate economic development of the area.

Discussion ensued.

Chair Kufelt-Antle asked and Ms. Fox responded that the property owners were notified of the proposed amendments to the comprehensive plan designation for the Louis Bloch Neighborhood. Ms. Fox further noted that she has received several inquiries concerning the proposal.

Chair Kufeldt-Antle asked and there were no further questions for Staff.

Chair Kufeldt-Antle opened the public testimony portion of the hearing at 7:14 p.m.

Larry Rambousek, representing Parkside Church and Family Bible Church, 3704 T Circle, Washougal, Washington.

Mr. Rambousek testified in favor of the application.

Chair Kufeldt-Antle closed the public testimony portion of the hearing at 7:15 p.m.

Mr. Bourquin explained that the proposal for the Louis Bloch Neighborhood will allow single-family homes in this zone to be partially converted to commercial uses without requiring the residential use to be abandoned. Remodeling and additions would be allowed to single family homes in this area. Mr. Bourquin noted that Staff receives many inquiries regarding the redevelopment potential for this area from banks, doctors, dentists, and realtors. The current zoning for this area deters such uses because of the requirements for off-street parking.

Discussion followed on the uses that would be allowed in a mixed use zone.

Chair Kufeldt-Antle inquired about the expansion of the downtown area to include the Louis Bloch Neighborhood. Ms. Fox responded that the Downtown Vision Coalition (DVC) would like to keep the core of the downtown area pedestrian-friendly. Ms. Fox noted that this proposed amendment to the Louis Bloch Neighborhood would complement the downtown core.

Discussion followed on the proposed zoning changes to the Camas Municipal Code (CMC).

Decision

Commissioner Shepherd MOVED TO RECOMMEND APPROVAL and FORWARD to City Council the proposed Comprehensive Plan Amendment for (CPA09-01) from Multi-Family High to Commercial and associated rezoning of the entire area to Community Commercial (CC) and

the Comprehensive Plan Amendment for (CPA09-03) from Multi-Family High to Commercial and associated rezoning of the entire area to Mixed Use together with *Exhibit 1, Proposed Mixed Use Code*.

Commissioner Damore SECONDED THE MOTION. The MOTION CARRIED unanimously.

Commissioner Damore MOVED TO close the 2009 Comprehensive Plan Annual Review Process to any new applications.

Commissioner Shepherd SECONDED THE MOTION. The MOTION CARRIED unanimously.

Planning Commission proposed recommendations of approval for the 2009 Comprehensive Plan Updates. *Exhibit 1, Proposed Mixed Use Code* is attached on pages 7 – 13.

Chair Kufeldt-Antle opened the public hearing at 7:30 p.m.

Public Hearing to review proposed revisions to the Camas Municipal Code (CMC 9.32.050) related to public noise disturbances.

Phil Bourquin, Community Development Director, briefly summarized the *CMC 09-02 Noise Staff Report* dated March 9, 2009. Mr. Bourquin stated that the draft language for CMC 9.32.050 was circulated to City Council, various City departments, the Building Industry Association, and to attorneys that represent the Development Industry. Mr. Bourquin noted that the comments received have been supportive.

Discussion followed on adding a number 3, to CMC 9.32.050 (E).

3. All construction activities are prohibited on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

Chair Kufeldt-Antle opened the public testimony portion of the hearing at 7:30 p.m.

Ken Hadley, 4011 F Circle, Washougal, WA

Mr. Hadley suggested adding the following language to number 3, under CMC 9.320505 (E):

- No land development or new home construction activities will be allowed on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

Mr. Hadley asked that further consideration be given to adding additional language regarding barking dogs.

Mr. Bourquin acknowledged that Staff will address the barking dog issue.

Chair Kufeldt-Antle closed the public testimony portion of the hearing at 7:40 p.m.

Discussion followed on construction activities being prohibited during certain hours and specific holidays.

Decision

Commissioner Damore MOVED TO RECOMMEND APPROVAL and FORWARD to City Council the amendments as noted in the *CMC 09-02 Noise Staff Report* dated March 9, 2009.

Commissioner Gast SECONDED THE MOTION.

Discussion ensued on having the City Attorney evaluate the proper placement of the sections outlined in the *CMC 9.32.050 Noise Staff Report*.

Commissioner Damore MOVED TO AMEND THE MOTION by recommending that the City Attorney review the last sentence in Section D and the last paragraph of Section E. Commissioner Damore continued the motion by recommending that the City Attorney evaluate the proper placement of these sections to maintain the intent of the proposed revision outlined in the *CMC 09-02 Noise Staff Report* dated March 9, 2009.

Commissioner Shepherd SECONDED THE AMENDED MOTION.

The Planning Commission voted to amend Commissioner Damore's motion. The MOTION CARRIED by roll call vote. Commissioner Kufeldt-Antle voted no.

The Planning Commission voted to recommend approval and forward to City Council the amendments as noted in the *CMC 09-02 Noise Staff Report* and Planning Commission's recommendations of approval.

The MOTION CARRIED by roll call vote. Commissioner Beel and Commissioner Kufeldt-Antle voted no.

Commissioner Kufeldt-Antle expressed concerns regarding the proposed language to CMC 9.32.050.

Chair Kufeldt-Antle opened the public hearing at 8:05 p.m.

Public Hearing to review proposed minor revisions to CMC Title 15, Title 17, and Title 18 as part of the Annual Development Code clean up.

Phil Bourquin, Community Development Director, introduced the Annual Development Code clean up process.

Kathy Marlowe, Planner I, briefly summarized the *CMC 09-04 Annual Code Clean Up, Title 15, Section 15.04.030; Title 17, Section 17.19.040; and Title 18 Zoning Staff Report* dated March 10, 2009. The proposed revision to Title 15 *Buildings and Construction*, Section 15.04.030 will remove the reference to Resolution No. 988 from the text. The proposed revision

to Title 17 *Land Development*, Section 17.19.040 *Infrastructure Standards* is to replace a section that was inadvertently removed with a prior code revision. The proposed revisions to Title 18 *Zoning* are to provide minor corrections for clarity and consistency which are outlined in the *Title 18 Zoning, 2009 Annual Code clean up* document.

Ms. Marlowe responded to Commissioner Shepherd's inquiry regarding the proposed revision CMC 17.19.040 (B) 6, *Extension*. In particular, on page 2, in the third sentence: *Where platted streets touch, they shall connect and show extension to adjoining streets*. Ms. Marlowe affirmed that the word *touch* should be replaced with *touch*.

Chair Kufeldt-Antle asked and there were no further questions.

Chair Kufeldt-Antle opened the public testimony portion of the hearing at 8:09 p.m.

Ken Hadley, 4011 F Circle, Washougal, WA

Mr. Hadley commented on the use of the language in CMC 17.19.040 pertaining to private roads and streets.

Mr. Bourquin explained that the terms *street* and *road* are synonymous in meaning under CMC 17.19.040 *Infrastructure Standards*.

Chair Kufeldt-Antle closed the public testimony portion of the hearing at 8:14 p.m., as there was no further public testimony.

Chair Kufeldt-Antle asked Planning Commission if they had any comments or questions for Staff.

Commissioner Beel inquired and Ms. Marlowe responded that diameter at breast height (dbh) is defined in CMC 17.19.030 (F) 1.

Discussion followed on various minor corrections to Title 18.

Commissioner Beel observed that the proposed revision on page 93, CMC 18.23.030 *Scope* (H) is a substantial change to the Planned Residential Development (PRD) code. Commissioner Beel suggested that this change may better serve the public by going through a separate public hearing process.

Discussion ensued.

Decision

Commissioner Hull MOVED TO RECOMMEND APPROVAL and FORWARD to City Council the draft amendments as noted in the *CMC 09-04 Annual Code Clean Up, Title 15, Section 15.04.030; Title 17, Section 17.19.040; and Title 18 Zoning Staff Report* dated March 10, 2009, except as follows:

- Page 28, note # 2, *Similar uses are permitted in the zone district only at the discretion of the Community Development Director or designee.*
- Page 32, 18.09.030, Table 1, the row that is titled: *Minimum side yard: 10' 2.*
- Page 63, 18.17.030-2, change to 10' minimum above sidewalk.
- Page 72, 18.19.070, *Application for design review shall be submitted on the most current forms provided by, in a manner set forth by the Community Development Director, or designee.*
- Page 93, 18.23.030 (H) no change.

Commissioner Shepherd SECONDED THE MOTION.

Commissioner Hull MOVED TO AMEND THE MOTION to add the following:

- Page 2, 17.19.040 (B) 6. a. Where *appropriate, streets shall be extended to the boundaries of the plat to ensure access to neighboring properties. The city's goal is to have integrated system of local streets whenever practical. Where platted streets touch, they shall connect and show extension to adjoining streets.*
- Page 118, 18.39.040 (A) and Page 119, 18.39.040, modify the numbering and alphabetical listing to be consecutive.

Commissioner Shepherd SECONDED THE AMENDED MOTION.

The Planning Commission voted to amend Commissioner Hull's motion. The MOTION CARRIED unanimously.

The Planning Commission voted to recommend approval and forward to City Council the draft amendments as noted in the *CMC 09-04 Annual Code Clean up Staff Report* and Planning Commission's recommendations of approval. The MOTION CARRIED unanimously by roll call vote.

Workshop on CMC 18.15, Signs.

The Workshop on CMC 18.15, Signs has been pulled from the Agenda.

The next Planning Commission meeting is April 21, 2009, at 7 p.m.

ADJOURNMENT: Chair Kufeldt-Antle adjourned the Planning Commission meeting at 8:35 p.m.

Exhibit 1 – Planning Commission Proposed Comprehensive Code Amendment and Mixed Use Zoning

- 1) (Change name) Chapter 18.22 Mixed Use Planned Developments (MUPD)
- 2) (Add new Chapter) Chapter 18.24 Mixed Use (MX)
- 3) (Change table as attached by adding MX zone) Chapter 18.07 Use Authorization
- 4) (Change table [below] by adding MX zone) Chapter 18.09.03 Density and Dimensions

Bulk regulation	<u>MX</u>
Min lot area	<u>1,800</u>
Min lot width	<u>No limitation (note 1)</u>
Max lot depth	<u>No limitation (note 1)</u>
Setbacks	
Min front yard	<u>(note 6: Maximum 10-feet)</u>
Min side yard	<u>No limitation (note 1)</u>
Min rear yard	<u>No limitation (note 1)</u>
Lot Coverage	
Lot coverage %	<u>85%</u>
Building height (feet)	<u>No limitation (note 1)</u>

- 5) (Change parking section 18.11.010) *In all districts, except for projects one-half block or less in size in the DC or MX district, there shall be provided minimum off-street parking spaces in accordance with the requirements of Section 18.11.020 of this chapter.*
- 6) (Change parking section 18.11.050) *Except in a DC or MX district, whenever a building is enlarged or altered, or whenever the use of a building or property is changed, off-street parking shall be provided for such expansion or change of use.*
- 7) (Change vision clearance section 18.17.030) *Vision clearance areas shall be maintained in all zoning districts except in the DC, CC, RC, MX, and HI zoning districts.*

(New) Chapter 18.24 Mixed Use

18.24.010 Purpose

18.24.020 Applicability

18.24.030 Incentives

18.24.040 Exemption

18.24.010 Purpose

- A. To encourage new development and business opportunities adjacent to downtown;
- B. To foster the development of mixed use areas that are arranged, scaled, and designed to be compatible with surrounding land uses;
- C. To promote a compact growth pattern to efficiently use the remaining developable land and to help sustain neighborhood businesses; and
- D. To promote new construction of multi-story structures with commercial uses on the ground floor and residential uses on the upper stories.

18.24.020 Applicability

- A. All new development within the MX zone shall submit a Site Plan Review application in accordance with Chapter 18.18 of this title unless otherwise exempt per this title.
- B. All new developments and uses shall be required to submit a Design Review application in accordance with Chapter 18.19 of this title prior to applying for a building permit.
- C. Landscaping requirements shall be the same as landscaping standards in community commercial zones.

18.24.030 Incentives

- A. Traffic Impact Fee (TIF) Reduction. A reduction of the TIF may be granted pursuant to §18.22.100 CMC.
- B. Public Art. A five percent (5%) increase in lot coverage area may be granted upon Design Review Committee approval for providing public art within proposed project.
- C. Sustainability. Up to a 10% reduction in Building and/or Engineering review fees may be authorized at the discretion of the Director in proportion to a proposed low-impact development method.

18.24.040 Exemptions

Newly created lots, via short plats or subdivisions or combined lots, that are adjacent to existing single-family lots shall not be required to bevel to existing platted lots (Refer to **Lot Sizes** §18.09.030).

Table 1 - CMC18.07.030

	NC	DC	CC	RC	<u>MX</u>	LI/BP	LI	HI
Commercial								
Adult entertainment facility ^{1, 6}	X	X	X	X	<u>X</u>	X	X	C
Animal kennel, commercial/boarding ⁶	X	X	X	C	<u>X</u>	X	X	X
Animal shelter ⁶	X	X	X	C	<u>X</u>	X	C	P
Antique shop ⁶	P	P	P	P	<u>P</u>	X	X	P
Appliance sales and service ⁶	X	P	P	P	<u>P</u>	X	C	P
Automatic teller machines (ATM) ⁶	P	P	P	P	<u>P</u>	P ⁵	P	P
Automobile repair (garage) ⁶	X	C	C	P	<u>C</u>	X	P	P
Automobile sales, new or used ⁶	X	C	X	P	<u>X</u>	X	P	P
Automobile service station ⁶	X	C	C	P	<u>C</u>	X	P	P
Automobile wrecking ⁶	X	X	X	X	<u>X</u>	X	X	C
Bakery (wholesale) ⁶	X	X	X	P	<u>X</u>	P ⁵	P	P
Bakery (retail) ⁶	P	P	P	P	<u>P</u>	P ⁵	P	P
Banks, savings and loan	X	P	P	P	<u>P5</u>	P ⁵	P	P
Barber and beauty shops ⁶	P	P	P	P	<u>P</u>	P ⁵	P	P
Boat building ⁶	X	X	X	C	<u>X</u>	X	C	P
Boat repair and sales ⁶	X	C	X	P	<u>X</u>	X	P	P
Book store ⁶	C	P	P	P	<u>P</u>	P ⁵	P	P
Bowling alley/billiards ⁶	X	P	X	P	<u>P</u>	X	P	P
Building, hardware and garden supply store ⁶	X	C	C	P	<u>P</u>	X	P	P
Bus station ⁶	X	P	C	P	<u>C</u>	X	P	P
Cabinet and carpentry shop ⁶	X	C	C	P	<u>C</u>	P ⁵	P	P
Candy and confectionery store ⁶	P	P	P	P	<u>P</u>	P ⁵	P	P
Cart vendors ⁶	C	P	C	P	<u>C</u>	P ⁵	P	P
Cemetery ⁶	X	X	X	C	<u>X</u>	X	C	P
Clothing store ⁶	C	P	P	P	<u>P</u>	X	P	P
Coffee shop or cafe ⁶	P	P	P	P	<u>P</u>	P ⁵	P	P
Convention center ⁶	X	C	X	C	<u>C</u>	P	C	X
Day care center ⁶	C	P	P	C	<u>P</u>	P ⁵	C	C
Day care, family home ⁶	P	P	P	P	<u>P</u>	P ⁵	P	X
Day care, mini-center ⁶	P	P	P	P	<u>P</u>	P ⁵	P	X
Delicatessen (deli) ⁶	P	P	P	P	<u>P</u>	P ⁵	P	P
Commercial - continued								
Department store ⁶	X	P	C	P	<u>P</u>	X	P	X
Equipment rental ⁶	C	C	C	C	<u>C</u>	P ⁵	P	P
Feed store ⁶	X	X	X	P	<u>X</u>	X	P	P

	NC	DC	CC	RC	MX	LI/BP	LI	HI
Fitness center/sports club ⁶	X	P	P	P	<u>P</u>	P ⁵	P	P
Funeral home ⁶	X	P	C	P	<u>P</u>	X	X	X
Florist shop ⁶	P	P	P	P	<u>P</u>	P ⁵	P	X
Food delivery business ⁶	X	P	C	P	<u>C</u>	X	P	X
Furniture repair and upholstery ⁶	X	P	C	P	<u>P</u>	X	P	P
Furniture store ⁶	X	P	C	P	<u>P</u>	X	P	X
Gas/fuel station ⁶	X	C	C	P	<u>C</u>	X	P	P
Gas/fuel station with mini market ⁶	X	C	C	P	<u>C</u>	X	P	P
Grocery, large scale ⁶	X	P	C	P	<u>P</u>	X	P	P
Grocery, small scale ⁶	X	P	C	P	<u>P</u>	X	P	P
Grocery, neighborhood scale ⁶	P	P	P	P	<u>P</u>	P ⁵	P	X
Hospital, emergency care ⁶	X	C	P	P	<u>P</u>	X	P	X
Hotel, motel ⁶	X	C	C	P	<u>P</u>	X	P	X
Household appliance repair ⁶	X	C	C	P	<u>P</u>	X	P	P
Industrial supplies store ⁶	X	C	X	C	<u>C</u>	X	C	P
Laundry/dry cleaning (commercial)	X	X	X	P	<u>X</u>	X	P	P
Laundry/dry cleaning (retail) ⁶	P	P	P	P	<u>P</u>	P ⁵	P	P
Laundry (self-serve)	P	P	P	P	<u>P</u>	X	P	P
Liquor store ⁶	X	C	C	P	<u>C</u>	X	C	C
Machine shop ⁶	X	X	X	C	<u>C</u>	P ⁵	C	P
Medical or dental clinics (outpatient) ⁶	C	P	P	P	<u>P</u>	P ⁵	P	P
Mini-storage/vehicular storage ⁶	X	X	C	C	<u>C</u>	X	P	P
Manufactured home sales lot ⁶	X	X	X	P	<u>X</u>	X	P	P
Newspaper printing plant ⁶	X	P	C	C	<u>X</u>	X	P	P
Nursery, plant ⁶	X	C	C	C	<u>C</u>	X	C	P
Nursing, rest, convalescent, retirement home ⁶	C	P	P	P	<u>P</u>	X	X	X
Office supply store ⁶	X	P	P	P	<u>P</u>	P ⁵	P	P
Pawnshop ⁶	X	X	X	X	<u>X</u>	X	C	C
Parcel freight depots ⁶	X	C	X	P	<u>X</u>	P ⁵	P	P
Pet shops ⁶	X	P	P	P	<u>P</u>	X	P	C
Pharmacy ⁶	X	P	P	P	<u>P</u>	P ⁵	P	P
Photographic/electronics store ⁶	X	P	P	P	<u>P</u>	P ⁵	P	P
Plumbing, or mechanical service ⁶	X	X	X	P	<u>C</u>	X	P	P
Printing, binding, blue printing ⁶	C	P	P	P	<u>P</u>	P ⁵	P	P
Commercial - continued					-			
Professional office(s) ⁶	C	P	P	P	<u>P</u>	P	P	P
Public agency ⁶	C	P	P	P	<u>P</u>	P	P	P

	NC	DC	CC	RC	MX	LI/BP	LI	HI
Real estate office ⁶	C	P	P	P	<u>P</u>	T	P	P
Recycling center ⁶	X	X	X	X	<u>X</u>	X	P	P
Recycling collection point ⁶	T or C	T or C	T or C	T or C	<u>C</u>	P ⁵	P	P
Recycling plant ⁶	X	X	X	X	<u>X</u>	X	C	P
Research facility ⁶	X	C	C	C	<u>P</u>	P	P	P
Restaurant ⁶	C	P	P	P	<u>P</u>	P ⁵	P	P
Restaurant, fast food ⁶	X	P	C	P	<u>C</u>	P ⁵	P	P
Roadside produce stand ⁶	T	T	T	T	<u>C</u>	T	T	T
Sand, soil, gravel sales and storage ⁶	X	X	X	X	<u>X</u>	X	C	P
Second-hand/consignment store ⁶	C	P	P	P	<u>P</u>	X	P	P
Shoe repair and sales ⁶	P	P	P	P	<u>P</u>	X	P	P
Stock broker, brokerage firm	P	P	P	P	<u>P</u>	P	P	P
Taverns ⁶	X	C	C	P	<u>P</u>	X	P	P
Theater, except drive-in ⁶	X	P	C	P	<u>P</u>	X	P	P
Truck terminals ⁶	X	C	X	C	<u>X</u>	X	C	P
Veterinary clinic ⁶	X	C	C	P	<u>P</u>	X	P	P
Video rental store ⁶	P	P	P	P	<u>P</u>	X	P	X
Warehousing, wholesale and trade ⁶	X	X	X	C	<u>C</u>	P ⁵	P	P
Warehousing, bulk retail ⁶	X	X	X	C	<u>C</u>	X	P	P
Manufacturing and/or processing of the following:								
Cotton, wool, other fibrous material	X	X	X	X	<u>X</u>	X	P	P
Food production or treatment	X	X	X	C	<u>C</u>	X	P	C
Foundry	X	X	X	X	<u>X</u>	X	C	C
Furniture manufacturing	X	X	X	X	<u>C</u>	X	P	P
Gas, all kinds (natural, liquefied,...)	X	X	X	X	<u>X</u>	X	X	C
Gravel pits/rock quarries	X	X	X	X	<u>X</u>	X	C	P
Hazardous waste treatment—off-site	X	X	X	X	<u>X</u>	X	X	P
Hazardous waste treatment—on-site	X	X	X	X	<u>X</u>	X	X	P
Junkyard/wrecking yard	X	X	X	X	<u>X</u>	X	X	C
Metal fabrication and assembly	X	X	X	X	<u>X</u>	X	X	P
Hazardous waste treatment—on-site	X	X	X	X	<u>X</u>	X	X	P
Paper, pulp or related products	X	X	X	X	<u>X</u>	X	X	P
Signs or other advertising structures	X	X	X	C	<u>C</u>	P	C	P
Electronic equipment	X	X	X	X	<u>X</u>	P	P	P

	NC	DC	CC	RC	MX	LI/BP	LI	HI
Paper, pulp or related products	X	X	X	X	<u>X</u>	X	X	P
Heavy Industry					-			
High-tech industry	X	X	X	X	<u>P</u>	P ²	X	X
Musical instruments, toys, novelties	X	X	X	X	<u>C</u>	X	C	P
Optical goods	X	C	C	C	<u>C</u>	P ⁵	P	P
Packaging of prepared materials	X	X	C	P	<u>C</u>	P ⁵	C	P
Scientific and precision instruments	X	X	X	X	<u>X</u>	P	P	P
Recreational, Religious, Cultural					-			
Auditorium ⁶	C	P	P	P	<u>P</u>	X	P	P
Community club ⁶	C	P	P	P	<u>P</u>	X	P	P
Church ⁶	P	P	P	P	<u>P</u>	X	P	P
Golf course/driving range ⁶	P	X	P	P	<u>C</u>	P ⁵	P	P
Library ⁶	C	P	P	P	<u>P</u>	X	P	P
Museum ⁶	C	P	P	P	<u>P</u>	X	P	P
Recreational vehicle park ⁶	X	X	X	C	<u>C</u>	X	P	P
Open space ⁶	P	P	P	P	<u>P</u>	P	P	P
Park or playground	P	P	P	P	<u>P</u>	P	P	P
Sports fields ⁶	C	X	P	P	<u>P</u>	X	P	P
Trails	P	P	P	P	<u>P</u>	P	P	P
Educational					-			
College/university ⁶	P	P	P	P	<u>P</u>	X	P	P
Elementary school ⁶	P	P	P	P	<u>P</u>	X	P	P
Junior or senior high school ⁶	P	P	P	P	<u>P</u>	X	P	P
Private, public or parochial school ⁶	P	P	P	P	<u>P</u>	X	P	P
Trade, technical or business college ⁶	P	P	P	P	<u>P</u>	P	P	P
Residential Uses					-			
Adult family home	C	P	P	X	<u>P</u>	X	P	X
Assisted living	C	P	P	X	<u>P</u>	X	X	X
Bed and breakfast	P	P	P	X	<u>P</u>	X	P	X
Boarding house	C	P	P	X	<u>P</u>	X	P	X
Designated manufactured home	X	X	X	X	<u>P</u>	X	X	X
Duplex or two-family dwelling	X	C	X	X	<u>P</u>	X	P	X
Group home	C	P	P	X	<u>P</u>	X	P	X
Home occupation	P	P	P	X	<u>P</u>	X	P	X
Housing for the disabled	P	P	P	X	<u>P</u>	X	X	X
Apartment	X	P	X	X	<u>P</u>	X	P	X
Residence accessory to and connected with a business	P	P	P	X	<u>P</u>	X	P	X

	NC	DC	CC	RC	<u>MX</u>	LI/BP	LI	HI
Single-family attached (e.g., rowhouses)	X	C	X	X	<u>P</u>	X	X	X
Single-family dwelling	X	X	X	X	<u>P</u>	X	X	X
Communication, Utilities and Facilities					-			
Major telecommunication facility ⁶	X	X	X	X	<u>X</u>	X	X	C
Minor telecommunication facility	P	P	P	P	<u>P</u>	P	C	P
Wireless communications facility ^{3, 6}								
Facilities, minor public	P	P	P	P	<u>C</u>	P	C	P
Facility, essential ⁶	X	X	C	C	<u>C</u>	P	C	C
Railroad tracks and facilities ⁶	C	C	C	C	<u>C</u>	X	C	C
Temporary Uses					-			
Temporary sales office for a development ⁴	T	T	T	T	<u>I</u>	T	T	T